

Item Number	10.2
Report Title	Mortlock Park Community Consultation Feedback and Decisions on Future Use
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Manager / General Manager	Anneke Polkamp, Craig Harrison
Location	Gault Ward

## PURPOSE

For Council to receive the feedback from the community consultation undertaken and to make Decisions on the future redevelopment and use of Mortlock Park relating to the following proposals:

- Leases and Licences
- Girl Guides Hall demolition and use of the land
- Gil Langley Building Redevelopment
- Oval Lighting
- Baseball Fencing
- Use of Former Scout Hall
- Mortlock Park Concept Plan

## REASON THIS IS BEING PRESENTED TO COUNCIL

Council Resolution

Time Sensitive	No
Funding Required	Various Funding Decisions
Rate Impact (%)	0
Consultant Used	\$0.00
Legal Used	\$0.00
Cumulative Consultant Used	\$0.00
Cumulative Legal Used	\$0.00

## Attachments:

Attachment A - Engagement Summary  
Attachment B - Heritage considerations  
Attachment C - Mortlock Park Licence Map  
Attachment D - Mortlock Park School Licences  
Attachment E - Demolition of the Girl Guides Building and Landscaping ABP Request  
Attachment F - Proposed Design 2 Gil Langley Building Design Upgrade  
Attachment G - Gil Langley Building ABP request  
Attachment H - Proposed Design 1 Gil Langley Building Upgrade  
Attachment I - Baseball Infrastructure ABP request  
Attachment J - Proposed 6 x 18m Light Pole Design

Attachment K - Oval Lighting ABP Request  
Attachment L - Proposed 6 x 15m Light Pole Design  
Attachment M - Mortlock Park Concept Plan  
Attachment N - Communication and Engagement Plan  
Attachment O - Consultation Overview  
Attachment P - Proposed Baseball Fence Design  
Attachment Q - Proposed Lease and Licence Information Sheet  
Attachment R - Images of Existing Site  
Attachment S - Consultation Flyer  
Attachment T - Overview of Goodwood Baseball Clubs Change of Licence hours between 2015-2023

## **STRATEGIC OBJECTIVES**

Goal 1 - Accessible, Healthy & Connected Community

Theme 1.2 Health & Wellbeing: We build capacity for people to be active, healthy and connected, and provide inclusive and safe environments for all.

Goal 3 - Dynamic & Prosperous Places

Theme 3.1 Placemaking: We have a spatial vision that guides the development of integrated, attractive and vibrant precincts that support diverse land uses and housing choice.

## **RECOMMENDATION - ITEM 10.2.**

## **SUMMARY OF DECISIONS**

This report is seeking a series of decisions in relation to leases and licences, proposed development and demolition, progressing the Mortlock Park Concept Plan and funding considerations for now and future years. The decisions are as follows:

- Decision 1 - Goodwood Baseball Club Licence (Grassed Recreation Spaces)
- Decision 2 - Colonel Light Gardens Football Club Licence (Grassed Recreation Spaces)
- Decision 3 - Colonel Light Gardens Football Club and Goodwood Baseball Club Lease (Gil Langley Building, proposed extension (if approved), batting tunnels and storage)
- Decision 4 - CLG Primary School and St Therese Primary School Licences (Grassed Recreation Spaces)
- Decision 5 - Girl Guides Hall potential demolition and dedicated Community use of the land
- Decision 6 - Clubroom (Gil Langley Building) upgrade and/or extension, batting tunnels and storage
- Decision 7 - Upgraded Baseball Infrastructure
- Decision 8 - Upgraded Oval Lighting
- Decision 9 - Use of the Former Scout Hall
- Decision 10 - Update Mortlock Park Concept Plan to reflect Decision 1-9
- Decision 11 -Progression of delivery of remaining elements of Mortlock Park Concept Plan

## **DECISION 1 – GOODWOOD BASEBALL CLUB LICENCE FOR THE USE OF THE GRASSED RECREATION SPACES**



**Option 1 (Staff Recommendation) – 10-year term, no increase in use on Monday or Wednesday, alteration of one hour on Saturday/Sunday, no use of North West Space (reduction of 13 hours per week), publication of usage hours**

1. That Council notes the feedback received in **Attachment A**.

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines (**Attachment B**), applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorses entering into a licence agreement with Goodwood Baseball Club for their use of Mortlock Park between October – March for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours:

AREAS				
	South West	North West	East	Warm Up
<i>Monday</i>	Nil.	Nil.	Nil.	4:30pm - 8:30pm
<i>Tuesday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Wednesday</i>	Nil.	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Thursday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Friday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Saturday</i>	9am-7pm	Nil.	9am – 7pm	9am – 7pm
<i>Sunday</i>	8am – 5pm	Nil.	8am – 5pm	8am – 5pm

3. Council approves inclusion of the following hours for Goodwood Baseball Club's use of Mortlock Park during pre-season during August – September for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours (noting that these hours are subject to Colonel Light Gardens Football Club not using Mortlock Park during those hours):

Wednesday South West and East – 4pm – 8pm

Sunday South West and East 8:30am – 4:30pm

4. That Council requires Goodwood Baseball Club to provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at Mortlock Park and that any changes to the fixture are updated and reflected as required. Noting that this will ensure the community are informed of the baseball clubs usage hours as the licence hours provide the Club with flexibility for their playing fixtures set by the league and subject to change each season.

5. That Council provides the Chief Executive Officer with delegation to negotiate and finalise terms of the licence provided that they are in accordance with Council's resolution

6. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

**Option 2 – As per option 1 with an increase in 2 hours on Wednesday for use of South West space**

1. That Council notes the feedback received in **Attachment A**

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines (**Attachment B**), applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorses entering into a licence agreement with Goodwood Baseball Club for their use of Mortlock Park between October – March for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours:

AREAS				
	South West	North West	East	Warm Up
<i>Monday</i>	Nil.	Nil.	Nil.	4:30pm - 8:30pm
<i>Tuesday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Wednesday</i>	5:30pm – 7:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Thursday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Friday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Saturday</i>	9am-7pm	Nil.	9am – 7pm	9am – 7pm
<i>Sunday</i>	8am – 5pm	Nil.	8am – 5pm	8am – 5pm

3. Council approves inclusion of the following hours for Goodwood Baseball Club's use of Mortlock Park during pre-season during August – September for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours (noting that these hours are subject to Colonel Light Gardens Football Club not using Mortlock Park during those hours):

Wednesday South West and East – 4pm – 8pm  
 Wednesday South West and East – 4pm – 8pm

Sunday South West and East 8:30am – 4:30pm

4. That Council requires Goodwood Baseball Club to provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at Mortlock Park and that any changes to the fixture are updated and reflected as required. Noting that this will ensure the community are informed of the baseball clubs usage hours as the licence hours provide the Club with flexibility for their playing fixtures set by the league and subject to change each season.

5. That Council provides the Chief Executive Officer with delegation to negotiate and finalise terms of the licence provided that they are in accordance with Council's resolution

6. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

**Option 3 – Goodwood Baseball Club preferred option - 10-year term, no Monday usage, continued use of North West Space, increase in hours on Wednesday, alteration of one hour on Saturday/Sunday, publish usage hours**

1. That Council notes the feedback received in **Attachment A**

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines (**Attachment B**), applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorse entering into a licence agreement with Goodwood Baseball Club for their use of Mortlock Park between October – March for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours:

AREAS				
	South West	North West	East	Warm Up
<i>Monday</i>	Nil.	Nil.	Nil.	4:30pm - 8:30pm
<i>Tuesday</i>	4:30pm – 8:30pm	4:30pm – 6:30pm	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Wednesday</i>	5:30pm – 7:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Thursday</i>	4:30pm – 8:30pm	4:30pm – 6:30pm	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Friday</i>	4:30pm – 8:30pm	Nil.	4:30pm – 8:30pm	4:30pm – 8:30pm
<i>Saturday</i>	9am-7pm	Nil.	9am – 7pm	9am – 7pm
<i>Sunday</i>	8am – 5pm	8am – 5pm	8am – 5pm	8am – 5pm

3. Council approves inclusion of the following hours for Goodwood Baseball Club's use of Mortlock Park during pre-season during August – September for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours (noting that these hours are subject to Colonel Light Gardens Football Club not using Mortlock Park during those hours):

Wednesday South West and East – 4pm – 8pm

Sunday South West and East 8:30am – 4:30pm

4. That Council requires Goodwood Baseball Club to provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at

Mortlock Park and that any changes to the fixture are updated and reflected as required. Noting that this will ensure the community are informed of the baseball clubs usage hours as the licence hours provide the Club with flexibility for their playing fixtures set by the league and subject to change each season.

5. That Council provides the Chief Executive Officer with delegation to negotiate and finalise terms of the licence provided that they are in accordance with Council's resolution

6. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

#### **Option 4 – Annual agreement with hours of use determined at start of season**

1. That Council notes the feedback received in **Attachment A**.

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines (**Attachment B**) and the applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorse entering into a licence with Goodwood Baseball Club for their use of areas of Mortlock Park as per **Attachment C** between October – March and pre-season use (subject to CLG football club agreement) for yearly agreements until 2030 and provides Administration with delegation to consult with Goodwood Baseball Club, Ward Councillors and Mayor to determine their required usage hours and areas, noting that hours can not increase from current usage hours per week of 79 hours.

3. That Council requires Goodwood Baseball Club to provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at Mortlock Park and that any changes to the fixture are updated and reflected as required.

4. That Council provides the Chief Executive Officer with delegation to negotiate and finalise terms of the licence provided that they are in accordance with Council's resolution

5. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

#### **Option 5 – Hours, term and areas to be determined by Council**

1. That Council notes the feedback received in **Attachment A**.

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines (**Attachment B**) and the applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorse entering into a licence with

Goodwood Baseball Club for their use of Mortlock Park between October – March for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours:

*{Insert Amendments}*

AREAS				
	South West	North West	East	Warm Up
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

3. Council approves inclusion of the following hours for Goodwood Baseball Clubs use of Mortlock Park during pre-season during August – September for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours. *(Noting that these hours are subject to Colonel Light Gardens Football Club not using Mortlock Park during those hours.)*

*{Insert Amendments}*

4. That Council requires Goodwood Baseball Club to provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at Mortlock Park and that any changes to the fixture are updated and reflected as required.

5. That Council provides the Chief Executive Officer with delegation to negotiate and finalise terms of the licence provided that they are in accordance with Council's resolution

6. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend Public Realm Heritage Guidelines Public Realm Heritage Guidelines Public Realm Heritage Guidelines 4:Comm

## **DECISION 2 – COLONEL LIGHT GARDENS FOOTBALL CLUB LICENCE FOR THE USE OF THE GRASSED RECREATION SPACES**

**Option 1 (Staff Recommendation) – CLG Football Club preferred option - As proposed and consulted on (no change)**

1. That Council notes the feedback received in **Attachment A**

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the

Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorse entering into a licence with Colonel Light Gardens Football Club for their use of Mortlock Park between October – March for a 10-year term for their use for their use of the areas shown in the map included at **Attachment C** for the following hours:

	<b>South West</b>	<b>North West</b>	<b>East</b>
<i>Monday</i>	Nil.	Nil.	Nil.
<i>Tuesday</i>	4pm – 8pm	4pm – 8pm	Nil.
<i>Wednesday</i>	4pm – 8pm	4pm – 8pm	Nil.
<i>Thursday</i>	4pm – 8pm	4pm – 8pm	Nil.
<i>Friday</i>	4pm – 8pm	4pm – 8pm	Nil.
<i>Saturday</i>	9:30am – 5pm	9:30am – 5pm	9:30am – 5pm
<i>Sunday</i>	9:30pm – 5pm	9:30am – 5pm	8:30am – 4:30pm

3. Council approves inclusion of the following hours for Colonel Light Gardens Football Club's use of Mortlock Park during pre-season during February and March for a 10 year term for their use of the areas shown in the map included at **Attachment C** for the following hours (noting that these hours are subject to Goodwood Baseball Club not using Mortlock Park during those hours):

**1 February – 29 February**

Monday North West and South West – 4pm – 8pm

**1 March – 31 March**

Monday & Wednesday North West and South West – 4pm – 8pm

Saturday or Sunday North West and South West – one trial match

4. That Council requires Colonel Light Gardens Football Club provide a copy of their playing fixtures on their website and social media and a printed copy of their approved hours and playing fixtures to be affixed to the outside of the Clubroom ("Gil Langley Building") at Mortlock Park

5. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

6. That Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

**Option 2 – Hours, term and areas to be determined by Council**

1. That Council notes the feedback received in **Attachment A**

2. That having considered the Community Land Management Plan for Mortlock Park, the

Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorse entering into a licence with Colonel Light Gardens Football Club for their use of Mortlock Park between October – March for a 10 year term for their use for their use of the areas shown in the map included at **Attachment C** for the following hours:

*{Insert Amendments}*

	AREAS		
	South West	North West	East
<i>Monday</i>			
<i>Tuesday</i>			
<i>Wednesday</i>			
<i>Thursday</i>			
<i>Friday</i>			
<i>Saturday</i>			
<i>Sunday</i>			

3. Council approves inclusion of the following hours for Colonel Light Gardens Football Club's use of Mortlock Park during pre-season during February and March for a 10 year term

for their use of the areas shown in the map included at **Attachment C** for the following hours (noting that these hours are subject to Goodwood Baseball Club not using Mortlock Park during those hours):

**1 February – 29 February**

Monday North West and South West – 4pm – 8pm

**1 March – 31 March**

Monday & Wednesday North West and South West – 4pm – 8pm

Saturday or Sunday North West and South West – one trial match

5. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

6. That Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend

**DECISION 3 – COLONEL LIGHT GARDENS FOOTBALL CLUB AND GOODWOOD BASEBALL CLUB LEASE FOR THE CLUBROOM BUILDING**

**Option 1 (Staff Recommendation) – 10 year term, As proposed and consulted on (no change)**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorse entering a lease with Goodwood Baseball Club and Colonel Light Gardens Football Club for their use of the Clubroom ("Gil Langley Building") at Mortlock Park and, if approved the potential extension area, Batting Tunnels and Storage for a 10-year term.
3. That Council does not approve the use of the Clubroom ("Gil Langley Building") for late night private functions and requests a clause is included in the lease agreement to not permit this use.
- 4.
5. That once the lease is executed, Council provides delegated authority to Administration to adjust usage hours and the leased area to include any proposed building extensions when constructed, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

**Option 2 – 6 year term**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorse entering a lease with Goodwood Baseball Club and Colonel Light Gardens Football Club for their use of the Clubroom ("Gil Langley Building") at Mortlock Park and, if approved the potential extension area, Batting Tunnels and Storage for a 6-year term.
3. That Council does not approve the use of the Clubroom ("Gil Langley Building") for private functions and requests a clause is included in the lease agreement to not permit this use.
4. That once the lease is executed, Council provides delegated authority to Administration to adjust usage hours and the leased area to include any proposed building extensions when constructed, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

**Option 3 – Term to be determined by Council**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable



parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorse entering a lease with Goodwood Baseball Club and Colonel Light Gardens Football Club for their use of the Clubroom ("Gil Langley Building") at Mortlock Park and, if approved the potential extension area, Batting Tunnels and Storage for a X-year term

3. That Council does not approve the use of the Clubroom ("Gil Langley Building") for private functions and requests a clause is included in the lease agreement to not permit this use.
4. That once the lease is executed, Council provides delegated authority to Administration to adjust usage hours and the leased area to include any proposed building extensions when constructed, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

#### **DECISION 4 – SCHOOL LICENCES FOR THE USE OF THE GRASSED RECREATION SPACES**

##### **Option 1 (Staff Recommendation) - As proposed and consulted on (no change)**

1. That Council notes the feedback received in **Attachment A**.
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) Plan and the ongoing use and management of the site, Council endorses a 10-year licence being granted to Colonel Light Gardens Primary School for the areas and times as per **Attachment D**.
3. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorses a 10-year licence being granted to St Therese Primary School for the areas and times as per **Attachment D**.
4. That Council requires CLG Primary School and St Therese Primary School to publish the times of their recess and lunch breaks on their website and provide Administration with the times to also post on Council's website advising the community of peak times.
5. That Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.
6. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

##### **Option 2 – Hours, term and areas to be determined by Council**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the

Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorses a XX year licence being granted to Colonel Light Gardens Primary School for the areas and times as follows:

*{Insert amendments}*

3. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, Council endorses a XX-year licence being granted to St Therese Primary School for the areas and times as follows:  
*{insert amendments}*
4. That Council requires CLG Primary School and St Therese Primary School to publish the times of their recess and lunch breaks on their website and provide Administration with the times to also post on Council's website advising the community of peak times.
5. That once the licence is executed, Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.
6. That Council provides delegated authority to Administration to adjust usage hours, provided that such changes do not increase the total hours of use, noting any increase in overall hours would require a Council decision to amend.

## **DECISION 5 – GIRL GUIDES HALL AND DEDICATED COMMUNITY USE OF THE LAND AS OPEN SPACE**

### **Option 1 (Staff Recommendation) – Demolition Guides Hall, return land dedicated for Community use as open space**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site and in accordance with the Concept Masterplan for Mortlock Park, Council approves the demolition of the Colonel Light Gardens Girl Guides Hall, subject to the CLG Guides Group being relocated
3. That Council ensures that Girls Guides SA is actively consulted with to ensure their requirements are met and they are adequately accommodated during the relocation.
4. That once demolition occurs, Council endorses that the land be returned to the community for use as open space and not licenced to any user group.
5. That **Attachment E** is referred to Council for their consideration wherein a budget request of \$84,000 once off capital funding and \$5,773 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.01%.
6. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.

### **Option 2 – Do not demolish building**

1. That Council notes the feedback received in **Attachment A**

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council does not approve the demolition of the Colonel Light Gardens Girl Guides Hall.
3. That Council endorses Guides SA's continued use of the building and as such, updates the Mortlock Park Master Concept Plan to remove reference to the demolition.
4. That Council approves work to be undertaken to the building as per Council's Capital renewal program.

## **DECISION 6 - CLUBROOM ("GIL LANGLEY BUILDING") UPGRADE AND/OR EXTENSION, BATTING TUNNELS AND STORAGE**

### **Option 1 (Staff Recommendation) – Design 2**

1. That Council notes the feedback received in **Attachment A** and as such supports Design 2 (**Attachment E**).
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to proceed to construct Design 2 (**Attachment F**)
3. That Council notes the State Government commitment of \$2.1 million, Federal Government commitment of \$900,000 and that Goodwood Baseball Club and Colonel Light Gardens Football Club are committing \$50,000 each to the project
4. That in order to meet external funding requirements Council endorses the allocated \$540,000 in the 2023/2024 Annual Budget being allocated to Design 2 and approves an additional \$216,300 once off capital funding and associated ongoing operating budget of \$17,529 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03% (**Attachment G**)
5. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.
6. That Council provides Administration with delegation to make modifications to design in line with relevant standards and heritage requirements.

### **Option 2 – Design 1**

1. That Council notes the feedback received in **Attachment A** and as such supports Design 1 (**Attachment H**)
2. That Council notes the State Government commitment of \$2.1 million, Federal Government commitment of \$900,000 and that Goodwood Baseball Club and Colonel Light Gardens Football Club are committing \$50,000 each to the project
3. That Council notes that, based on a cost estimate received in June 2023, Design 1 capital costs currently fully funded through external grant funding and the ongoing costs are fully funded as part of the 2022/2023 Annual Business Plan.
4. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to proceed to construction of Design 1 (**Attachment G**)

5. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.
6. That Council provides Administration with delegation to make modifications to design in line with relevant standards and heritage requirements.

### **Option 3 – Amendments to Design 1 or 2**

1. That Council notes the feedback received in **Attachment A** and supports Design X (**Attachment X**) with the following amendments:

*{insert amendments}*

2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to proceed to construction of the amended design (**Attachment X**)
3. That Council provides Administration with delegation to make modifications to design in line with relevant standards and heritage requirements.

## **DECISION 7 – UPGRADED BASEBALL INFRASTRUCTURE**

### **Option 1 (Staff Recommendation) – 10m hybrid backstop, 2.4m fence along Freeling crescent and 1.9m along school side of park**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to construct baseball infrastructure of a 10m hybrid backstop and 2.4m fence along Freeling Crescent and 1.8m along CLG Primary School side of the park
3. That **Attachment I** is referred to Council for their consideration wherein a budget request of \$315,000 once off capital funding and \$29,205 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.05%.
4. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.

### **Option 2 – 10m hybrid backstop, 2.4m fence along Freeling crescent and 2.4m along school side of park**

1. That Council notes the feedback received in **Attachment A**
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of

the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to construct baseball infrastructure of a 10m hybrid backstop and 2.4m fence along Freeling Crescent and 2.4m along CLG Primary School side of the park

3. That **Attachment I** is referred to Council for their consideration wherein a budget request of \$315,000 once off capital funding and \$29,205 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.05%.
4. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.

## **DECISION 8 – UPGRADED OVAL LIGHTING**

### **Option 1 (Staff Recommendation) – 6 x 18m light poles**

1. That Council notes the feedback received in **Attachment A**.
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines, applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, and subject to heritage advice and development approval, Council provides approval to construct 6 x 18m light pole design at Mortlock Park as per **Attachment J**
3. That Council approves the lights being installed with technology which allows them to be switched on/off via a timer, with the inclusion of the option for low lux level lighting for enhanced community amenity and safety outside of sporting club hours.
4. That Council approves the existing lights currently used by Goodwood Baseball Club to be replaced ("like for like") when the new light poles and batting tunnels are installed to allow continued use.
5. That Council allocates \$182,000 once off capital funding and associated ongoing operating budget of \$16,768 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03% (**Attachment K**)
6. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.

### **Option 2 – 6 x 15m Light Poles**

1. That Council notes the feedback received in **Attachment A**.
2. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan (**Attachment B**) and the ongoing use and management of the site, subject to heritage advice and development approval, Council provides approval to construct 6 x 15m light pole design at Mortlock Park as per **Attachment L**.
3. That Council approves the lights being installed with technology which allows them to be switched on/off via a timer, with the inclusion of the option for low lux level lighting for enhanced community amenity and safety outside of sporting club hours.
4. That Council approves the existing lights currently used by Goodwood Baseball Club to be replaced ("like for like") when the new light poles and batting tunnels are installed to allow continued use.

5. That Council allocates \$182,000 once off capital funding and associated ongoing operating budget of \$16,768 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03% (**Attachment K**)
6. Council notes that the figures provided are cost estimates only and the actual costs of the project will not be fully known until the tender process.

## **DECISION 9 – FORMER SCOUTS HALL**

### **Option 1 (Staff Recommendation) – Provide funding for designs and costings**

1. That Council notes the feedback received in **Attachment A** .
2. That Council prioritises a once off operating project budget of \$30,000 in 2024/2025 to fund concept designs for the former Scout Hall to be suitable for use by the Girl Guides Group and as a community hall for hire.
3. That during this design phase, Council approves continued use by the Girl Guides and other appropriate community groups as determined by Administration.
4. That Administration bring a report back to Council once the designs and costs are developed for Councils consideration.

### **Option 2 – Hire Hall as is and upgrade as per renewal program**

1. That Council notes the feedback received in **Attachment A**
2. That Council approves the continued use of the hall by appropriate community groups as determined by Administration.
3. That the facility continues to be upgraded and renewed as required and as part of Councils Asset Management Plan

## **DECISION 10 – UPDATE MORTLOCK PARK CONCEPT PLAN TO REFLECT DECISIONS 1-9**

### **Option 1 (Staff Recommendation) - Amend Mortlock Park Concept Plan to reflect Decisions 1-9**

That Council subject to heritage advice approves the Mortlock Park Concept Plan (**Attachment M**) being updated to reflect the applicable elements from Decisions 1-9

### **Option 2 - Amend Mortlock Park Master Concept Plan to reflect chosen elements**

That Council subject to heritage advice approves the Mortlock Park Concept Plan (**Attachment M**) being updated to reflect the following elements from Decisions 1-9:

*{Insert Amendments}*

## **DECISION 11 – FUNDING TO PROGRESS SCOPING AND DELIVERY OF REMAINING ELEMENTS OF MORTLOCK PARK CONCEPT PLAN**

### **Option 1 (Staff Recommendation) - Prepare ABP requests for various elements**

That Council approves Administration preparing and submitting Annual Budget Plan request for a once off operating project of \$40,000 for the scoping of the balance of the remaining elements within the Mortlock Park Concept Plan (**Attachment M**) and notes future ABP requests will be submitted for Council's consideration in funding delivery of these elements.

## **Option 2 - Prepare ABP requests for selected elements**

That Council approves Administration preparing and submitting Annual Budget Plan request for a once off operating project of \$40,000 for the scoping of the following elements within the Mortlock Park Concept Plan (**Attachment M**) and notes future ABP requests will be submitted for Council's consideration in funding delivery of these elements:

*{Insert Amendments}*

## **BACKGROUND**

Mortlock Park is located at Sturt Avenue, Colonel Light Gardens. The site comprises two playing fields, a clubroom/changeroom facility (known as the Gil Langley Building), a play space, community buildings and car park. The playing fields and clubroom/changeroom are currently licenced/leased to Goodwood Baseball Club and Colonel Light Gardens Football Club.

At a meeting of Council on 8 August 2023, Council resolved to undertake consultation in relation to the following proposals for Mortlock Park:

- Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage
- Upgraded Baseball Infrastructure
- Oval Lighting Upgrade
- Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club, Goodwood Baseball Club, Colonel Light Gardens Primary School and St Therese Primary School
- Potential demolition of the existing Guides Hall and future use of the former Scouts Hall

The Council decision was as follows:

*Option 1 - Endorse consultation for Options 1 & 2 of the Gil Langley Building Design, (6 x 18m & 6 x 15m) light pole Oval Lighting Designs, proposed Baseball Infrastructure, proposed 10 year lease/licence agreements, potential demolition of Guides Hall and future use of the former Scouts Hall and provide CEO with delegation to make minor amendments and approvals for the consultation plan.*

*1. That having considered the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan and the ongoing use and management of the site, Council endorses Community Consultation on the following proposals at Mortlock Park, Colonel Light Gardens:*

- *Design Option 1 & 2 (**Attachment A**) for the proposed Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage*
- *Proposed Baseball Infrastructure (**Attachment B**)*
- *2 x Oval Lighting Designs (6 x 15m & 6 x 18m) (**Attachment C**)*
- *Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club, Goodwood Baseball Club, Colonel Light Gardens Primary School and St Therese Primary School*
- *Potential demolition of the existing Guides Hall and Future use of the former Scouts Hall*

*2. Council notes that this option includes consultation on 2 lighting options as the final oval lighting design yet to be finalised noting that the Heritage Advice received to date seeks to ensure that the oval lighting design is as low as possible.*

*3. That Council provide delegation to the Chief Executive Officer to endorse a community consultation plan including minor amendments to documents which give effect to this resolution and includes informing the Mayor and Gault Ward Councillors on the plan, with the plan including at a minimum:*

- *Establishment of a Community Advisory group comprising representatives from Sports, Community, and Education sectors.*
- *Public exhibitions.*
- *Conducting information sessions.*
- *Engaging in formal discussions with the community, including interviews with key stakeholders.*
- *Providing an online and hard copy survey, accessible for a duration of 28 days.*

*3. That Council notes this decision does not relate to funding and that following the community consultation, a report will be brought back to Council to consider the feedback on the proposals and potential further design and funding considerations.*

Due to the level of complexity and degree of interest from the community in this project meant that a more than statutory approach was recommended to ensure the diversity of voices were heard as part of the engagement. This approach included:

- An internal working group
- Advisory Group (key stakeholders from Council, Sport, Community & Education)
- 3 x Pop Up Information sessions
- Formal conversations with the community (interviews with key stakeholders)
- Survey

This report is focused on the community consultation results collected from the above engagement methods and subsequently seeking a decision from Council on how to proceed with the proposals.

## **DISCUSSION**

This report has been prepared to provide Council with a structured overview of the community consultation process and feedback received prior to the individual proposals being broken down. Each discussion section of the individual decisions includes:

- Overview of the proposal
- Survey Results including comments received in relation to opposition to proposals
- Advisory Group Summary
- Justification of Staff Recommendation

### **Community Consultation process**

Council consulted with the community seeking their feedback and views in relation to the following matters:

- Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage
- Upgraded Baseball Infrastructure
- Oval Lighting Upgrade
- Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club, Goodwood Baseball Club, Colonel Light Gardens Primary School and St Therese Primary School
- Potential demolition of the existing Guides Hall and future use of the former Scouts Hall

As per the requirements of Council's Public Consultation Policy and the Local Government Act (1999), Council is required to consult prior to issuing any Lease/Licence issued for a period of more than five years. This ensures that the community can have their say about the long-term use of land within their community. Consultation was subsequently undertaken in accordance with the Communication and Engagement Plan prepared by



Administration (**Attachment N**) and ran from 12 October 2023 – 19 November 2023 inclusive.

The community was notified of the consultation via the following platforms:

- Flyer with a QR code directing people to the YourSay page was sent to all residents within Colonel Light Gardens and those who live within 500m of Mortlock Park. Noting there were a few comments raised at the Pop up sessions that some residents believed they did not receive a flyer. Administration did contact the company who delivered the flyer who advised that those within the area described were delivered to.
- Advertisement in The Advertiser appeared on the 20 October
- Information placed on the City of Mitcham Website Latest News with a link to the YourSay page
- Promotion on Council's social media
- Promotion through My Local Services App
- Enews sent through YourSay registered users (4,000)
- Email to the Disability Engagement Register and Disability Reference Group
- Powerpoint slide on the Civic centre and Mitcham Memorial Library digital display
- Two canvas banners at Mortlock Park
- Five A3 posters placed around Mortlock Park

### ***Yoursay Page and Survey***

To assist in informing the community, the following documentation was made available on Councils engagement platform or hard copies could also be requested of:

- Mortlock Park Project - Overview of proposals (**Attachment O**)
- Mortlock Park Proposed Lease/Licence Areas (**Attachment C**)
- Proposed Baseball Fence Design (**Attachment P**)
- Proposed 15m and 18m Light Pole Design (**Attachment J and L**)
- Gil Langley Building Design Option 1 and 2 (**Attachment F and H**)
- Mortlock Park Master Concept Plan (**Attachment M**)
- Mortlock Park Proposed Lease and Licence Information (**Attachment Q**)
- Images of Existing Site (**Attachment R**)
- Flyer (**Attachment S**)

The survey was made available both online and in a hard copy version and provided opportunities for both qualitative and quantitative responses and respondents were able to respond to all sections or only those they had an interest in.

The survey attracted a significant number of responses (**Attachment A - Appendix 1 and 2**) with 626 (619 direct and 7 written) received. A well-designed survey ensures representation and helps in drawing significant conclusions. The accuracy of feedback obtained through this data set is considered high, and given the survey's ability to reach a broad audience any conclusions based on the dataset are considered to be accurate and repeatable.

### ***Advisory Group***

The process for recruitment onto the Mortlock Park Project Advisory Group (MPPAG) was initiated following the endorsement of the Communication and Engagement Plan. As per Council's 8 August 2023 resolution, the MPPAG was to have seven members comprised of:

- ☐ School Principals (2) – both accepted a written invitation;
- ☐ Sporting Club Presidents (2) – both accepted a written invitation;
- ☐ Chair of the CLG Residents Association (1) – accepted a written invitation, and;
- ☐ Independent community members (2) – online application process

An invitation to apply for one of two independent community member places on the MPPAG was delivered to all CLG residents and those residents who live within 500m of Mortlock Park via a flyer (**Attachment S**). The flyer informed the community that applications to join the MPPAG was to be opened on 28 September 2023 and closed 12 October 2023. Eight applications in total were received: seven from Colonel Light Gardens and one from Panorama. All eight applicants passed the advertised selection criteria and were deemed appointable.

After reviewing the balance of the MPPAG there was a notable imbalance in the community representation. Therefore, as per Council's 8 August 2023 resolution and after discussion with the Mayor and Ward Councillors, the CEO authorised under delegation, that to assist in addressing the imbalance, a third community representative should be appointed. As such the three independent community members places on the MPPAG were selected utilising an online random name selector and all three places were filled.

The MPPAG sessions were scheduled between 18 October 2023 – 22 November 2023, at Mitcham Memorial Library and the Civic Centre with a total of six sessions being held. The session topics were as follows:

- 19 October – Introduction and Background
- 26 October – Gil Langley Building Design Options
- 2 November – Potential Demolition of the Girl Guides Hall and use of the former Scouts
- 9 November – Oval Lighting and Baseball infrastructure
- 16 November – Lease and Licence for the Schools and Sporting Clubs
- 22 November – Close out and presentation to Council Members on groups discussions

Minutes (**Attachment A - Appendix 4**) were taken at each meeting and signed off at the following meeting to ensure the group were all in agreement with what was captured of their discussions.

The Advisory Group, consisting of community, sporting and educational representatives deliberated over an extended period (over a five (5) week period). The Advisory groups role was to review the proposals to add depth and nuance to the feedback process. The accuracy of the data is contingent on the diversity within the group, the acceptance of differing perspectives, and the facilitation of constructive dialogue. The Advisory Group repeatedly yielded valuable insights, the Groups proving effective in reflecting the broader community's views.

### ***Pop Up sessions***

Pop Up information sessions were scheduled to provide an opportunity for the community to seek clarification and ask questions of Administration regarding the various proposals within the consultation. Three sessions were held in total with the third session added following the success of the first two. These sessions were as follows:

- Gil Langley Building, Mortlock Park - Monday, October 23, from 6pm to 8pm
- CLG Former Scout Hall, Mortlock Park – Sunday, October 29, from 10am to 12pm
- Colonel Light Gardens RSL - Wednesday, November 8, from 5pm to 7pm

These sessions were set up at tables with information available and various staff members on hand to respond to any questions. There was also large pieces of paper and post it notes available for the community to put down on paper their thoughts and feedback (**Attachment A- Appendix 5**)

Information sessions are a dynamic way to engage the community directly. The main purpose of these sessions was to help inform the community and provide them with an opportunity to ask questions and provide ad hoc and anonymous commentary or suggestions. However, when anonymous comments are accepted, the accuracy is severely compromised by the lack of accountability. The repeated presence of the same participants at all three sessions further complicates the evaluation process and will have an impact on the overall reliability of the input.

Notwithstanding this issue, the themes that emerged were somewhat in line with the outcomes of the thematic analysis of the on-line survey. The data collated during the pop-up sessions expressed the following themes and propositions:

- Equitable access to community land;
- Consideration of returning the North-West section to the community;
- 5 year leases and licenses or less, and;
- A reduction/reassessment of licensed hours - primarily Goodwood Baseball Club;

### ***Other Correspondence***

Written submissions were received and provide a structured platform for community members to express their opinions. The challenge lies in ensuring that the submissions are representative of the diverse community perspectives, avoiding potential biases. There were also instances when participants provided a written submission in addition to completing the survey.

### Overview of Survey Feedback

Key statistics relating to participation in the survey are as follows:

- 619 responses received via online survey (**Attachment A - Appendix 1 and 2**)
- 7 responses hard copy surveys received (**Attachment A - Appendix 6**)
- 13 emailed submissions (**Attachment A - Appendix 6**)

### Frequency of visiting Mortlock Park

- 35.4% daily
- 45.2% weekly
- 12.9% occasionally
- 6.5% other

### Primary reason for visiting Mortlock Park

- 48.3% Organised Sport
- 16.3% Active Recreation
- 15.8% Dog Walking
- 8.9% Playgrounds
- 6.8% other
- 3.6% Use of Guides Hall or Former Scout Hall
- 0.3% BBQ and picnic facilities

### Main connection with Mortlock Park

- 63.7% nearby residents
- 50.6% organised sport
- 13.6% Mitcham Plains Resident
- 10.2% other
- 2.7% CLG Guides Group
- 2.6% Mitcham Hills Resident

A more detailed overview of the survey questions can be found in **Attachment A - Appendix 1 and 2**.

### Overview of Written and Emailed Submissions

The following thematic analysis examines a series of correspondence received which related to the use and management of Mortlock Park, Colonel Light Gardens. This equates to 13 email submissions and 7 hard copy surveys. The analysis identifies recurring themes that reflect the community's concerns, priorities, and aspirations, offering insights into the complex dynamics of urban planning, community engagement, and public space utilisation. These themes were also noted within the survey qualitative responses.

### *Equitable Access and Public Space Management*

A dominant theme is the equitable access to Mortlock Park, with residents expressing concerns over the park being disproportionately allocated to the Goodwood Baseball Club. The historical intent of the Mortlock family's donation is cited frequently, emphasising the park's purpose as a communal recreational area. Residents argue for a fair share in accessing the park, reflecting broader issues of public space allocation and community rights.

#### *Community Needs vs. Organised Interests*

Another prominent theme is the contrast between community needs and organised sports interests. Residents advocate for the park to cater to a broader range of activities, balancing passive and active recreational needs. The preference for inclusive, family-friendly activities over exclusive sports events indicates a desire for a diverse use of public spaces.

#### *Quality of Life and Wellbeing*

The correspondence highlights the park's impact on residents' quality of life. Limited access is seen as diminishing the quality of life, with families and individuals expressing frustration over being unable to use the park according to their schedules. The park is valued not just as a recreational space but as a key component of community well-being and social cohesion.

#### *Proposals for Change*

Several letters propose specific changes, such as revising the allocation of park space and enhancing amenities. These proposals are often grounded in the Mortlock Park Concept Master Plan, advocating for a strategic approach that considers long-term planning and flexibility to adapt to changing community needs.

#### *Safety, Privacy, and Environmental Concerns*

Safety issues, particularly regarding children and the potential risks from sporting activities (errant baseballs), are frequently mentioned. There are also concerns about environmental sustainability and the need to preserve the park's natural beauty and heritage. Residents advocate for practices that ensure the safety and privacy of park users while promoting environmental conservation.

#### *Governance, Transparency, and Accountability*

The analysis reveals a significant level of distrust and disillusionment with local governance. Residents demand transparency, especially regarding financial aspects and lease agreements. There's a perceived lack of accountability and responsiveness from Council, with calls for governance that aligns more closely with community interests.

### **Considerations**

The foundational principles guiding the Mortlock Park Projects were anchored in a regard for the Colonel Light Gardens State Heritage Area Statement of Significance and the Garden Suburb Planning Principles. Of particular note was the principle expressing "A bounded site within which residents' everyday needs were accommodated."

This principle's essence can be seen in a variety of the Council's policy frameworks and guiding documents, including the CLG Conservation Management Plan, the Public Realm Heritage Guidelines, and the Mortlock Park Community Land Management Plan. These documents articulate this principle through varied phrasing, most notably referencing 'Fair and Equitable' within the context of land use at Mortlock Park (Public Realm Heritage Guidelines).

In order to gain a comprehensive understanding of both the sporting clubs' access requisites and the broader recreational needs of community in relation to Mortlock Park, a thorough engagement process was embarked upon.

This has been applied to all decisions.

## **Decision 1 - Goodwood Baseball Club Licence**

### **Overview of proposal**

The Goodwood Baseball Club has a current agreement (which expires in 2026) for the Gil Langley building and a licence for the turf areas, the practice nets and open space located between the two (2) car parks in the south-eastern corner of the park.

An overview of the Goodwood Baseball Clubs change in hours and areas between 2015 - 2023 can be viewed in **Attachment T**

Goodwood Baseball Club sought to change their licence hours which are shown **highlighted in italics**. These hours were subsequently consulted on with the community.

### **Baseball Pre-Season:**

#### **1 August to 30 September**

*Please note the Pre-season hours are subject to the following:*

*\*Should the Colonel Light Gardens Football Club reduce or cease use of the grassed recreation spaces between 1 August to 30 September, the Baseball Club may use the grassed space during the Football Clubs licenced hours (ensuring no concurrent use of the grassed spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs*

\*Grassed Space South-West Wednesday and Friday 4pm to 8pm

\*Grassed Space East Sunday 8:30am to 4:30pm

\*Warm-Up Area

#### **Baseball Season: 1 October to 31 March**

Grassed Space East ***Monday 5:30pm - 7:30pm (previously no use)***

Tuesday to Friday 4:30pm to 8:30pm

Saturday 9:00am to ***8:00pm (previously 7pm)***

Sunday 8:00am to ***7:00pm (previously 8pm)***

Grassed Space South-West Tuesday/Thursday/Friday 4:30pm to 8:30pm

***Wednesday 5:30pm - 7:30pm (previously no use)***

Saturday 9:00am to 7:00pm

Sunday 8:00am to 5:00pm

Grassed Space North-West Tuesday and Thursday 4:30pm to 6:30pm

Sunday 8:00am to 5:00pm

Warm-Up Area Monday to Friday 4:30pm to 8:30pm

Saturday 9:00am to 7:00pm

Sunday 8:00am to 8:00pm

### **Survey**

When asked to *indicate your level of support for the proposed licence to Goodwood Baseball Club for use of parts of Mortlock Park*, the following was received:

- 60.5% Strongly Support (48% CLG Residents)
- 7.9% Support (10% CLG Residents)
- 5.2% neutral (7% CLG Residents)
- 4.8% Opposed (9% CLG Residents)
- 21.6% Strongly Opposed (26% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), highlighted concerns relating to:

- Noise - A comment was received which mentioned they were opposed to the proposed hours, as Monday nights is currently the only night where they don't hear baseballs being hit as the oval is not used
- Equity of Use - majority of those opposed to the proposed licence stated that they did not believe the proposed licence was fair and equitable
- Safety - Don't believe Mortlock Park is safe for baseball to be played

- Heritage - comments received which stated some respondents believe the proposed licence is not in line with the heritage plans for the park
- Financial Considerations - Some of those who were opposed stated that they believe the Club pays a minimal fee for use of the park
- Length of Licence - Some comments highlighted confusion as to the proposed length of the licence and believed it was too long
- Increase in Hours - Opposition received in relation to the proposed increase in hours
- No copy of proposed licence provided - There were comments received which related to opposing the proposed agreement due to not being provided with a copy of the licence agreement

### Advisory Group

When discussing the proposed hours, term and areas proposed by the baseball club the group was split in their decision making, with the voting as per below:

#### **HOURS**

Weekend adjustment of hours agreed (no increase in overall hours)

General weekend hours (as proposed):

- Four agree hours are acceptable
- four agree hours should be reduced

Additional Hours proposed (Monday and Wednesday)

- Four agree hours are acceptable
- Four disagree and believe hours should be reduced

Existing hours Monday - Friday

- Six agree hours to be reasonable
- One disagrees and believes hours should be reduced

#### **AREAS**

- Six agree the North West grassed recreation space should be given over to community when possible and reflected within the licence hours
- Two disagree and proposed that only half the space be utilised during this time e.g. all of West or all of East at any one time

While the group did not vote on the term of the proposed licence it is assumed that the vote would be the same as what they voted on for both sporting club leases and the licence to CLG Football club which was a split vote with some members supporting a 10 year agreement while others were seeking a shorter term between 5-7 years.

The groups main discussions points were around whether the Clubs proposed hours were reasonable with those voting against the hours and a reduction in the licenced areas being due to the fact they didn't believe what is being proposed is fair and equitable to the local community and restricts their access to the park during summer.

The baseball club did mention that the "actual" usage hours were reduced when compared to their licenced hours and their proposed licence hours are to provide flexibility in their scheduling which is governed by Baseball SA. The Club did mention that they have commenced and will continue to publish their usage hours on social media to assist in informing the local community.

The group supported this, however some members did not believe it was reasonable to expect the community to view social media to see if the park was available to use. There were also concerns raised in relation to the safety of baseball being played at the same time that the community may use parts of the reserve.

### Staff Recommendation

As the feedback on the Baseball Clubs proposed licence received the least amount of support when compared to all other proposals, Administration does recommend that the Clubs proposed licence is amended to assist in providing a more equitable arrangement.

Administration is therefore recommending that the swap in hours on a Saturday and Sunday are supported, the North West corner is returned to the community and not licenced to the baseball club, the proposed increase in hours on Monday and Wednesday are not supported and the Club are required to meet with Administration when fixtures and training schedules are planned to provide the "actual" hours which will be promoted on Social Media, Council's website and displayed on the sporting clubroom building.

Some members of the community are seeking 50/50 access to the grassed recreation spaces. From Council records it appears that the Club have had access to the South western side of the park since before 2016 and this was previously stated on their licence agreements as "secondary diamond". Not allowing the baseball club any access to the south western side of Mortlock Park would require the Club to find alternate sites to hold training and junior matches. Currently as per Council's recent Turf Needs Analysis it has been highlighted that Council's owned reserves are at capacity and unable to accomodate any further usage and therefore this would require discussions with Schools or the State Government to assist in finding alternate locations.

Goodwood Baseball Club have also reduced their overall usage hours since 2016 (**Attachment T**) and therefore not permitting an increase in hours and not allowing usage of the North West area would be considered reasonable. With the girls guides hall potentially being demolished this would also free up additional space for the community to use when sport is being played as well as the playground and other surrounding areas.

If the North West space is returned to community and not licenced to the baseball club the Club have stated they would require use of another oval for junior training on Tuesday and Thursday and an additional retractable baseball tunnel.

### Summary of Staff Recommendation

The staff recommendation therefore is as follows:

- 10 year term
- Saturday and Sunday swap of one hour (no overall net increase)
- Dedicated space for community in the North West space (no baseball club usage) resulting in a reduction in 13 hours a week to Goodwood Baseball Clubs licence hours
- No increase in proposed hours on Monday therefore both West and East sides remain available to the community on Mondays
- No increase in proposed hours on Wednesday therefore West side remains available to the community on Wednesdays
- Improved publication of schedule at the start of each season

Options 2-5 provide alternate options for Council and would require consideration of the implications that each option poses on both the club and the community.

## **Decision 2 - Colonel Light Gardens Football Club Licence**

### Overview of Proposal

The Colonel Light Gardens Football Club have a licence, currently in holdover, for the grassed recreation spaces of the park. Council consulted on a proposed 10-year licence to the Colonel Light Gardens Football Club for non-exclusive use of the grassed spaces of Mortlock Park.

The Colonel Light Gardens Football Club are proposing no change to their existing hours and therefore their proposed licence hours which were consulted on are as follows:

#### **Football Pre-Season:**

*Please note the Pre-season hours are subject to the following:*

*\*Should the Goodwood Baseball Club reduce or cease use of the grassed recreation spaces prior to 31 March, the Football Club may use the grassed space West during the Baseball Clubs licenced hours (ensuring no concurrent use of the grassed recreation spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs*

*\*\*The Football Club may play one trial match on a Saturday or Sunday during pre-season subject to the Baseball Club's approval and confirmation that the Baseball Club is not using either grassed space at that time, resulting in no increase in use.*

#### **1 February to 29 February \***

Grassed Space North-West & South-West	Monday 4pm to 8pm
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#### **1 March to 31 March\***

Grassed Space North-West & South-West	Monday and Wednesday 4pm to 8pm
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Grassed Space North-West & South-West	Saturday and Sunday**
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#### **Football Season:**

#### **1 April to 30 September**

Grassed Space North-West & South-West	Tuesday to Friday 4pm to 8pm
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Grassed Space East, North-West & South-West	Saturday 9:30am to 5:00pm Sunday 8:30am to 4:30pm
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#### Survey

When asked to *indicate your level of support for the proposed licence to CLG Football Club for use of parts of Mortlock Park*, the following was received:

- 68.1% Strongly Support (51% CLG Residents)
- 12.5% Support (17% CLG Residents)
- 9.9% neutral (16% CLG Residents)
- 4% Opposed (7% CLG Residents)
- 5.4% Strongly Opposed (9% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), highlighted concerns relating to:

- Equity of use - majority of those opposed to the proposed licence stated that they did not believe the hours were fair and equitable
- Heritage - some comments referred to the belief that the proposed hours were not in line with Heritage Standards for the park

#### Advisory Group

The group unanimously supported the football clubs proposed licence hours and associated areas. The item of contention was the term of the proposed licence with a split vote. Five group members were in favour of a 10 year licence and 3 were in favour of a shorter term, between 5-7 years. For those who opposed a 10 year lease term they discussed that 10 years appeared to be too long due to all the changes to the park, including the potential upgrade to the oval lighting and building. Although they were supportive of a term over 5 years as this required Council to consult with the community.

#### Staff Recommendation

Administration is recommending Council approve a 10 year licence agreement to Colonel Light Gardens for their use of the grassed recreation spaces and their proposed hours as consulted. Over 75% of all respondents and 68% of CLG respondents supported the proposal and as such Administration does not believe any changes to what is proposed are required. The Club proposed usage is also remaining unchanged to what was previously in



place and is also the Club preferred option.

### **Decision 3 - CLG Football Club and Goodwood Baseball Club Lease**

#### **Overview of Proposal**

Council consulted with the community on a proposed 10-year lease to both Goodwood Baseball Club and Colonel Light Gardens Football Club for exclusive use of the Gil Langley building including the batting tunnels and any proposed extensions to the existing building (e.g. Design Option 2) located within Mortlock Park, Colonel Light Gardens.

#### **Survey**

When asked to *indicate your level of support for the proposed lease to Goodwood Baseball Club for the existing Gil Langley Building and proposed extension (if approved)*, the following was received:

- 64.7% Strongly Support (48% CLG Residents)
- 8.3% Support (10% CLG Residents)
- 7.5% neutral (7% CLG Residents)
- 5.0% Opposed (9% CLG Residents)
- 14.5% Strongly Opposed (26% CLG Residents)

When asked to *indicate your level of support for the proposed lease to CLG Football Club for the existing Gil Langley Building and proposed extension (if approved)*, the following was received:

- 69.6% Strongly Support (54% CLG Residents)
- 13.5% Support (19% CLG Residents)
- 9.1% neutral (15% CLG Residents)
- 3.2% Opposed (4% CLG Residents)
- 4.6% Strongly Opposed (8% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**) highlighted concerns relating to:

#### **Goodwood Baseball Club Lease (building)**

- Integration - some comments state that the baseball club does not integrate their use of the park with the local community
- Equity of use - Those strongly opposed highlighted that they don't believe an exclusive lease to a sporting club for use of the building is fair and equitable
- Safety - Don't believe Mortlock Park is safe for baseball to be played
- Heritage - comments were received in relation to development needing to comply with heritage standards, noting that these comments appear to be related to any development not the lease agreement
- Financial Considerations - Some of those who were opposed stated that they believe the Club pays a minimal fee and as such the community is subsidising their use of the facility through their rates
- Length of Lease - Opposition was received in relation to the proposed 10 year lease term with some respondents believing that the length of term was too long
- Noise and Anti-social behaviour - There were comments which highlighted opposition for hiring out of the building for private functions

- No copy of proposed lease provided - There were comments received which related to opposing the proposed agreement due to not being provided with a copy of the lease agreement

### **CLG Football Club Lease (Building)**

- Equity of use - Those strongly opposed highlighted that they don't believe an exclusive lease to a sporting club for use of the building is fair and equitable
- Heritage - A comment was received that stated they didn't believe the clubroom and "drinking culture" wasn't what Charles Reade intended for this park
- Financial Considerations - Some of those who were opposed stated that they believe the Club pays a minimal fee and as such the community is subsidising their use of the facility through their rates
- Length of Lease - Opposition was received in relation to the proposed 10 year lease term with some respondents believing that length of term was too long
- Noise and Anti-social behaviour - There were comments which highlighted opposition for hiring out of the building for private functions

### **Advisory Group**

#### **CLG Football Club and Goodwood Baseball Club Lease (Building)**

While there was unanimous support for a lease being granted to both of the sporting clubs, there was a split decision in relation to a 10 year lease. Five group members voted for a 10 year agreement being provided while three voted for between 5- 7 year lease. While some members of the group supported the longer term lease (10 year) as this provided security for the sporting clubs to assist in forward planning and gaining sponsorship and funding opportunities, those who were opposed cited their reasoning to be due to the fact there was a lot of change being proposed at the site and a shorter term agreement allowed for a review to take place. They also choose a term over 5 years as they were aware that, that Council would be legally obligated to consult with the community.

The group also discussed concerns related to hiring out the facility for private functions and both Clubs highlighted that they are selective of who they hire the facility to and that this is on rare occasions. The group also discussed hours of use for the building and in particular late night use of the building and balcony which may get noisy for nearby residents. Administration clarified to the group that there are no hours of use stipulated within a lease agreement as it grants them exclusive use and that hours of use may be included in a Development Approval condition or liquor licence.

### **Staff Recommendation**

Based on the survey responses including over 70% of all respondents and over 50% of CLG respondents in support of the proposal for a 10 year agreement, Administration is recommending that both Clubs receive a 10 year lease agreement for the Gil Langley building including the batting tunnels and any proposed extensions to the existing building.

Concerns raised in relation to how much the Clubs pay for the use of the facility and the Clubs ability to hire the facility out to private functions is governed by Council's Leasing and Licencing of Councils Sports Facilities Policy which applies to all clubs. This policy is currently under review and will be presented to Council consideration later this year. To assist in alleviating some of the concerns raised in relation to hiring out the facility Administration is recommending to include a condition in the Clubs lease that does not permit the Clubs being able to hire the facility out for late night functions e.g. 21st, engagement parties etc.

While the hours of use were a point of discussion, it is important to note that hours of use

are not included in a lease and the hours of operation are a consideration for the Development Application (DA) process. Should the hours change as a result of the DA then the liquor licence would be required to be updated to reflect that.

#### Summary of Staff Recommendation

- 10 year term to provide the Clubs with certainty about their tenure and use of the building
- No change in hours or areas of use, which community and the club support and allows the community to remain having access to East during the week
- Improved publication of schedule at the start of each season

#### Decision 4 - School Licences

##### Overview of proposal

The Schools are seeking a continued licence for use of the grassed areas and playground during school hours for their students, noting that these areas will still be available for public use. All proposed use by schools is for within school hours (8:30am - 3:30pm). CLG Primary School are requesting use every day of the week during the school year for recess, lunch and physical education lessons. St Therese Primary are seeking to utilise Mortlock park during their lunch break each day and only Tuesday and Thursdays for Physical Education lessons. St Therese Primary School have also requested occasional use for after school sports between 3:30pm - 4:00pm which will be dependent on season and team requirements. Each school will share the use of the oval adjacent to their school and will pay an annual fee. The schools have also requested use of the reserve for their annual sports day and CLG Primary Schools annual concert.

##### Survey

When asked to *indicate your level of support for the proposed licence to the Colonel Light Gardens Primary School for use of parts of Mortlock Park*, the following response was received:

- 84.5% Strongly Support (85% CLG Residents)
- 9.7% Support (12% CLG Residents)
- 4.2% neutral (3% CLG Residents)
- 0.8% Opposed (0% CLG Residents)
- 0.8% Strongly Opposed (0% CLG Residents)

When asked to *indicate your level of support for the proposed licence to St Therese Primary School for use of parts of Mortlock Park*, the following response was received:

- 80.2% Strongly Support (81% CLG Residents)
- 11.7% Support (14% CLG Residents)
- 6.5% neutral (4% CLG Residents)
- 0.8% Opposed (1% CLG Residents)
- 0.8% Strongly Opposed (0% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), didn't understand the need for the schools to have a licence and were concerned that once endorsed the school and Council may be able to make changes without consulting with the community.

##### Advisory Group

The group were provided with information in relation to areas and times the schools proposed to use. It was highlighted that the schools, where possible utilise different areas and the two schools lunch times are also different. As such, in regards to the proposed

licences for both St Therese Primary School and Colonel Light Gardens Primary School, the group unanimously supported their proposal including the proposed hours, area and 10 year term. The group did recommend publishing the schools regular hours of use (e.g. recess and lunch times) on Council's website to ensure the community were aware of when peak day time usage might be.

### Staff Recommendation

There was a high level of support shown for both school's use of Mortlock Park. CLG Primary School do not have access to an oval and therefore require their long standing agreement to remain and St Therese Primary School also require access. Administration is therefore recommending that the proposal as was consulted on with the community is endorsed which allows the continued use and also provides both schools with a longer term agreement (10 year). Administration also recommends Council requiring the schools to provide Administration with the times of their recess and lunch breaks to place on Council's website.

### Summary of Staff Recommendation

- Both School's access to the oval is maintained and secured via 10 year licenses
- Both Schools are required to provide lunch and recess breaks so details are published for community

## **Decision 5 - Girl Guides Hall Demolition and dedication of this area for Community Use as Open Space**

### Overview of proposal

Guides SA's lease for the Mortlock Park Girl Guides Hall expired in 2017 and is currently in holdover. It is Administration's understanding that this building is only used for 2.5 hours over 1 day per week as well as used to store equipment for the Guides group. Within the Master Concept Plan (**Attachment M**) this hall was proposed to be demolished, with the land returned to the community and the Girl Guides group able to potentially be relocated into the former Scout Hall or another Council owned facility. As such, Administration consulted with the community as per the Master Concept Plan on the future demolition of the Girl Guides building in order to gain feedback on the use of this portion of land and its future development for open green space to be used by the general community. If demolished, it is proposed that this space would not be used for organised sport and would be an open green space.

### Survey

When asked to *what extent respondents support the proposed demolition of the existing Guides Hall at Mortlock Park*, the following responses were received:

- 57% Strongly Support (51% CLG Residents)
- 14.3% Support (15% CLG Residents)
- 13% neutral (17% CLG Residents)
- 4.6% Opposed (5% CLG Residents)
- 11.1% Strongly Opposed (12% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), highlighted concerns relating to:

- Issues regarding relocation - concerns were raised in regards to ensuring the group were not displaced or unable to find another suitable location nearby

- Amenity - a comment was received that if the Girl Guides did move to the former scout hall they would be losing amenities such as exclusive storage, inadequate heating and cooling and kitchen facilities.
- Keep status quo - opposition to moving the group at all, as the hall is still in use by a successful group
- Link to Gil Langley Building - some respondents raised that they don't support the hall being demolished to allow the Gil Langley Building to expand
- History - As the group have been in operation at the site for a number of years there were members of the community that opposed the demolition based on the loss of the history of the building for the group
- Loss of community space - comments received highlighted by some that they believe the building should remain, as disposing of it would be a waste and a loss of an all women and girls facility

### Advisory Group

A representative from Girl Guides SA attended the meeting to provide the group with information on the CLG Girl Guides group and their requirements moving forward. The advisory group acknowledged the long standing history the group have with the site and their existing building. The group were therefore only comfortable supporting the demolition of the building if the girl guides group could be appropriately accommodated in the former scout hall next door and the land being returned to general community use and not licenced to sporting clubs. The group did not get to a final position on what they would like to see that land developed with, however suggestions of extending the BMX track (some concerns raised by members of the group in relation to dust and noise issues), cricket nets, BBQ area, trees and general open space were put forward.

*Demolition of Guide Hall - Heritage Opportunities/Constraints as cited by the engaged Heritage Consultant*

*- Demolition of Guide Hall would offset the increase of an expanded Gil Langley footprint, further, it would return an area originally designated as open space.*

### Staff Recommendation

Based on the feedback received, Administration is recommending allocated funding in 2024/2025 to progress with the demolition of the CLG Girl Guides Hall (153m<sup>2</sup>). As one of the largest Girl Guide groups in the state, Administration does acknowledge the need to ensure that the group is not displaced and that their history at Mortlock Park is retained.

Those opposed to the demolition state the need to be able to find the group another fit for purpose facility and based on early conversations with Guides SA, Administration believes that relocating the group to the former scout hall next door would be suitable. To accommodate this the former scout hall would need to be able to provide them with exclusive storage, tent drying area, lockable noticeboard, kitchen and a wall or space for a mural similar to what is in the current Girl Guides Hall. Administration believes all of this can be achieved if the former scout hall is upgraded and therefore provides the group with a larger, more modernised facility at the same site.

If endorsed by Council, Administration would recommend providing funding to develop designs for a refurbished former scout hall and it would be proposed that the Girl Guides would be consulted on during this process to ensure their needs are met. It would also be recommended that the demolition of the Girl Guides Hall would not take place until upgrades to the former scout hall had occurred. This would allow them to continue their activities and

not have to be relocated during any developments, it would potentially also allow the regular hirer of the former scout hall to use the Girl Guides Hall during construction. Administration is also recommending that if the demolition of the girl guides hall is approved that in the short term the land is grassed and made available for general community space and not licenced to any user groups.

#### Summary of Staff Recommendation

- Demolish Girl Guides Building and relocate the CLG Girl Guides into the former scout hall next door
- Landscape area as open space which is dedicated to the community
- Improved community access
- \$84,000 once off capital funding and \$5,773 associated ongoing operating budget for inclusion in 2025/2026 ABP

### **Decision 6 - Gil Langley Building Design Options**

#### Overview of proposal

The current Gil Langley Building, which is around four decades old, requires refurbishment. The existing facility is in a state of disrepair, lacks adequate storage space, and does not comply with the AFL Facility Guidelines. In August 2020, Architects were engaged by Council to develop concept plans for an upgraded Gil Langley building. This concept planning process involved Administration working alongside the Architects and representatives from both Colonel Light Gardens Football Club and Goodwood Baseball Club over a period of 18 months and resulted in two (2) designs being developed. These plans were initially presented to Council at a Designated Informal Gathering in March 2021 together with a new, third plan put forward by the Baseball Club (not designed by the Architects). The three concept plans all meet the minimum AFL Facility Standards however vary in extent of works.

While all designs meet AFL Facility Standards and are unisex and therefore can be used by all genders and age groups, Design 2 provides two additional changerooms (equating to four changerooms in total) which assist in providing separate changerooms for women and junior teams. The proposed footprint of Design 1 and 2 are consistent with the Master Concept Plan for Mortlock Park. Design 3 was not consulted on with the community as based on feedback from a Heritage Consultant it would not be suitable within Mortlock Park.

#### Survey

A copy of the two proposed facility concept plans were made available on Council's engagement platform and when asked *to indicate your level of support for the proposed upgrades to the Gil Langley Building and Batting Tunnels* the following responses were received:

- 76.5% Strongly Support (62% CLG Residents)
- 7.6% Support (10% CLG Residents)
- 5.5% neutral (9% CLG Residents)
- 3.5% Opposed (6% CLG Residents)
- 6.8% Strongly Opposed (13% CLG Residents)

When asked *which of the two proposed building designs do you prefer* the following responses were received:

- 78.3% Design 2 (65% CLG residents)
- 11.2% Design 1 (14% CLG residents)
- 10.6% Neither (21% CLG residents)

Those who strongly opposed (**Attachment A - Appendix 3**) the two options highlighted concerns relating to:

- Equity of access - noting that the facility is being designed for sporting club use and therefore does not benefit the broader community.
- Noise/Antisocial behaviour - opposition particularly in relation to balcony extension
- New Build - some comments received stated that they believe the existing building is an eyesore and as such it should be a new build not a refurbishment and extension

### Advisory Group

In relation to the two designs the group stressed the importance on focusing on function first. The group saw the benefits of Design 2 assisting to provide separate changerooms for juniors and women and additional storage. As such, the group unanimously supported Design 2 as their preferred design, however indicated both pros and cons with the current design and believed that there were some elements of the design that needed to be explored further. This included the balcony extension and the need for design inclusions to assist in noise mitigation and ensuring the external elements of the building are designed to assist with reducing the visual impact and in line with Heritage Guidelines. There was also a point raised about the option of including public toilets within the design and a water point for dog walkers to access. During the discussion on the two designs, the group inquired if the hours of use would be linked to the lease. Administration clarified that hours of use themselves, are not stipulated in a lease document as the lease grants exclusive access, however, these are considered in the development approval and/or liquor licence.

*Gil Langley Building Upgrade and/or Extension, Batting Tunnels and Storage - Heritage Opportunities/Constraints as cited by the engaged Heritage Consultant*

*- Design 1 would have the smallest increase to the building footprint and would be the most acceptable option from a heritage perspective.*

*- Design 2 would have a larger increase in footprint and would reduce the available open space. However, if the Guide's Hall was demolished this would create more open space and 'offset' this larger footprint.*

### Staff Recommendation

In analysing the feedback, Administration is recommending to progress with Design 2. The feedback highlights support for this option on the basis that the Girls Guides Hall is demolished and that land returned to the community. While there were comments received in relation to the noise from the balcony extension and visual impact, Administration believes these issues may be able to be mitigated by working with the appointed Architects, Heritage SA and a Heritage Consultant to discuss possible design solutions. This option provides additional changerooms which assists in ensuring there are separate areas for women's and junior teams for both the Baseball Club and Football Club which were seen to be the main drivers for support received through the consultation.

Proceeding with Option 2 does require additional funding. With \$3.1 million already sourced through external funding (State, Federal and Clubs) Administration is recommending Council assist in providing additional funding to fund the shortfall. This funding is required this year to allow the project to proceed and external funding deadlines to be met. If additional funding is not sourced this may result in external funding being required to be returned.

### Summary of Staff Recommendation

- Design Option 2 received strong support and as such is recommended to be supported
- Design Option 2 provides additional changerooms allowing for improved facilities for women and juniors
- Improved storage and batting tunnels to improve visual amenity

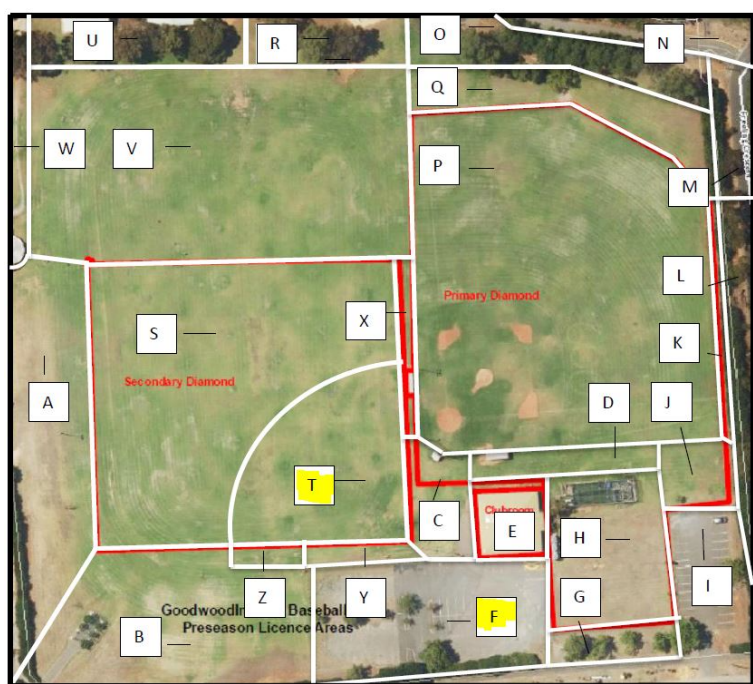
- Requests additional funding in 2024/2025 ABP to ensure project can proceed and external funding deadlines can be met

## **Decision 7 - Baseball Infrastructure**

### **Overview of proposal**

Prior to considering options for the proposed upgrade to the Gil Langley Building further sporting infrastructure was required to be considered to ensure the continuation of baseball at Mortlock Park. As per Council's 11 April 2023 resolution a consultant was engaged to undertake a review of the proposed infrastructure within the 2015 Baseball Risk Audit. The review was finalised and proposed certain fence heights at various locations of the baseball field. Following the recommendations within the review being received it was noted that the recommended fence heights are somewhat higher than those at other baseball locations across Adelaide. This is a result of the data collected through the Risk Audit of baseballs hitting, or clearing fences, at matches with the average height passed over, being what the report recommendation and therefore fence heights were based on.

It is clear that two risks were assessed, firstly "person being struck by ball outside of the field of play" which does not include an assessment of the severity of injury because there are many factors that can influence this such as body part affected and pre-existing conditions. Secondly, "property damage from being struck by baseballs outside of the field of play". In the case of a person being struck by a ball, Zone T (highlighted in yellow in the image below) held the highest risk and was rated "High", in the case of property it was Zone F (highlighted in yellow in the image below) which was also rated "High". All other zones were assessed as "Very Low" to "Tolerable". In line with Council's Risk Management Framework any risks rated High require additional controls.



Following this advice and taking into consideration Council's endorsed Risk Management Framework, a design (**Attachment P**) was proposed which increases the fence height of the back stop net from 9m to 10m. While the existing 9m fence height exceeds the recommended minimum standards (Baseball Australia - 2019 Club Facility Resource Guide) increasing the height to 10m would exceed this and further strengthen the control. The "home run" or "outfield" fencing is currently between 1.25 metres to 1.9 metres in height and it is recommended that this is increased to the meet the minimum standard of 2.4m. It is



proposed that the upgrade to the existing fencing would remain a permanent fixture however the intention would be that it would be required to be removed should baseball ever cease at the site.

### Survey

When asked to *indicate your level of support for the proposed upgrade to the existing baseball fencing/netting at Mortlock Park*, the following responses were received:

- 68.3% Strongly Support (48% CLG Residents)
- 7.1% Support (10% CLG Residents)
- 5.1% neutral (7% CLG Residents)
- 7.6% Opposed (14% CLG Residents)
- 12% Strongly Opposed (21% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**) highlighted concerns relating to:

- Equity of Use - some comments received stated that they believe baseball should not be played at Mortlock Park and the proposed fencing may make the park feel more like a baseball venue rather than community park
- Aesthetics - proposed fencing appears to be intrusive and reduces the visual amenity of the park
- Heritage - statements to suggest the proposed fencing is not appropriate in a Heritage Listed Suburb
- Safety - some feedback suggested that if the park is not safe then instead of installing upgraded fencing that baseball should not be played at Mortlock Park

### Advisory Group

The group were provided with background information on the risk audit review and heritage advice. Following that they discussed the proposed design and the height of both the backstop and home run fencing. An option of the backstop fence being 'hybrid' (mixture of temporary and permanent) was put forward by the group at the proposed height of 10m to ensure it still meets safety requirements however assists in not impairing the football viewing from the balcony and reduces the visual impact on the reserve.

In relation to the eastern section of fencing (along Freeling crescent) the group discussed this at length and resolved that due to the hedge assisting in providing screening that this fence height could be the proposed 2.4m, however it was noted that the hedge has deteriorated over time and as such needs to be maintained to improve its condition. The group then discussed the height of the home run fence along CLG Primary School side of the reserve. The group could not agree on a fence height however it was determined that it should be increased in height to what is currently there, however as there is no screening on this side that it should not be the recommended 2.4m and therefore the group discussed it being between 1.5m and 2.4m.

The group also discussed the need to ensure that the existing access gates within the current fence are included in any new designs to ensure the community can still access the space.

**Baseball Infrastructure - Heritage Opportunities/Constraints as cited by the engaged Heritage Consultant**

- *There is potential to impact the heritage significance of the park by introduction of additional visually obtrusive associated infrastructure. As little fencing as possible should be installed to support the ongoing use of the area for Baseball.*

- *"The extent of fencing is minimised to avoid clutter and maintain the openness of reserves" (Public Realm Heritage Guidelines).*

- The CMP notes that any new fencing associated with any individual sporting activities and associations should be removable and of a temporary nature for the duration of the sporting activity/season". However, safety concerns have been advised that temporary fencing may not be durable and may not be appropriate if there are strong winds etc. The off-season is also relatively short.
- The key issues to note is that if Baseball was to cease, the immediate removal of all Baseball infrastructure should be actioned.
- The lowest possible fence should be installed along the boundary of Freeling Crescent. If that is 2.4m then that would be acceptable.
- If the fencing behind the backstop requires replacement, then it should also be as low as possible in order to meet the standard requirements. If that is 10m then that would be acceptable.
- Proposed fencing colour (charcoal) in accordance with the endorsed technical document

### Staff Recommendation

There was over 75% support shown through the online survey for the proposed fence height. The advisory group also recommended changes to the designs which Administration believes are workable solutions to assist in addressing some of the concerns raised in the feedback. Administration is therefore recommending fencing is installed in the existing location and the upgraded fencing a 10m backstop hybrid fence, 2.4m eastern fence (along Freeling Crescent) and 1.9m home run fence along the CLG Primary School side of the reserve. Administration also recommends amending the design to include gates at the same access points as is currently. This option assists with meeting the recommended fence heights as per the risk audit review, however also address some of the concerns raised in relation to the visual impact of the fencing by including temporary fencing and lowering the fence height at certain locations where possible. The design will also be required to go through a development application process and will be subject to review by Heritage SA and Heritage consultants prior to approval being received. Administration should also look into whether it is possible to replant or replace the existing hedge to assist in providing additional screening.

This project is not currently funded and therefore to ensure Council is providing upgraded infrastructure to support the continuation of baseball at the site, Administration is recommending Council considers providing funding in the 2025/2026 ABP process.

### Summary of Staff Recommendation

- Improved fencing including 10m Hybrid backstop fence, 2.4m eastern fence (along Freeling Crescent) and 1.9m fence along CLG primary school side
- Gates included in design to ensure continued access by the community
- Future funding consideration for Council in 2025/2026 ABP process

## **Decision 8 - Oval Lighting**

### Overview of proposal

The existing oval lights are 25 years old and the light quality is very poor meaning the grounds are currently not sufficiently lit. There are currently 2 x 13m and 1 x 15m light pole with halogen light fittings and very low LUX level (<20 LUX) that are used by the Football Club. These assets are currently at their end of life and Council has \$88,000 allocated in the renewal budget to upgrade these lighting assets plus an additional \$22,000 for a switchboard renewal- if it is required to be renewed. This will be determined at installation. While majority of sports oval lighting include 4 x 22m or 24m poles, a lighting consultant developed alternative options which still meet minimum standards however reduce the height of the poles these do however increase the LUX level (50-100LUX) and number (6) and height of the poles (18m or 15m) on the site from those currently. A copy of the lighting designs can be found in **Attachment J and L**. As per the heritage advice received,

Administration consulted on the two design options.

### Survey

When asked to *indicate your level of support for the proposed oval lighting upgrade at Mortlock Park*, the following responses were received:

- 79.5% Strongly Support (64% CLG Residents)
- 8.7% Support (13% CLG Residents)
- 4.4% neutral (9% CLG Residents)
- 3.4% Opposed (6% CLG Residents)
- 4% Strongly Opposed (8% CLG Residents)

When asked which of the two proposed oval lighting designs respondents preferred the following responses were received:

- 79.9% 6 x 18m Poles (65% CLG Residents)
- 14.7% 6 x 15m Poles (24% CLG Residents)
- 5.4% Neither (11% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), highlighted concerns relating to:

- Licenced Hours - some of the community believe night time games were never part of a licence agreement
- No community benefit - the lights are being upgraded for the sporting clubs and therefore there is no benefit to the broader community
- Noise/Light Disruption - increased lighting will result in increase light spill to nearby residents and the lights will enable further use at night time which may disrupt nearby residents
- Heritage - statements to suggest the proposed lighting is not appropriate in a Heritage Listed Suburb
- Aesthetics - increase height and number of light poles will ruin the aesthetics of the park

### Advisory Group

A lighting consultant attended the meeting to provide the group with further information on the two designs. During the session, the group asked various questions to assist in gaining a greater understanding of which design option they may wish to support. Some members of the groups raised concerns related to light spill, times of use and visual impact and asked questions accordingly. Being able to ask specific questions to the lighting consultant allowed the group to gain further information which they stated was not easily interpreted within the documents provided.

The group believe that providing the community with further information in relation to the different numbers within designs may be beneficial in future consultations.

Based on the additional information received through this session all advisory group members supported the 6 x 18m design however sought to ensure the design is supported from a heritage perspective. The group did however note their concerns that the community members who completed the survey may believe that the 15m design would be the less obtrusive option and recommended that the feedback received from the lighting consultant is included in this Council report to ensure the community are aware of why the group supported the 18m design based on it being less obstructive.

The group also unanimously agreed that the maximum lux level should be limited based on the nature of the play and their requirements (i.e. junior/senior, training, matches) and agreed that the use of the lighting for casual community use should be considered. The

group also briefly discussed lighting for baseball as there are existing lights that the Club currently use late in pre-season for a week or two weeks prior to the start and near the end of their season.

The group determined that as the existing baseball lights will need to be removed when the new oval lighting is installed they were comfortable with lights being included in the design as long as they are the same as what is currently provided and have no adverse affect on residents.

*Oval Lighting - Heritage Opportunities/Constraints as cited by the engaged Heritage Consultant*

- *There is potential to impact the heritage significance of the park by introduction of additional visually obtrusive lighting infrastructure.*
- *As little lighting as possible should be installed to support the ongoing use of the area for sport.*
- *Flood lights for ovals are sited to minimise impact on the visual quality of the park” (Public Realm Heritage Guidelines).*
- *It’s preferable that the height of the lighting should be kept to minimum and only to support ongoing use of the park.*
- *The lighting poles are to remain as low as possible, so as to avoid impact on surrounding residences/suburb. If this means that there needs to be 6 shorter poles instead of 4 very high poles, then this is appropriate*

#### Staff Recommendation

Administration is recommending progressing with the 6 x 18m light pole design. The feedback received shows support for the lighting upgrade as the existing lights are not compliant with relevant standards and are becoming unsafe to use for training. The lights will be used in line with existing usage hours and therefore will not result in an increase in use at the site. While fewer and higher poles are normally the standard lighting design across other similar sporting club sites, the lighting consultant did design the two options to be compliant, however it has been noted that the 6 x 18m light pole design will be less obtrusive than the existing lights and the 15m design.

Administration is also recommending incorporating technology in the lighting design that allows the lights to be set on a timer and switched on at a low lux level for general community use when the oval is not licenced to sporting clubs, which will provide the community with an additional opportunity to access the oval when they otherwise couldn't.

As such Administration is recommending the 6 x 18m light pole design as it is the less obtrusive option, meets the relevant standards and is supported from a heritage perspective. Administration is also recommending that as part of the oval lighting that the existing baseball lighting is also replaced ("Like for Like").

The oval lights are used by the football club for their training nights only, and due to safety concerns and them being at the end of their life are required to be upgraded in 2024/2025. If the lights are not approved to be constructed to this standard, they would be inadequate, and the oval would eventually be unable to be used by the football club for training and therefore an alternate location would be required to be sourced for the club to host training, which would be difficult to find considering the lack of open space available for sport.

The lights are currently underfunded and therefore this project additional funding from Council to ensure the works can proceed.

#### Summary of Staff Recommendation

- Proceed with 6 x 18m poles (subject to Heritage) as they are less obtrusive (subject to Heritage)
- Safety concerns with existing lights require the upgrade to occur as soon as possible
- Seek additional funding from Council in the 2024/2025 ABP to proceed

## **Decision 9 - Use of the Scout Hall**

### **Overview of proposal**

As they were no longer using the facility for their activities, Scouts SA handed over their lease for the existing Scout Hall building in May 2021. As such, for the time being the hall will be referred to as the former Scout Hall. Since Scouts SA handed over their lease, Administration continued the existing casual hirer using the facility, an Aikido group.

There have also been requests received from the community to use the facility for kids' birthday parties and events however at the time, the CLMP was yet to be reviewed and therefore this use was not permitted. The CLMP is now endorsed and permits short term hire and therefore community consultation was undertaken to gain a greater understanding of the community's views on the long-term use of this building.

### **Survey**

*When asked to indicate your level of support for the former scout hall at Mortlock Park being used by the community as a hall for hire, the following was received:*

- 55.4% Strongly Support (54% CLG Residents)
- 20.8% Support (20% CLG Residents)
- 14.7% neutral (15% CLG Residents)
- 5.2% Opposed (6% CLG Residents)
- 3.9% Strongly Opposed (5% CLG Residents)

Those who strongly opposed (**Attachment A - Appendix 3**), highlighted concerns relating to:

- Noise and antisocial behaviour - opposition was noted in relation to ensuring the facility is not used for late parties with alcohol being served

### **Advisory Group**

Following discussion the group determined that their preference is that the former scout hall should be for community and/or not for profit groups, rather than commercial operators. The group highlighted that they believe the hall should be able to be used by both regular hirers (e.g. existing Aikido group and Girls Guides) as well as being made available for casual hire. As such they proposed 1 weekday evening and 1 weekend day being left licence free to allow for casual hire.

They also stated that they don't want the facility being used late at night, didn't want it to be a licenced venue and believe an appropriate curfew time is required to ensure no disturbance to nearby residents. They also agree with Administration, that improvements to the facility are required to ensure it is fit for purpose and an appealing and usable space for the community.

### **Staff Recommendation**

There is strong support shown for the former scout hall being used as a community hall for hire. To assist in ensuring the facility is utilised as best it can, Administration supports the

advisory groups recommendation of it being made available for both regular users/hirers as well as casual hire. However to ensure it is fit for purpose Administration believes investment into the facility is required as the existing facility currently does not have any heating or cooling, the toilet facilities are not up to current accessibility standards and there is no insulation.

Administration is therefore recommending that the existing hirer arrangements for their use of the building continues and Council allocates a \$30,000 once off operating budget allocation to engage an architect and cost consultant to design and cost potential options for a refurbishment of the building. Once the designs are developed a report will be brought back to Council for consideration on funding options and the long term use of the site, including hirers.

#### Summary of Staff Recommendation

- Community benefit from an improved facility which will be able to be used by both regular and casual hire groups
- Council design development project to be a priority operating project for 2024/2025 ABP

#### **Decision 10 - Update Mortlock Park Concept Plan - (Concept Masterplan) to reflect Decisions 1-9**

While the Mortlock Park Concept Plan has been referred to previously as the Concept Masterplan the document will be referenced now as the Mortlock Park Concept Plan.

Administration is proposing that Council updates the Mortlock Park Concept Plan, (Concept Masterplan) to reflect the relevant elements within Decisions 1-9. This will include the proposed oval lighting, upgraded fencing, new infrastructure and removal of girl guides hall.

#### **Decision 11 - Mortlock Park Concept Plan Elements**

##### Overview of proposal

Following community consultation on various elements of Colonel Light Gardens including Mortlock Park, a revised Master Concept Plan for Mortlock Park was endorsed in 2013 (**Attachment M**). Since the Master Concept Plan was developed, some pathways and other infrastructure adjacent to the playground has been completed. This work included pathways, low brick seating wall, gazebo, bench seats, bins, bollards, bike racks, new turf, irrigation, and substantial drainage work as this section of the park was subject to poor drainage after rain. This was followed by \$25,000 of new signage and a fund-my-neighbourhood scheme for a new public toilet facility, an extended path, drinking fountain, barbeque, picnic table and bin.

Administration is continuing to progress the Mortlock Park Concept Plan and consulted on some project elements which align with this plan such as the realigned batting tunnels and demolition of the Guides Hall. While there are elements within the plan which are currently not funded, those which are supported from a Heritage perspective will continue to be looked at a future stage.

Advice received from the Heritage Consultant in relation to the proposed pathway and trees on the Master Concept Plan is as follows:

##### *Proposed Pathway and Trees within Master Concept Plan -*

##### *Heritage Opportunities/Constraints as cited by the engaged Heritage Consultant*

- *The proposed planting between the two licenced grassed spaces is seen as a formal boundary which separates the designated areas visually. It was never intended to assign active recreation to these spaces, let alone separate them. A pathway of bitumen and paving would also be seen as a formal separation of space.*
- *The proposed pathway between the two licenced grassed spaces, if completed in*

compacted dirt as opposed to bitumen or paving, is acceptable. A dirt path would be seen as an informal 'desire line' (which can be seen in Figure 6) which promote better accessibility through the site.

- The use of sympathetic path material is also recommended, meaning the paths should be similar to other paths around the suburb.
- The pathway between grassed areas is acceptable in the form of compact dirt, no planting (trees or shrubs) or other visually disruptive elements (seating, bins, etc.) should separate grassed spaces

### Advisory Group

While there wasn't a separate session on the elements of the concept Masterplan for Mortlock Park, elements of the plan were still raised at various stages throughout the group meeting. This included the hedges being maintained and or replanted, the pathway and trees between the western and eastern spaces being progressed.

### Staff Recommendation

While there is currently no capital funding to progress other elements of the Mortlock Park Concept Plan (Concept Masterplan) it appears there is support within the community to continue to progress the plan and therefore Administration remain committed to progressing elements of the plan. As such Administration is recommending that subject to heritage advice a once off operating budget of \$40,000 is put forward in the ABP process to scope and cost the remaining elements of Concept Plan and that future funding requests are submitted during the Annual Business Plan processes for Council to consider proceeding with progressing various outstanding elements of the Mortlock Park Concept Plan.

### Budget and Funding

The existing available budget for various proposals is broken down as follows:

#### *Gil Langley Building Upgrade - \$3 mil (external)*

- \$500,000 2018 Federal 2018 Election Pledge confirmed (update and progress report required October)
- \$2.1 million 2022 State Election Pledge Confirmed
- \$400,000 2022 Federal Election Pledge (application submitted, not yet confirmed)
- \$100,000 Sporting Clubs (previously discussed however not yet confirmed)

#### *Additional works - \$848,000 (Council)*

- \$30,000 has been allocated for building upgrade detailed design
- Council's 2023/2024 Annual Business Plan and Budget endorsed a funding allocation of \$540,000, which relates to redevelopment at Mortlock Park
- \$88,000 existing capital renewal budget for oval lighting
- \$190,000 Capital Renewal for DDA toilet and DDA Changeroom Upgrades, for the Gil Langley Building (2024/2025 FY)

Overview of the costs and budget available is shown in the below table:

Building Design Option	Cost*	Budget	Surplus/Shortfall
Option 1	Building: \$2.708 mil	\$2.1 mil State Gov	\$445,000
	Baseball: \$315k	\$900,000 Federal Gov	
	Lights: \$270k	\$88,000 OS Capital	
	Guides Hall Demo and Landscaping: \$80,000	Renewal (Lights)	
	<b>TOTAL – \$3,373,000</b>	\$190,000 Prop Capital Renewal (Building)	

		\$540,000 Council 23/24 ABP	
		<b>TOTAL - \$3,818,000</b>	
		\$2.1 mil State Gov	
		\$900,000 Federal Gov	
		\$88,000 OS Capital Renewal (Lights)	
		\$190,000 Prop Capital Renewal (Building)	
Option 2	Building: \$4.036 mil Baseball: \$315k Lights: \$270k Guides Hall Demo and Landscaping: \$80,000 <b>TOTAL – \$4,701,000</b>	\$540,000 Council 23/24 ABP \$100,000 Clubs (TBC)	<b>-\$783,000</b>
		<b>TOTAL - \$3,918,000</b>	

It's important to note that the figures in the table above were obtained in 2023 and therefore it is likely these costs would have increased or will increase further once the tender process is underway. Nting that Administration is currently updating updating costsings and any changes will be reflected prior to the report being finalised.

There are also additional costs within the building designs that are not yet factored into cost estimates which includes, but is not limited to, the following:

- Cultural Heritage Monitors
- Provision of site services and services engineers to review the gas, water and electrical services and determine requirements for upgrading to current standards and these potential costs
- Temporary facilities during build (current allocation of \$50,000 in cost estimate however this may require additional funding)
- Additional works upstairs in the Gil Langley Building, for example; painting and new carpet. There is also a possibility that the window glazing in the upstairs area will be required to be upgraded.

According to the cost estimates received there is enough external grant funding to complete Design Option 1, Baseball Infrastructure, oval lighting, Girl Guides Hall demolition and landscaping with \$445,000 of funding still remaining. However there is a funding shortfall of \$783,000 with Design Option 2, baseball Infrastructure, oval lighting, Girl Guides Hall demolition and landscaping. The true costs will not be known until the tender process.

Based on the feedback received, Administration is recommending Design Option 2 is approved. However, that this does require additional funding being provided to fund all elements. As such, subject to approvals, Administration has prepared "Budget Bids" for Council's Annual Business Plan and Budget over the next 4 years to seek Council's consideration in funding the shortfall in funding for the following:

- Design Option 2
- Oval Lighting
- Baseball Infrastructure
- Girl Guides Hall demolition and landscaping
- Former Scout Hall design and costing
- Progressing outstanding elements of the Mortlock Park Concept Plan

## DISCUSSION OF OPTIONS FOR COUNCIL'S CONSIDERATION

	Option 1	Option 2	Option 3	Option 4	Option 5
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<b>Decision 1</b> Baseball Club Licence	10-year term  no increase use on Monday or Wednesday  alteration of one hour on Saturday/Sunday  no use of North West Space (reduction of 13 hours per week) publication of usage hours	As per option 1 and including an increase in 2 hours on Wednesday for use of South West space	10-year term  no Monday usage  continued use of North West Space  2 hours on Wednesday for use of South West space  alteration of one hour on Saturday/Sunday  publish usage hours	Annual agreement with hours of use determined at start of season	Hours, term and areas to be determined by Council
<b>Decision 2</b> CLG Football Club Licence	As proposed and consulted on (no change)	Hours, term and areas to be determined by Council	N/A	N/A	N/A
<b>Decision 3</b> Goodwood Baseball and CLG Football Club Lease	10 year term, As proposed and consulted on (no change) No late night private functions	6 year term no late night private functions	Term and conditions to be determined by Council	N/A	N/A
<b>Decision 4</b> CLG Primary School and St Therese Primary School Licence	As proposed and consulted on (no change)	Hours, term and areas to be determined by Council	N/A	N/A	N/A
<b>Decision 5</b> Girl Guides Hall	Demolition Guides Hall return land to dedicated community open space  \$84,000 once off capital funding and \$5,773 associated ongoing	Do not demolish building	N/A	N/A	N/A

	operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.01%.				
<b>Decision 6</b> Clubroom ("Gil Langley building") upgrade and/or extension, batting tunnels and storage	Design 2  \$540,000 in the 2023/2024 Annual Budget allocated to Design 2 and an additional \$216,300 once off capital funding and associated ongoing operating budget of \$17,529 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03%.	Design 1 Fully funded through external funding. Ongoing costs are fully funded as part of the 22/23 ABP	Amendments to Design 1 or 2	N/A	N/A
<b>Decision 7</b> Upgraded Baseball Infrastructure	10m hybrid backstop  2.4m fence along Freeling Crescent  1.9m fence along school side of park  \$315,000 once off capital funding and \$29,205 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.05%	10m hybrid backstop  2.4m fence along Freeling Crescent  2.4m fence along school side of park  \$315,000 once off capital funding and \$29,205 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this	N/A	N/A	N/A

		results in a rate impact of \$0.05%			
<b>Decision 8</b> Oval Lighting	<p>6 x 18m poles</p> <p>Technology installed to allow for general community use</p> <p>Existing baseball lights replaced “like for like”</p> <p>\$182,000 once off capital funding and associated ongoing operating budget of \$16,768 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03%</p>	<p>6 x 15m poles</p> <p>Technology installed to allow for general community use</p> <p>Existing baseball lights replaced “like for like”</p> <p>\$182,000 once off capital funding and associated ongoing operating budget of \$16,768 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03%</p>	N/A	N/A	N/A
<b>Decision 9</b> Former Scout Hall	<p>Provide funding for designs and costings for upgraded hall</p> <p>Placing a \$30,000 operating budget forward as an operating project in the</p>	Hire hall as is and upgrade as per renewal program	N/A	N/A	N/A

	2024/2025 ABP.				
<b>Decision 10</b> Update Concept Plan to reflect Decisions 1-9	Update Concept Plan to include relevant elements of Decisions 1-9	Council chooses what to include in amended Concept Plan	N/A	N/A	N/A
<b>Decision 11</b> Funding to progress scoping and delivery of remaining elements of Concept Plan	Administration to prepare ABP request for a \$40,000 operating project to scope the outstanding Concept plan Elements and submit future budget requests to proceed with projects	Administration to prepare ABP request for a \$40,000 operating project to scope the outstanding Concept plan Elements and submit future budget requests to proceed with selected projects	N/A	N/A	N/A

## COMMUNITY ENGAGEMENT AND IMPLICATIONS

Community Consultation was undertaken as per the attached plan (**Attachment H**)

Lease/Licence consultation is a statutory requirement under the Local Government Act (SA) 1999 when the term of the lease is greater than 5 years.

As stipulated by the Funding Agreement(s), any public announcements, events, and community consultations regarding the proposed Gil Langley Building Upgrade project can only be conducted or disclosed after receiving formal approval from the Minister for Sport, Recreation, and Racing.

## ENVIRONMENTAL / HERITAGE IMPLICATIONS

### Environmental Implications

Where possible Administration will try to incorporate environmental initiatives within the design of any upgrades including the Gil Langley Building. The upgraded oval lighting will be upgraded to LED lighting which are more energy efficient.

### Heritage Implications

External Heritage consultants were engaged to identify heritage opportunities and constraints to inform proposed changes to Mortlock Park and to assist in ensuring any changes/ upgrades

are designed and delivered in a way that retains the heritage significance of Mortlock Park and, more broadly, the significance of Colonel Light Gardens (CLG).

Heritage Advice has been obtained in relation to the specific proposals for Mortlock Park with the advice received to date incorporated into the relevant 'Discussion' sections in this report. During any future Development Application for proposals (subject to Council approval to progress to this stage), Administration will be engaging Heritage Architects, an External Heritage consultant and Heritage SA to assess the designs and development application. A Heritage Impact Statement report will also be prepared and submitted as part of any Development Application and should any concerns be raised in relation to any of the endorsed proposals and their impact on Heritage, this will be reported back to Council.

Colonel Light Gardens was established as a State Heritage Area in 2000 under the Development Act 1993. This ensured that any future development of properties and open spaces within Colonel Light Gardens would be managed to maintain the Area's heritage values. In addition, Council must manage Mortlock Park in accordance with the Community Land Management Plan for Mortlock Park. All project elements including the lease/licences will be required to be consistent with the objectives established by the Community Land Management Plan.

Council needs to have regard to the Public Realm Heritage Guidelines for Colonel Light Gardens and applicable areas of the Colonel Light Gardens Conservation Management Plan and Master Concept Plan for Mortlock Park when considering the ongoing use and management of Mortlock Park.

The Public Realm Heritage Guidelines for Colonel Light Gardens apply to the public realm, which includes any land owned or under the care and control of the City of Mitcham within the CLG State Heritage Area. This includes publicly owned streets, pathways, footpaths, parks, publicly accessible open spaces and any public and/or civic buildings and facilities on public land where the public has access. The Public Realm Heritage Guidelines complement the Heritage Standards (Colonel Light Gardens, State Heritage Area) prepared by Heritage South Australia and adopted in 2021 to assist in the assessment of "development" proposals.

Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the PDI Act. However, these actions are not exempt from the definition of development if the works materially affect the heritage values of the State Heritage Area.

The Public Realm Heritage Guidelines provide a basis for decision making in relation to the management of the heritage values for Colonel Light Gardens and include principles and location-specific detail on how development and/or other activities can be undertaken to ensure heritage values are protected.

They propose a minimum acceptable standard for public works and maintenance solutions within the State Heritage Area. Where these Principles and Acceptable Standards are met, it is likely that a proposal does not materially affect the heritage values of the State Heritage Area. Of note, neither the Public Realm Heritage Guidelines, nor the Conservation Management Plan have any statutory recognition.

Heritage SA advised it is not usual practice to be involved at this early concept stage however were provided with a copy of the proposals for comment. Their feedback is yet to be received and therefore Administration will continue to work specifically and directly with Heritage SA throughout the development application process.

The Colonel Light Gardens Conservation Management Plan (CMP) has been referred to as

Administration acknowledge that the content of this document along with the Public Realm Heritage Guidelines is informing the updated technical data sheets/manual.

## **COST SHIFTING / LEGISLATIVE COST IMPLICATIONS**

Community consultation will be conducted to meet legislative obligations and to gain a comprehensive understanding of diverse community perspectives.

## **BUDGET IMPLICATIONS (INCLUDING LIFECYCLE COSTING)**

Decision 1 - 4 are in relation to Lease/Licences and as such have no capital or operating budgets required. Tenants are charged as per Council's endorsed policy fees and charges.

Decision 5 (Girl Guides Hall) and 7 (Baseball Infrastructure) are requesting Council's consideration in providing funding in future ABP's.

- Girl Guides Hall Demolition and Landscaping - \$84,000 once off capital funding and \$5,773 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.01%.
- Baseball Infrastructure - \$315,000 once off capital funding and \$29,205 associated ongoing operating for inclusion in 2025/2026 ABP. Noting that this results in a rate impact of \$0.05%

Decision 6 (Clubroom) and 8 (Oval Lighting) are seeking Council's consideration in providing funding for the proposals in the 2024/2025 ABP.

- Decision 1 Option 1 (Design 1) - \$540,000 in the 2023/2024 Annual Budget allocated to Design 2 and an additional \$216,300 once off capital funding and associated ongoing operating budget of \$17,529 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03%.
- Decision 1 Option 2 (Design 1) - Fully funded through external funding and the ongoing costs are fully funded as part of the 2022/2023 Annual Business Plan
- Decision 8 Option 1 (6 x 18m) & Option 2 (6 x 15m) - \$182,000 once off capital funding and associated ongoing operating budget of \$16,768 in the 2024/2025 ABP, noting that this results in a rate impact of 0.03%

Once Off Operating Funding

- Decision 9 (Former Scout Hall) is seeking Council's consideration in placing a \$30,000 operating budget forward as an operating project in the 2024/2025 ABP.
- Decision 11 (Concept Plan) is seeking Council's consideration in placing a \$40,000 operating budget forward for the scoping and costing of the outstanding elements within the Mortlock Park Concept Plan

Updated cost estimates are currently being obtained and any changes to budgets will be reflected prior to a Council Decision.

### External Funding

Decision 6 - State Government Funding Commitment of \$2.1 million, Federal Government Commitment of \$900,000 and Goodwood Baseball Club and Colonel Light Gardens Football Club will commit \$50,000 each

*The Gil Langle Building Upgrade is partially funded by the Government of South Australia, representing the Minister for Recreation, Sport, and Racing. This funding aligns with the commitment made by the Member for Elder, Nadia Clancy MP, on behalf of the Malinauskas Government, during the state election campaign*

## **RISK MANAGEMENT / WHS ASSESSMENT**

The Local Government Association Mutual Liability Scheme was consulted when the Audit was completed in 2015 with regard to the risk audit report and the findings. Their advice included: 'From a risk management perspective, Council should give consideration to:

- The relevant internal and independent information that has been provided in relation to the key identified risks arising from (baseball) activity at Mortlock Park;
- A priority based exercise to evaluate, analyse and treat the identified risks (eg consideration of the impacts of the options provided by the assessment or the requirements arising from the licence agreement). This would need to take place with the Club as it has responsibilities pursuant to a licence agreement;
- The resourcing requirements and / or impacts of any options;
- The long term vision for Mortlock Park and its capacity to allow (Grade 1) Baseball. With consideration for the heritage demands of the area.

From a liability perspective, Council should give consideration to:

- Its general responsibilities (when alienating land) to ensure that any activity on Community Land is "fit for purpose";
- Ensuring that any formalised arrangements will give regard to identified risk exposures;
- Continued dialogue with stakeholders and any other lessee / licensee regarding the issues raised in the assessment.

## **LEGAL / POLICY IMPLICATIONS**

Council needs to have regard to the Community Land Management Plan for Mortlock Park, the Colonel Light Gardens Public Realm Heritage Guidelines and the applicable parts of the Colonel Light Gardens Conservation Management Plan when considering the ongoing use and management of the site.

Legal Advice is currently being obtained and any recommended changes will be inputted into the report prior to a Council decision.

## **CONCLUSION**

After receiving Election Pledges for the proposed Gil Langley building, Administration has undertaken a comprehensive assessment of the Mortlock Park site as a whole. To facilitate the best approach for progressing the diverse proposals in a State Heritage listed suburb, a coordinated strategy was adopted to plan community consultation and the implementation of various proposals at Mortlock Park.

As such Administration undertook an extensive community engagement process and consulted on the following proposals for Mortlock Park:

- Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage designs
- Upgraded Baseball Infrastructure
- Oval Lighting Upgrade
- Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club, Goodwood Baseball Club, Colonel Light Gardens Primary School and St Therese Primary School
- Potential demolition of the existing Guides Hall and Future use of the former Scouts Hall.

This process sought to seek a balance between improved community outcomes including:  
- Redevelopment of facilities to ensure safe continuation of community sport and recreation at the site- Improved community access to Mortlock Park in summer months through north west space returned to the community, no monday usage and making playing fixture publically available

- Future demolition of Girl Guides to create dedicated community space
- New upgraded sporting facility to improve access and inclusion for women and juniors in sport and upgraded baseball tunnels and storage to improve the visual amenity
- Improved safety with upgraded lighting and baseball infrastructure



# City of Mitcham

Mortlock Park Engagement Analysis Report:

SUMMARY

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## BACKGROUND

Mortlock Park is located at Sturt Avenue, Colonel Light Gardens. The site comprises two playing fields, a clubroom/changeroom facility (known as the Gil Langley Building), a play space, community buildings and car park. The playing fields and clubroom/changeroom are currently licenced/leased to Goodwood Baseball Club and Colonel Light Gardens Football Club.

In 2019, Colonel Light Gardens Football Club were successful in receiving a \$500,000 Federal Election Pledge to assist in funding unisex change-rooms at Mortlock Park. In August 2020, Architects were engaged by Council to develop concept plans for an upgraded building that meets the needs of the Clubs and their relevant sports. This concept planning process involved Administration working alongside the Architects and representatives from both Colonel Light Gardens Football Club and Goodwood Baseball Club over a period of 18 months and resulted in two (2) designs being developed. These plans were initially presented to Council at a Designated Informal Gathering in March 2021 and following this a new plan was put forward by the Baseball Club (not designed by the architects).

## INTRODUCTION

Although the proposed Gil Langley Building upgrade and/or extension can be considered independently, Administration believed it would be advantageous to view the site holistically. This entailed exploring additional proposals for upgraded facilities at Mortlock Park, including upgraded lighting, utilisation of community buildings, and the potential upgrade of baseball infrastructure.

To assist in determining the most appropriate way to progress these wide-ranging proposals in a State Heritage listed suburb there was a requirement for an internal working group to be established by Administration. The objective of the internal working group was to coordinate and plan the community consultation and delivery of projects at the site. Administration also engaged a Heritage Consultant to provide advice on the proposals for the site and how they align with existing strategic plans and guiding documents which relate to Mortlock Park. This advice impacted the nature and detail of the proposals presented for statutory community consultation (duration: 21 October 2023 to 19 November 2023).

## ENGAGEMENT OVERVIEW

All proposals linked to the Mortlock Park Project were released for public consultation on the YourSAy platform: Saturday 21 October 2023 and concluded on Sunday 19 November 2023 (4 weeks).

Eight (8) key stakeholders were recruited to form a Mortlock Park Projects Advisory Group (MPPAG). The Group attended an introductory session and then met five (5) times over a five (5) week period (19 Oct - 22 Nov 2023).

The MPPAG membership comprised of:

- Three (3) Colonel Light Gardens community representatives;
- One (1) Colonel Light Gardens Residents Association representative;
- Two (2) Colonel Light Garden school representatives, and;
- Two (2) Mortlock Park sporting representatives.

Three (3) open pop-up information sessions were advertised and held within Colonel Light Gardens:

- Gil Langley building Mortlock Park - 23 November 2023 (6pm - 8pm)
- Former Scout Hall Mortlock Park - 29 October 2023 (10am - 12pm)
- Colonel Light Gardens RSL - 08 November 2023 (5pm - 7pm)

## ENGAGEMENT METHODS

A flyer was sent to all residential addresses of Colonel Light Gardens and those residences within 500 metres of the Mortlock Park boundary (2000 delivered), advertising the formation of an Advisory Group, and inviting people to comment via YourSay (survey) and/or written submissions directly to City of Mitcham Council.

The public consultation was also promoted via Mitcham Council social media channels, a public media release, banners displayed onsite and posters distributed around the perimeter of Mortlock Park.

To support property owners, residents and others to understand the proposals highlighted for Mortlock Park, Administration offered the opportunity to for community talk face-to-face at a series of pop-up information sessions with a Council officer.

Form of feedback	No. of responses
YourSay survey	<ul style="list-style-type: none"> <li>• Total of 626 respondents, including 7 hard copy surveys;</li> <li>• 499 respondents indicate they visit Mortlock Park daily or at least once a week;</li> <li>• 40% of respondents identified as CLG residents;</li> <li>• Full dataset report compiled (all respondents)</li> <li>• Specific dataset report compiled (CLG respondents)</li> </ul>
Emailed and written submissions	20 submissions, including 7 hard copy surveys, key stakeholders: <ul style="list-style-type: none"> <li>• CLG residents</li> <li>• Colonel Light Gardens Residents Association</li> <li>• City of Mitcham</li> </ul>
Pop-up face-to-face sessions	3 separate sessions attended by approximately 115 people, noting that many participants attended, and commented at all 3 sessions)
Mortlock Park Projects Advisory Group	Representative stakeholder forum <ul style="list-style-type: none"> <li>• Eight (8) stakeholders 4 invited, 4 recruited</li> <li>• Examined and assessed all proposals</li> </ul>

Community engagement is a vital aspect of decision-making processes, ensuring that the voices of the community are heard and considered. The accuracy and reliability of the feedback obtained during community engagement initiatives are paramount, as they will shape future policies, projects, and initiatives that directly impact the community. This engagement report explores the significance of the various methods employed in regards to the Mortlock Park Projects and how the accuracy of feedback can depend on the number, diversity of the participants involved and the methodologies utilised.

### **Online Survey**

The Mortlock Park Projects online survey attracted a significant number of responses. Attracting 626 (619 direct and 7 written) respondents ensured a substantial data-set had been achieved. This is a widely accepted method to gather diverse opinions from the community. A well-designed survey ensures representation and helps in drawing some significant conclusions. The accuracy of feedback obtained through this statistically important data set is considered high, and given the survey's ability to reach a broad audience any conclusions based on the dataset are considered to be accurate and repeatable.

### **Mortlock Park Projects Advisory Group**

The Advisory Group, consisting of community, sporting and educational representatives deliberated over an extended period (over a five (5) week period). Two benefits of utilising an Advisory Group to review the proposals are that they add depth and nuance to the feedback process. The accuracy of the data is contingent on the diversity within the group, the acceptance of differing perspectives, and the facilitation of constructive dialogue. The Advisory Group repeatedly yielded valuable insights, the Group proving effective in reflecting the broader community's views.

### **Information sessions**

Information sessions are a dynamic way to engage the community directly. The main purpose of these sessions was to help inform the community and provide them with an opportunity to ask questions and provide ad hoc and anonymous commentary or suggestions. However, when anonymous comments are accepted, the accuracy is severely compromised by the lack of accountability. The repeated presence of the same participants at all three sessions further complicates the evaluation process and will have an impact on the overall reliability of the input.

### **Written submissions**

Written submissions provide a structured platform for community members to express their opinions. The challenge lies in ensuring that the submissions are representative of the diverse community perspectives, avoiding potential biases. There were instances when participants provided a written submission in addition to completing the survey.

### **Conclusion**

In conclusion, the accuracy of community engagement feedback is intricately linked to the methodologies employed. Each method has its strengths and limitations, a comprehensive approach was employed, combining multiple strategies to enhance the reliability of the complete dataset. It is imperative to consider the accuracy and representativeness of the data collected by each method to ensure that the community's voices are accurately presented.



# Reconsidering Random Selection in Community Engagement: A Perspective Aligned with IAP2 Values

In Council, adherence to the IAP2 Values for Public Participation, a benchmark set by Australia's leading body for community and stakeholder engagement, is pivotal. Our Public Consultation Policy embodies these core values, ensuring a comprehensive approach to community involvement. These values emphasise the importance of:

1. Seek out and encourage contributions from people who may be affected by or interested in a decision;
2. Provide relevant, timely and balanced information so people can contribute in a meaningful way;
3. Provide a variety of appropriate and accessible ways for people to have their say and to speak honestly;
4. Actively listen so that people's ideas and input assist in making the final decision;
5. Consider the needs and interests of all people in the decision-making process;
6. Tell the community about the final decision, and how their input was considered, and;
7. Collaborate with peak bodies and other levels of Government to achieve common goals for the City of Mitcham.

The prioritisation of these values, especially the first point about seeking diverse contributions, presents a challenge to the concept of random participant selection in large-scale, emotionally charged projects like the Mortlock Park Projects. The random selection process could potentially overlook key stakeholders or specific community segments crucial to the project's context. Research in community engagement highlights the importance of inclusive and deliberative processes, which often require going beyond random selection to ensure diverse and comprehensive participation.

Furthermore, considering the geographical spread and varied interests of key Colonel Light Gardens' stakeholders, including local community members, sporting club affiliates, and primary school parents, Colonel Light Gardens Residents Association, random selection poses significant limitations. It might not effectively represent the complex web of interests and opinions in the community. This aligns with findings in public participation literature, which suggest that successful community engagement necessitates tailored approaches that resonate with the community's unique fabric.

While random selection has its merits in certain contexts, particularly for identifying and monitoring long-term trends, its application in this case is fraught with challenges:

**Community Preferences:** The Colonel Light Gardens community has expressed a strong desire for comprehensive representation, which random selection might not fulfill.

**Trust and Acceptance:** The legitimacy of data and outcomes from random selection (primarily distrust that random really means random) might be questioned, potentially causing disquiet and affecting future community cooperation.

**Complexity of Issues:** The diverse topics under discussion demand an engagement approach that captures the multifaceted nature of community opinions.

**Resource Intensiveness:** Random selection on a large scale could significantly increase the engagement process's resource demands.

To navigate these challenges, our approach to the Mortlock Park Projects involved an open engagement process, underpinned by strategic steps to ensure meaningful outcomes:

1. **Clear Objectives:** We established explicit goals for the engagement process.

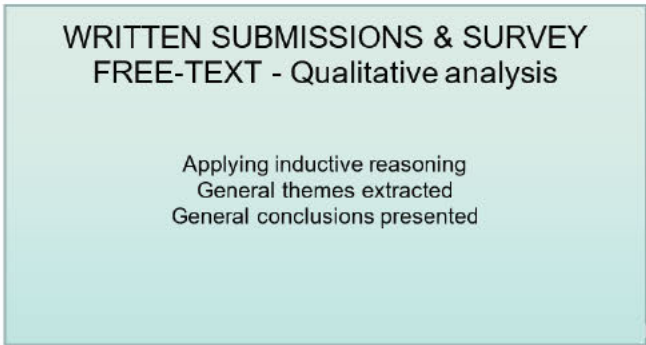
2. Informed Consent: Participants were fully briefed on the engagement's purpose and data use.
3. Diverse Engagement Channels: We employed multiple platforms, ensuring wide-reaching and inclusive engagement.
4. Questionnaire Design: Surveys were crafted to elicit unbiased, comprehensive responses.
5. Data Validation: Robust validation techniques were employed to ensure data reliability.
6. Analysing and Reporting: Findings were analysed with rigorous methods and shared transparently with the community.
7. Accessibility and Inclusivity: Engagement methods were made accessible to all community segments.

By adopting this multifaceted approach, combining quantitative surveys with qualitative inputs from advisory groups and open forums, and including pop-up information sessions, we aimed to balance the community's participatory aspirations with the necessity for robust outcomes. This mixed-method strategy was designed to foster a nuanced and balanced understanding of community perspectives in the Mortlock Park Projects.

# ENGAGEMENT APPROACH (thematic)

The analysis of the engagement data received from Mortlock Park Projects engagement process was interrogated thematically.

A qualitative approach (themes and meaning derived from free text)



This section of the report is dedicated to a review of the data from a QUALITATIVE perspective.

The free text (derived from written submission) and feedback gathered via verbal discussion were subjected to a process of inductive reasoning data analysis and methodology. Inductive reasoning is an approach to making inferences, or reaching conclusions from gathered data. It allows patterns and themes to develop from the information itself rather than looking for preconceived or specific themes within the data (which is known as deductive reasoning). A second thematic analytic process was conducted (following the inductive reasoning) to identify relative support for emergent themes across the full data set.



The engagement data was sifted and chunked (separated into similar threads and ideas), and then taking a broad view of the data we began a search for patterns.

This approach to analysis was utilised to garner conclusions about the participants stated opinions (semantic approach) and to interpret what their statements revealed about their assumptions and/or social context (latent approach).



# EXECUTIVE SUMMARY

## Introduction

This executive summary presents a comprehensive analysis of the survey data, thematic datasets, advisory group deliberations, and community engagement sessions concerning the Mortlock Park proposals. The aim is to offer a succinct overview of community sentiment, key decisions, and potential impacts on urban planning and community life.

## Survey Data Analysis

The survey, with 626 respondents indicated broad community support for various proposals at Mortlock Park. Notably, over 70% support was seen for developments such as the Gil Langley Building renovation, oval lighting, and leases/licenses to local clubs and schools. The greatest opposition was directed at proposals involving fencing and netting, and the Goodwood Baseball Club's lease and license, although this was still a minority viewpoint.

## Themes from Online Survey Full Thematic Dataset

The thematic analysis of free-text commentary, primarily from individuals opposing the proposals, revealed concerns about equitable access to community land, noise, anti-social behaviour, and suggestions for shorter lease and license terms. This negative bias and limited sample size offer a perspective that, while minority, is crucial for understanding the range of community views.

## Mortlock Park Projects Advisory Group (MPPAG) Deliberations

The MPPAG, comprising diverse community representatives, reached several unanimous decisions, including the selection of Gil Langley building Option 2 and support for the demolition of the Guides Hall. The group was split on issues like lease terms and baseball fencing height, reflecting diverse community perspectives.

## Pop-Up Sessions and Community Engagement

Three pop-up sessions held in Colonel Light Gardens provided direct community engagement opportunities. These sessions highlighted themes such as equitable land access and concerns over licensed hours, especially for the Goodwood Baseball Club. The sessions also revealed intense emotions within the community, impacting the future delivery of such engagements.

## Written and Emailed Submissions Analysis

The thematic analysis of written communications echoed similar themes to those found in other data sets, with a strong emphasis on equitable access to Mortlock Park and balancing community needs with organised sports interests. Concerns about safety, environmental sustainability, and governance transparency were prominent.

## Conclusion

The comprehensive analysis of survey data, advisory group findings, and community engagement activities reveals a community deeply invested in the future of Mortlock Park. While there is significant support for many of the proposed changes, notable concerns being equitable access. These findings offer critical insights for future urban planning and community engagement efforts in Colonel Light Gardens.

# SURVEY DATA (quantitative and qualitative)

## Online Survey full Data-set (All respondents) - APPENDIX 01

The collated data (full data set) indicates overall community support for the proposals presented for Mortlock Park. With 626 respondents we are confident the following results would be returned if the consultation was to be repeated.

There is significant support (**over 70%**) for:

- Gil Langley Building 84% (Option 2 - 78% and associated demolition of the Guides Hall - 94%);
- Oval lighting 88% (Option 02 - 18 metre poles - 80%);
- Fencing and netting;
- Granting of a 10 yr lease and license to the Colonel Light Gardens Football Club;
- Granting of a 10 yr lease to Goodwood Baseball Club;
- Granting of a 10 yr license to St Therese School and Colonel Light Gardens Primary School;
- Demolition of the Guides Hall, and;
- Development of the former Scout Hall for the community.

There is strong support (**over 65%**) for:

- Granting of a 10 yr license for the Colonel Light Gardens Football Club;

A minority of respondents oppose or strongly oppose the proposals set out for Mortlock Park. This position ranges from 1.6% of the full data-set to a more significant 26.4% across all proposals.

**NOTE:** Neutral responses have been removed.

The proposals with the greatest opposition (although still very much in the minority) are:

- |                             |                         |
|-----------------------------|-------------------------|
| • Fencing and netting       | (FOR 75% - AGAINST 20%) |
| • Goodwood Baseball Lease   | (FOR 72% - AGAINST 21%) |
| • Goodwood Baseball License | (FOR 68% - AGAINST 27%) |
| • Guides Hall demolition    | (FOR 71% - AGAINST 16%) |

## SURVEY DATA OVERVIEW (qualitative)

Online Survey full Data-set (All respondents) Figures adjusted to the nearest whole number - includes hard copy survey data

Proposal	Participation		Support for Proposal			Proposal Options			Demolition Guides Hall	
	%	num	For	Against	Neutral	Option 01	Option 02	Neither	Yes	No
Gil Langley building options	82%	515	84%	11%	5%	11%	78%	11%	94%	6%
	%	num	For	Against	Neutral	18 metre	15 metre	Neither		
Oval Lighting	80%	502	88%	8%	4%	80%	15%	5%		
	%	num	For	Against	Neutral					
Fencing and netting	66%	416	75%	20%	5%					
	%	num	For	Against	Neutral					
Goodwood Baseball lease	80%	501	72%	21%	7%					
CLG Football Club lease			83%	8%	9%					
	%	num	For	Against	Neutral					
Goodwood Baseball licence	80%	501	68%	27%	5%					
CLG Football Club licence			80%	10%	10%					
CLG Primary School			94%	2%	4%					
St Therese School			92%	2%	6%					
	%	num	For	Against	Neutral					
Guides Hall - Demolition	50%	310	71%	16%	13%					
Former Scout Hall - Community Hire			76%	9%	15%					

## On-line Survey Extracted Dataset (CLG respondents) - APPENDIX 02

The collated data indicates overall community support for the proposals presented for Mortlock Park.

There is significant support (**over 70%**) for:

- Gil Langley Building 71% (Option 2 - 65% and associated demolition of the Guides Hall - 93%);
- Oval lighting 76% (Option 2 - 18 metre pole 66%);
- Granting of a 10 yr lease to the Colonel Light Gardens Football Club;
- Granting of a 10 yr license to St Therese School and Colonel Light Gardens Primary School, and;
- Development of the former Scout Hall for the community.

There is strong support (**over 65%**) for:

- Granting of a 10 yr license to Colonel Light Gardens Football Club, and;
- Demolition of the Guides Hall.

There is general support (**over 55%**) for:

- Fencing and netting, and;
- Granting of a 10 yr lease to Goodwood Baseball Club.

There is support (**over 50%**) for:

- Granting of a 10 yr license to Goodwood Baseball Club.

In any consultation process, participants residing within the catchment area of a development often hold stronger views compared to the general community. This heightened intensity is attributed to their direct proximity and immediate connection to the proposed changes, as they anticipate a more direct impact on their daily lives and surroundings.

Taking this into consideration we correctly anticipated a greater percentage of negative participant feedback on the proposals in question. This position ranges from 1% of the full data-set to a highly significant 45%.

**NOTE:** Neutral responses have been removed.

The proposals with the greatest opposition (although still a minority in many cases) are:

- |                                |                         |
|--------------------------------|-------------------------|
| • Gil Langley building options | (FOR 71% - AGAINST 20%) |
| • Fencing and netting          | (FOR 57% - AGAINST 35%) |
| • Goodwood Baseball Lease      | (FOR 57% - AGAINST 36%) |
| • Goodwood Baseball License    | (FOR 51% - AGAINST 45%) |
| • CLG Football Club License    | (FOR 67% - AGAINST 16%) |
| • Guides Hall demolition       | (FOR 65% - AGAINST 17%) |

# SURVEY DATA OVERVIEW(qualitative)

Online Survey extracted Data-set (CLG respondents) Figures adjusted to the nearest whole number - includes hard copy survey data

Proposal	Participation		Support for Proposal			Proposal Options			Demolition Guides Hall	
	%	num	For	Against	Neutral	Option 01	Option 02	Neither	Yes	No
Gil Langley building options	82%	212	71%	20%	9%	14%	65%	21%	93%	7%
	%	num	For	Against	Neutral	18 metre	15 metre	Neither		
Oval Lighting	82%	212	76%	15%	9%	65%	24%	11%		
	%	num	For	Against	Neutral					
Fencing and netting	79%	204	57%	35%	8%					
	%	num	For	Against	Neutral					
Goodwood Baseball lease	90%	232	57%	36%	7%					
CLG Football Club lease			72%	14%	14%					
	%	num	For	Against	Neutral					
Goodwood Baseball licence	90%	232	51%	45%	4%					
CLG Football Club licence			67%	16%	17%					
CLG Primary School			97%	0%	3%					
St Therese School			95%	1%	4%					
	%	num	For	Against	Neutral					
Guides Hall - Demolition	58%	149	65%	17%	18%					
Former Scout Hall - Community Hire			74%	11%	15%					



## **On-line Survey Full Thematic Dataset (all respondents) - APPENDIX 03**

It is important to note that the free-text commentary data collected in the Mortlock Park Projects survey and analysed here, was ONLY collected from individuals who "Strongly Opposed" a particular proposal. It's important to recognise that the following analysis is, in the most part a minority view, and centred around a polarised and non-representative position. There are two key characteristics of this data:

1. **Limited Sample Size:** The data is derived from a very small subset of participants, and therefore, may not accurately reflect the opinions of the majority.
2. **Negative Bias:** Given that the comments are collected from those who strongly opposed the proposal, the nature of the data tends to be negative.

There is strong community sentiment highlighting:

- Equitable access to community land;
- Issues concerning noise or anti-social behaviour;
- Reduction of lease terms to between (2) two or (5) five years, and;
- Reduction of license terms to between (2) two or (5) five years;

It's important to understand that the reasoning behind the collection and analysis of data that is highly polarised (negative feedback). Understanding why respondents may be strongly opposed to a proposal in community engagement is crucial for several reasons:

- Knowing the reasons behind opposition allows decision-makers to make more informed choices. It ensures that decisions are based on a comprehensive understanding of the concerns and viewpoints within the community.
- Identifying strong opposition helps in addressing specific concerns and objections.
- Failure to understand strong opposition may lead to unintended consequences. Ignoring or dismissing objections without proper consideration can result in resistance, conflict, or negative outcomes for both the community and the proposal itself.
- Community engagement is not just about pushing forward proposals but also fostering a sense of social cohesion. Understanding opposition allows for the creation of solutions that better align with the values and priorities of the community, promoting unity rather than division.

In summary, understanding why respondents may be strongly opposed to a proposal is a fundamental aspect of effective community engagement. It promotes inclusive decision-making, builds trust, and ensures that proposals align with the needs and values of the community.

While consultation data may result in modifications or additions to a proposal, the information gathered from the qualitative analysis process in this section should be regarded as an indication of what key issues this group see as a block to the project moving forward.

### **Thematic Review of Master Plan Commentary**

**Amenity Improvements (23 mentions):** Requests for improvements to existing park infrastructure.

**New Developments (35 mentions):** Ideas for new initiatives or land usage not currently considered in the existing Master Plan. Ideas such as: netball courts, more public art and a kiss and drop off point rather than additional parking

**Cultural and Educational Considerations (8 mentions):** Ideas on how to symbolise and explain the significance of Mortlock Park to the City of Mitcham.

**Preservation and Natural Heritage (10 mentions):** Discussions around the heritage preservation of Mortlock Park and the requirement for any development to align with legislative requirements.

**Aesthetic and Comfort Factors (6 mentions):** Insights on how aesthetic considerations should be prioritised, with more tree and hedge plantings and the inclusion of a perimeter path and seating



## MORTLOCK PARK PROJECTS ADVISORY GROUP - APPENDIX 04

The Mortlock Park Projects Advisory Group (MPPAG) formed deliberative forum coordinated by Administration that included selected community members to provide information, advice and views to Council concerning the specific proposals under consultation, to enhance decision making, and improve the reach and depth of engagement between council and the community.

The membership of the MMPAG comprised of:

- Three (3) Colonel Light Gardens community representatives;
- One (1) Colonel Light Gardens Residents Association representative;
- Two (2) Colonel Light Garden school representatives, and;
- Two (2) Mortlock Park sporting representatives.

It was important for all community members to be unaffiliated with any sporting club at Mortlock Park or the CLG Residents Association to maintain impartiality and be representative of their community.

Trust, transparency and honesty from all parties was a key component to achieving as successful outcome. That outcome was to gather thoughts and recommendations from the Group and present them (with any reservations individuals may hold) to Council in the form of this report, an accompanying PowerPoint Presentation and meeting minutes.

Guest speakers and staff representatives were made available to the Advisory Group before discussion and deliberation on each proposal. Key findings from the MMPAG are as follows, subject to Heritage considerations:

1. **Gil Langley Building:** Option 2 selected (**unanimous**);
2. **Lights** Option 02 selected - 18 metre poles (split vote 7 to 1 but unanimous with Heritage Impact Report endorsement)
3. **Fencing:**
  - a. Backstop fencing should be the hybrid option - 10 metres if required from a safety perspective and Heritage Impact Report endorsement (**unanimous**);
  - b. Eastern section of the fence should be at 2.4 metres with the hedge maintained providing screening, and (**split vote**);
  - c. Home run fence should be somewhere between 1.5m and 2.4m (**split vote**).
4. **Schools Licenses:**
  - a. **CLG Primary School**
    - i. Advice: to grant a 10 year license (**unanimous**)
    - ii. Advice: hours proposed supported (**unanimous**)
  - b. **St Therese School**
    - i. Advice: to grant a 10 year license (**unanimous**)
    - ii. Advice: hours proposed supported (**unanimous**)
5. **CLG Football Club License**
  - a. Agree to grant a 10 year license - hours (**unanimous**)
  - b. Agree to grant a 10 year license - term (**split vote**)
    - i. Five (5) support a 10 year term
    - ii. Three (3) support a shorter term: 5 - 7 years

6. **Gil Langely Leases:** CLG Football Club and Goodwood Baseball Club Leases to be granted **(unanimous)**
  - a. Five (5) of the Group opted for a 10 year lease, and;
  - b. Three (3) of the Group opted for between a 5 and 7 year lease.
7. **Goodwood Baseball Club License**
  - a. Club proposed a weekend adjustment of hours (**agreed unanimously** as there is overall increase in hours);
  - b. General weekend hours (**split vote**):
    - i. **Four (4)** of the Group agree hours are acceptable;
    - ii. **Four (4)** of the Group agree hours should be reduced.
  - c. Additional hours proposed (Monday and Wednesday) (**split vote**):
    - i. **Four (4)** of the Group agree hours are acceptable;
    - ii. **Four (4)** of the Group disagree and hours should be reduced.
  - d. Existing hours - Status Quo (**split vote**):
    - i. **Six (6)** of the Group agree hours to be reasonable.
    - ii. **Two (2)** of the Group disagree and propose hours should be reduced.
8. **Goodwood Baseball Club Grassed Areas:** Consideration of the amount of space allocated to the club (**split vote**)
  - a. **Six (6)** of the Group agree the North West Grassed area should be given over to community where possible and be reflected within licenses hours;
  - b. **Two (2)** disagree and propose half of Mortlock Park be utilised by organised sport at any one time.
9. **Guides Hall:** Support of Guides Hall - demolition and removal (**unanimous**);
10. **Former Scout Hall:** Support for the development of Community Hall (**unanimous**);
  - a. 1 weekday evening and 1 day per weekend should be left license-free for casual hire;
  - b. No disruptive groups should use the facility late at night, no alcohol and a curfew time, and;
  - c. The Scout Hall should be for community and/or Not-For-Profit groups.

It is important to acknowledge and thank the Advisory Group members for donating their time and demonstrating real commitment to the Mortlock Park Project. They, as a Group, examined every aspect of the proposals set before them and gently and astutely questioned the guest speakers and subject matter experts.

Even though having very different perspectives to others within the Group they discussed and questioned everything politely, courteously and without causing offence.

The Groups' advice quite closely corresponded with that from the extracted (CLG only) Online survey as you would expect, but with clearly defined direction and/or alternatives to consider too.

There was clear support for:

- The refurbishment of the Gil Langley building (Option 02);
- Lighting replacement (Option 02)
- Licenses for both schools
- Demolition of the Guides Hall - request Guides are relocated nearby (potentially the Former Scout Hall);



These outcomes quite closely follow community sentiment within Colonel Light Gardens where mentions of equitable use of Mortlock Park during the summer months were noted.

- Development of the Former Scout Hall;
- leasing of the Gil Langley building - subject to term length

The Advisory Group were split on subjects relating to the Goodwood Baseball Club, specifically:

- License hours;
- Baseball fencing height, and;
- Amount of reserve required for Baseball overall.

## **POP-UP SESSIONS - APPENDIX 05**

A total of three (3) pop-up information sessions were held within Colonel Light Gardens during the consultation period.

The main purpose of the pop-up sessions was to allow the local community to ask questions and become familiar with the various proposals under discussion. There was an element of community consultation attached to this process in the form of capturing community sentiment through anonymous Post-It notes. However offering the local community an opportunity to query each proposal with a member of staff was the principle approach.

It should also be noted that emotions within the community were running high and in some, albeit in the minority, instances residents exhibited intimidating and/or threatening behaviour aimed primarily at staff. As a direct consequence of this situation we have introduced fundamental changes on how pop-up sessions are to be run in the future.

Information sessions, such as this, are a dynamic way to engage the community directly. However, it must be noted that when anonymous comments are accepted, the accuracy of any trends and outcomes may be severely compromised by the lack of accountability. The repeated presence, and participation, of the same cohort of residents attending all three sessions further complicates the evaluation process and will potentially polarise the data and bring into question the overall reliability of the input.

Notwithstanding this issue, the themes that emerged were somewhat in line with the outcomes of the thematic analysis of the on-line survey. The data collated during the pop-up sessions expressed the following themes and propositions:

- Equitable access to community land;
- Consideration of returning the North-West section to the community;
- 5 year leases and licenses or less, and;
- A reduction/reassessment of licensed hours - primarily Goodwood Baseball Club;

## **WRITTEN AND EMAILED SUBMISSIONS - APPENDIX 06**

A total of seven (7) hard copy survey submissions (covered in the online survey analysis), a petition and 13 email submissions were received during the consultation period.

### **Introduction**

This thematic analysis examines a series of letters and proposals related to the use and management of Mortlock Park, Colonel Light Gardens. The analysis identifies recurring themes that reflect the community's concerns, priorities, and aspirations, offering insights into the complex dynamics of urban planning, community engagement, and public space utilisation.

### **Equitable Access and Public Space Management**

A dominant theme is the equitable access to Mortlock Park, with residents expressing concerns over the park being disproportionately allocated to the Goodwood Baseball Club. The historical intent of the Mortlock family's donation is cited frequently, emphasising the park's purpose as a communal recreational area. Residents argue for a fair share in accessing the park, reflecting broader issues of public space allocation and community rights.

### **Community Needs vs. Organised Interests**

Another prominent theme is the contrast between community needs and organised sports interests. Residents advocate for the park to cater to a broader range of activities, balancing passive and active recreational needs. The preference for inclusive, family-friendly activities over exclusive sports events indicates a desire for a diverse use of public spaces.

### **Quality of Life and Well-being**

The correspondence highlights the park's impact on residents' quality of life. Limited access is seen as diminishing the quality of life, with families and individuals expressing frustration over being unable to use the park according to their schedules. The park is valued not just as a recreational space but as a key component of community well-being and social cohesion.

### **Proposals for Change**

Several letters propose specific changes, such as revising the allocation of park space and enhancing amenities. These proposals are often grounded in the Mortlock Park Concept Master Plan, advocating for a strategic approach that considers long-term planning and flexibility to adapt to changing community needs.

### **Safety, Privacy, and Environmental Concerns**

Safety issues, particularly regarding children and the potential risks from sporting activities (errant baseballs), are frequently mentioned. There are also concerns about environmental sustainability and the need to preserve the park's natural beauty and heritage. Residents advocate for practices that ensure the safety and privacy of park users while promoting environmental conservation.

### **Governance, Transparency, and Accountability**

The analysis reveals a significant level of distrust and disillusionment with local governance. Residents demand transparency, especially regarding financial aspects and lease agreements. There's a perceived lack of accountability and responsiveness from Council, with calls for governance that aligns more closely with community interests.

### **Conclusion**

The thematic analysis of the correspondences related to Mortlock Park reflects a community deeply invested in the management and utilisation of their public space. The themes highlight a collective desire for equitable access, preservation of community values, and responsible governance. The residents' voices resonate with a sense of urgency and a strong commitment to ensuring that Mortlock Park remains a versatile, inclusive, and cherished part of their community.

**City of Mitcham**

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# Have Your Say on Mortlock Park Projects Survey

## City of Mitcham online survey - quantitative review

Free text responses removed and presented within the Mortlock Park Projects qualitative report

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SURVEY RESPONSE REPORT  
21 October to 19 November 2023  
PROJECT NAME:  
Mortlock Park Projects - All results



# SURVEY EXECUTIVE SUMMARY



## Executive Summary

A comprehensive engagement process was initiated across the City of Mitcham to gather the community's views on proposals for Mortlock Park. The full quantitative findings are detailed in this engagement report, which specifically presents insights from the aggregate dataset, constituting 619 respondents to the YourSAy survey and 7 hard copy submissions (Oct 21, 2023 - Nov 19, 2023).

In assessing the demographic landscape of the City of Mitcham, it is crucial to consider the significance of the survey results. With an estimated population of 68,300 distributed across 33 suburbs, the city's diversity and complexity necessitate accurate and representative data for informed decision-making.

It is important to strike a balance between obtaining sufficient data for meaningful analysis and minimising the potential for misleading or biased results. A high engagement response helps mitigate the risk of drawing conclusions from small data sets and ensures that the findings accurately reflect the opinions and characteristics of the broader population.

The Mortlock Park survey, upon which this report is based, with 626 respondents, represents an active and civic minded community, this is not surprising as Mortlock Park is well regarded by many within the community. This, not insubstantial, response and feedback not only enhances the robustness of the engagement process but also provides a more comprehensive understanding of the community's perspectives and demographics. Larger response rates can enhance the precision of the results, although, it's essential to recognize that achieving a balance is crucial. An excessively large response rate may lead to unnecessary resource allocation and increased costs without proportional gains in accuracy. At 626 respondents the dataset offers a reliable snapshot of the City of Mitcham's characteristics and preferences. Demonstrating a commitment to thorough data collection and analysis can only serve as a foundation for an effective decision making process in step with the insights expressed by the wider community.

This data set has propagated two further reports, one report addresses free-text and written submissions, the extracted data being subject to a qualitative analysis process. While time-consuming and subjective, qualitative data analysis, when combined with quantitative methods, provide for comprehensive understanding and enhanced decisions making. A second, additional, report will review insights from a data subset, namely being responses from residents who reside within the Colonel Light Gardens suburb.

The survey covered five (5) sections (Gil Langley building options, oval lighting options, fencing and netting, leases and licences and Guides Hall and former Scout Hall), affording respondents the flexibility to selectively engage with proposals of particular interest. This approach addressed historical concerns about survey length and enables efficient navigation based on participant preferences.

## Survey Highlights

The data revealed that:

- At 626 respondents the dataset elicits a smaller margin of error in qualitative analysis. This means that the aggregated values are more likely to closely represent the population insights and alignment.
- 80% of respondents visit Mortlock Park at least once a week
- 52% of CLG respondents attend Mortlock Park for the purposes of active recreation and social engagement
- 48% of CLG respondents attend Mortlock Park for the purpose of organised sport
- There is strong support for all proposals at Mortlock park (as an indicator that is greater than 70%)

Refer to the following page for a concise overview of the Colonel Light Garden community support for each proposal.

Data overview - includes the 7 hard copy surveys

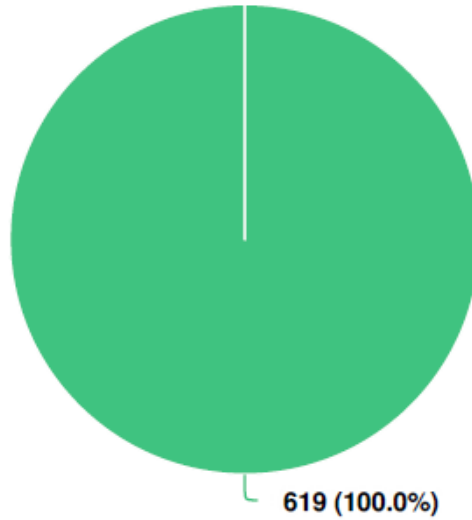
Proposal	Participation		Support for Proposal			Proposal Options			Demolition Guides Hall	
	%	num	For	Against	Neutral	Option 01	Option 02	Neither	Yes	No
Gil Langley building options	82%	515	84%	11%	5%	11%	78%	11%	94%	6%
	%	num	For	Against	Neutral	18 metre	15 metre	Neither		
Oval Lighting	80%	502	88%	8%	4%	80%	15%	5%		
	%	num	For	Against	Neutral					
Fencing and netting	66%	416	75%	20%	5%					
	%	num	For	Against	Neutral					
Goodwood Baseball lease	80%	501	72%	21%	7%					
CLG Football Club lease			83%	8%	9%					
	%	num	For	Against	Neutral					
Goodwood Baseball licence	80%	501	68%	27%	5%					
CLG Football Club licence			80%	10%	10%					
CLG Primary School			94%	2%	4%					
St Therese School			92%	2%	6%					
	%	num	For	Against	Neutral					
Guides Hall - Demolition	50%	310	71%	16%	13%					
Former Scout Hall - Community Hire			76%	9%	15%					

The data is presented with a high confidence rate.

# ONLINE SURVEY QUESTIONS



**Q1** Thank you for taking the time to provide your feedback on Mortlock Park Projects. For the completion of the survey, each sub...

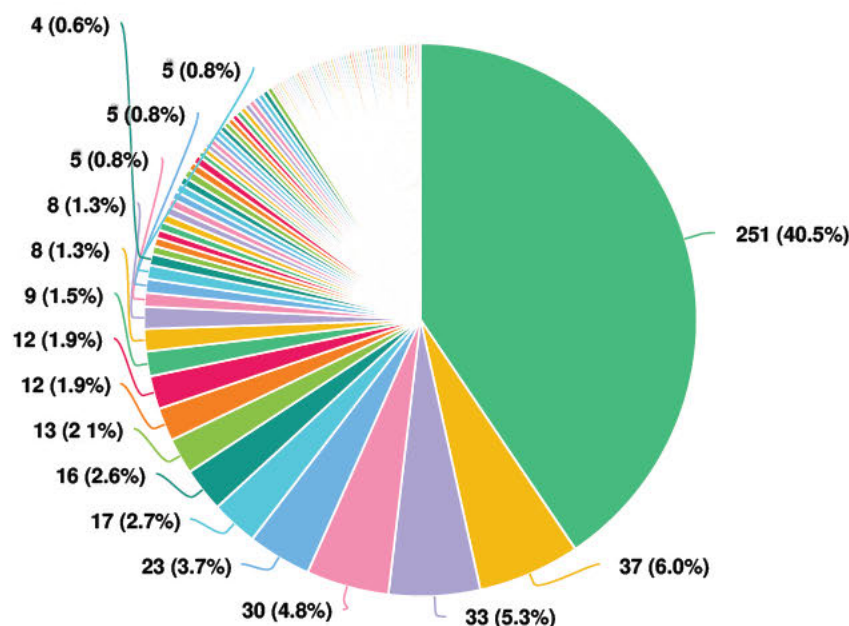


**Question options**

● Yes, I acknowledge

*Mandatory Question (619 response(s) YourSAy data only) Question type: Radio Button Question*

## Q2 Suburb



### Question options

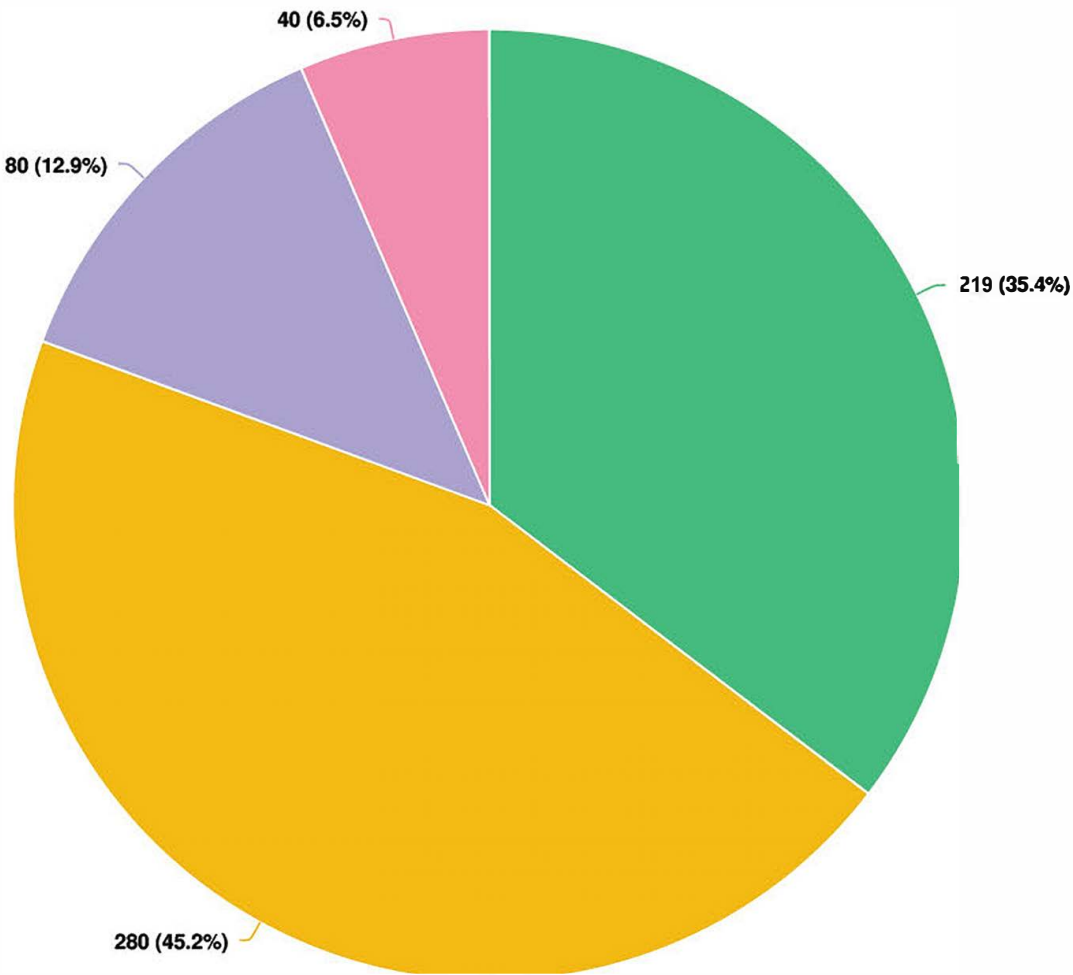
- COLONEL LIGHT GARDENS, SA    DAW PARK, SA    LOWER MITCHAM, SA    PANORAMA, SA
- CLAPHAM, SA    MELROSE PARK, SA    ST MARYS, SA    WESTBOURNE PARK, SA
- TORRENS PARK, SA    CLARENCE GARDENS, SA    CUMBERLAND PARK, SA    PASADENA, SA
- BELAIR, SA    HAWTHORN, SA    HAPPY VALLEY, SA    MITCHAM, SA    MORPHETT VALE, SA
- HALLETT COVE, SA    NORTH ADELAIDE, SA    EDWARDSTOWN, SA    MILLSWOOD, SA
- ABERFOYLE PARK, SA    BEDFORD PARK, SA    WEST BEACH, SA    GLENALTA, SA    BLACKWOOD, SA
- TROTT PARK, SA    REYNELLA EAST, SA    CRAIGBURN FARM, SA    SEAFORD MEADOWS, SA
- EDEN HILLS, SA    MITCHELL PARK, SA    GREENHILL, SA    COROMANDEL VALLEY, SA
- FULLARTON, SA    NETHERBY, SA    WOODCROFT, SA    SEACLIFF PARK, SA    TORRENSVILLE, SA
- NOARLUNGA DOWNS, SA    SEAVIEW DOWNS, SA    REYNELLA, SA    ASCOT PARK, SA
- GOODWOOD, SA    SOUTH PLYMPTON, SA    CLARENCE PARK, SA    KINGSWOOD, SA
- GLENGOWRIE, SA    COLLEGE PARK, SA    FITZROY, SA    ERINDALE, SA    PLYMPTON PARK, SA
- BLACK FOREST, SA    ELIZABETH NORTH, SA    BRIGHTON, SA    GLEN OSMOND, SA
- WOODVILLE WEST, SA    HOVE, SA    WATTLE PARK, SA    FORESTVILLE, SA    LARGS NORTH, SA
- DEVON PARK, SA    KURRALTA PARK, SA    CAREY GULLY, SA    OAKLANDS PARK, SA    MYLOR, SA
- NAIRNE, SA    ELIZABETH PARK, SA    SHEIDOW PARK, SA    BEAUMONT, SA
- NORTH ADELAIDE MELBOURNE ST, SA    HILLCREST, SA    PENNINGTON, SA    WARRADALE, SA
- GLENELG EAST, SA    HILLBANK, SA    NORTHGATE, SA    GLENELG NORTH, SA    ST PETERS, SA
- CLOVELLY PARK, SA    EVERARD PARK, SA    BEULAH PARK, SA    FLAGSTAFF HILL, SA

▲ 1/2 ▼

Mandatory Question (619 response(s))

Question type: Region Question

**Q3** How often do you visit Mortlock Park?

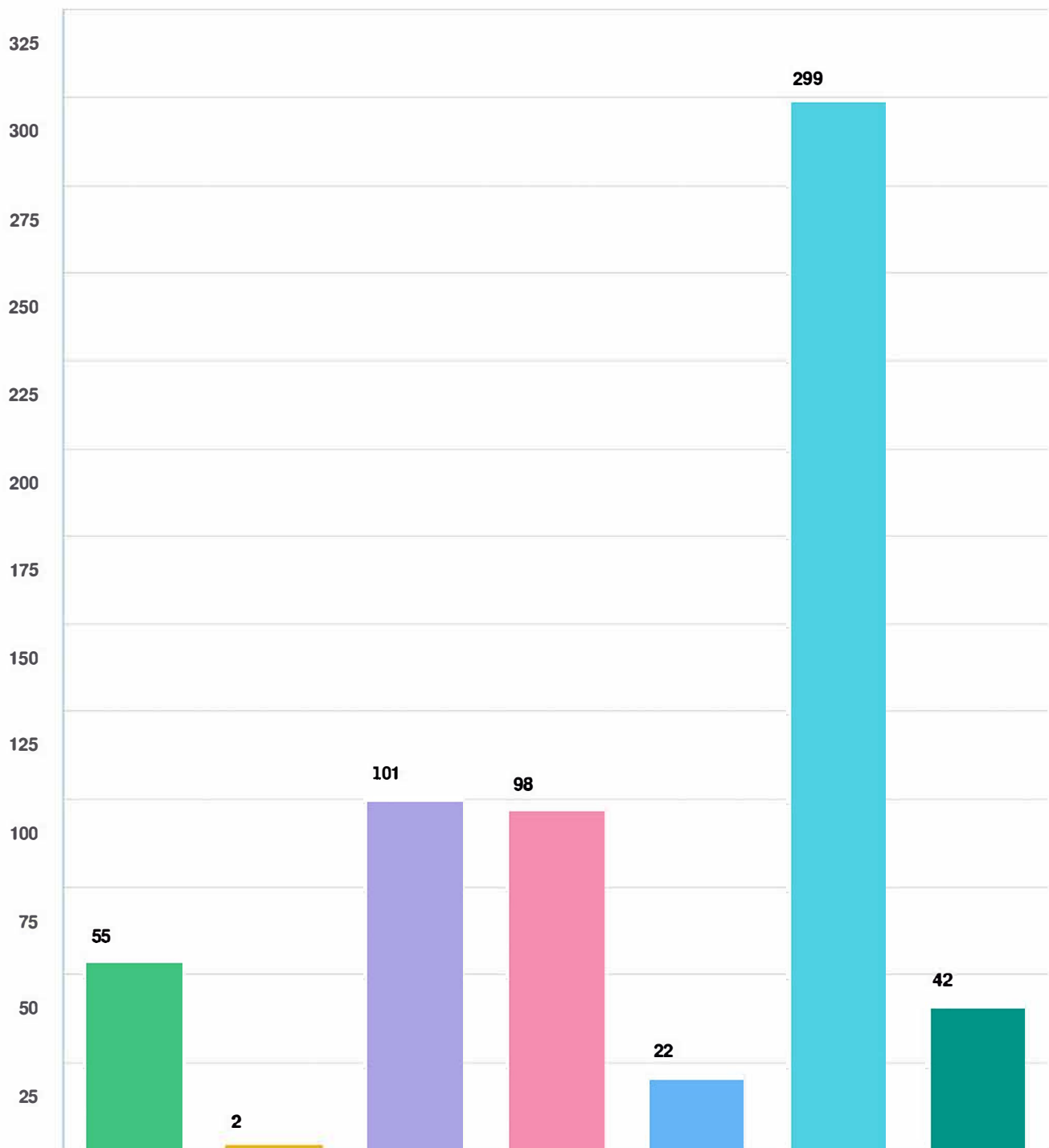


**Question options**

Dally Weekly Occasionally Other (please specify)

Mandatory Question (619 response(s))  
Question type: Radio Button Question

#### Q4 What is your primary reason for visiting Mortlock Park?



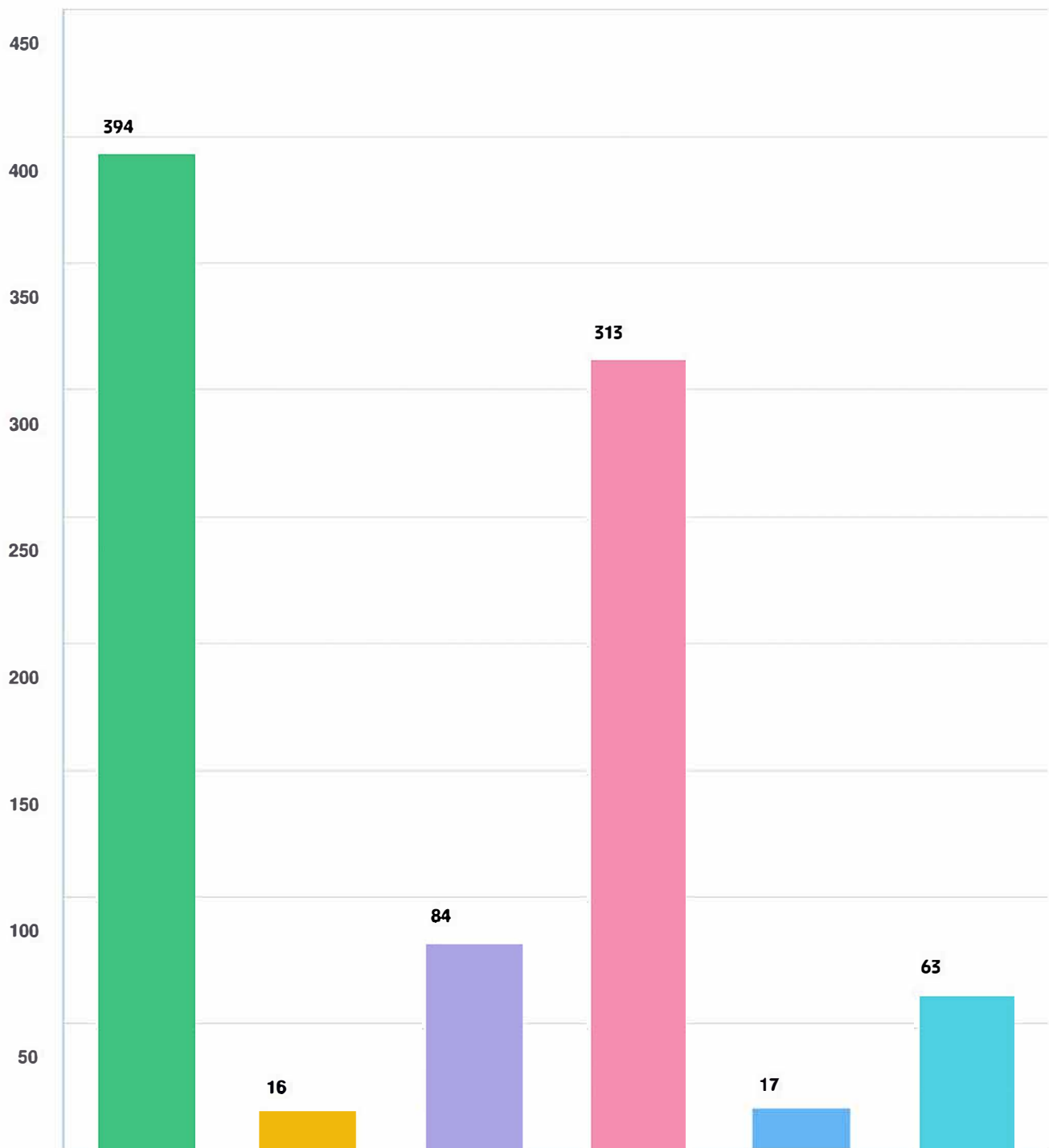
##### Question options

- Playgrounds
 ● BBQ and picnic facilities
 ● Active Recreation e.g. walking, running
 ● Dog Walking
- Use of Guides Hall or Former Scout Hall
 ● Participation in Organised Sport
 ● Other (please specify)

Mandatory Question (619 response(s))

Question type: Checkbox Question

**Q5 What is your connection with Mortlock Park (Select all that apply)**



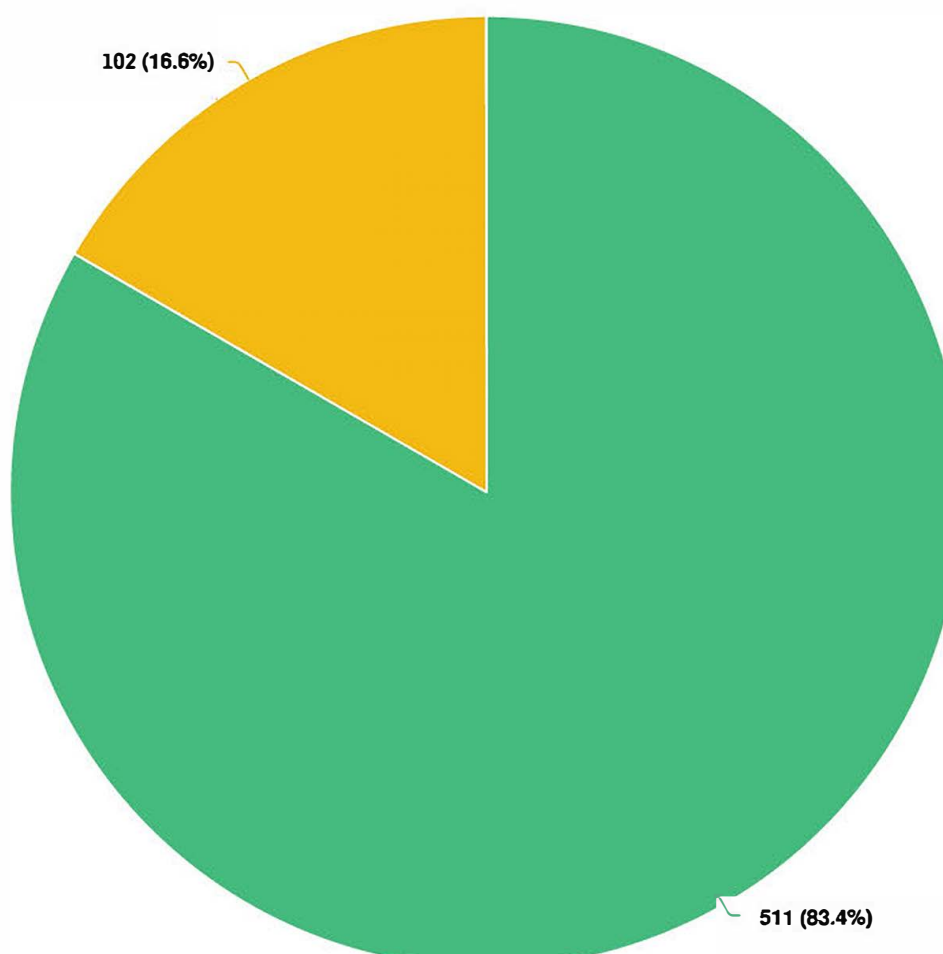
**Question options**

- I am a nearby resident
- I live in the Mitcham Hills Area
- I live in the Mitcham Plains Area
- I am involved in organised sport at Mortlock Park
- I am involved with the CLG Guides Group
- Other (please specify)

*Mandatory Question (619 response(s))*

*Question type: Checkbox Question*

**Q6** Would you like to provide feedback on Building Upgrades?



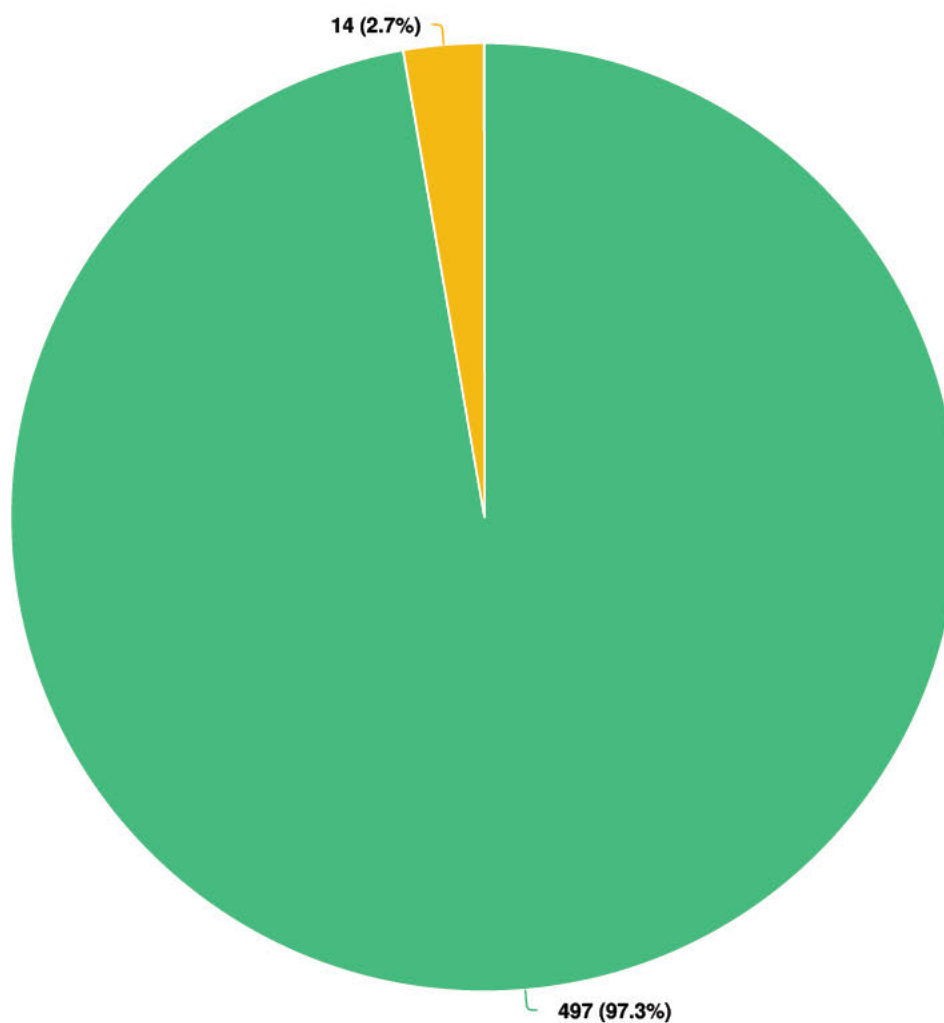
**Question options**

☒ Yes ☐ No

*Optional question (613 response(s), 6 skipped)*

*Question type: Radio Button Question*

**Q7** Have you taken the time to review both designs



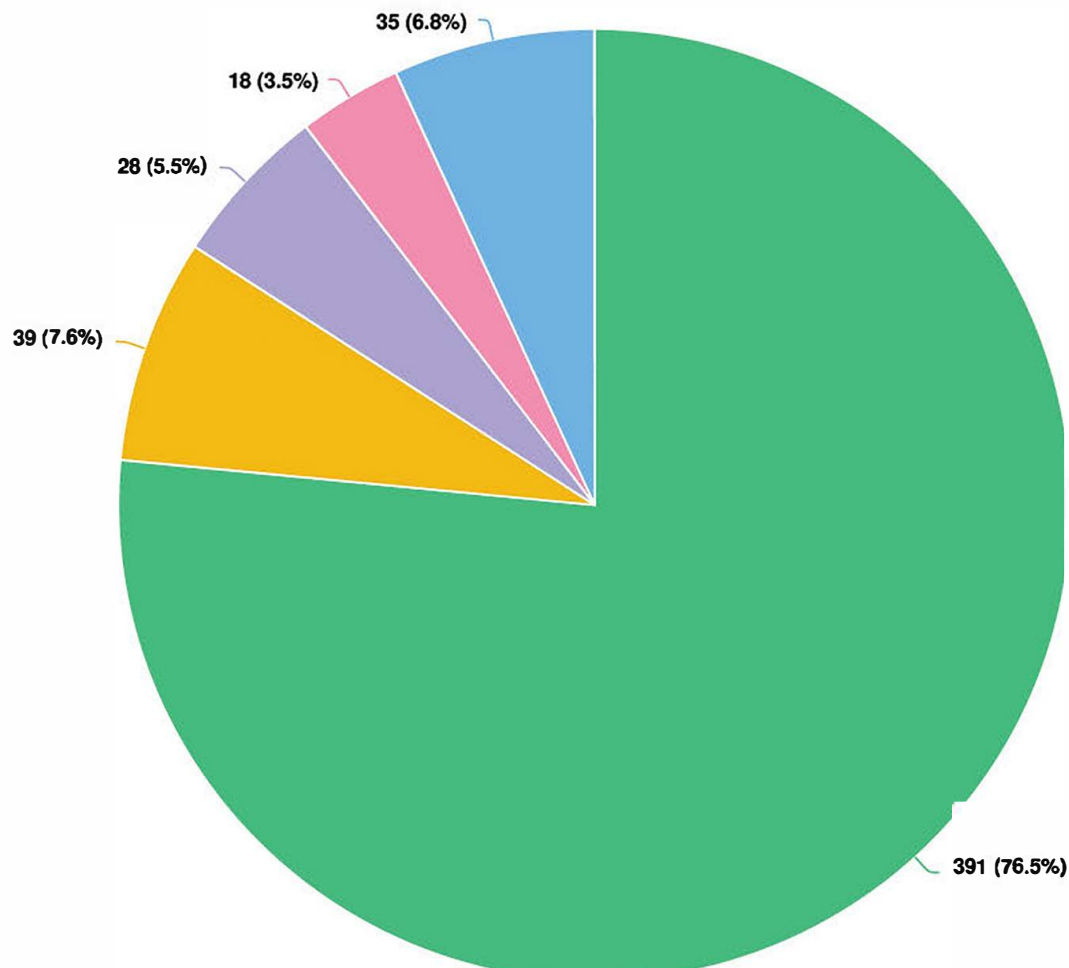
**Question options**

☒ Yes ☐ No

*Mandatory Question (511 response(s))*

*Question type: Radio Button Question*

**Q8 | Please indicate your level of support for proposed upgrades to the Gil Langley Building and Batting Tunnels**



**Question options**

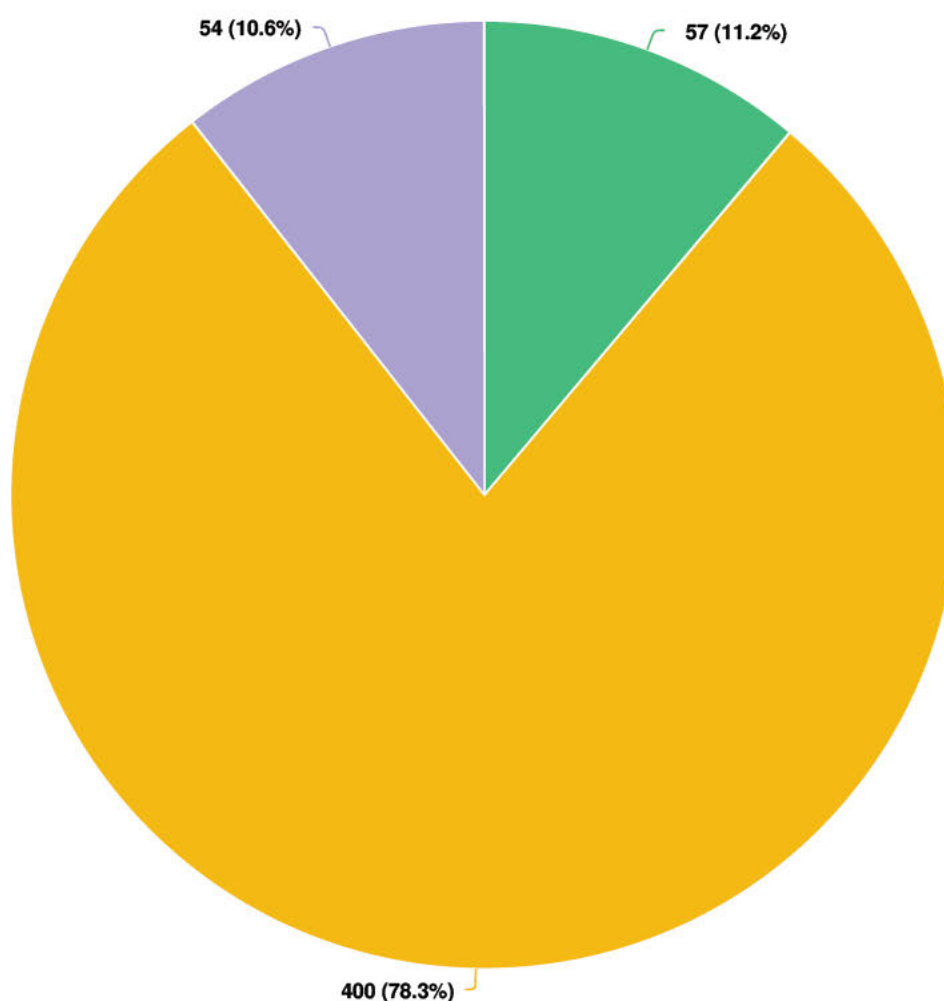
Strongly Support Support Neutral Opposed Strongly Opposed

Mandatory Question (511 response(s))

Question type: Radio Button Question



## Q9 Which of the two proposed building designs do you prefer?



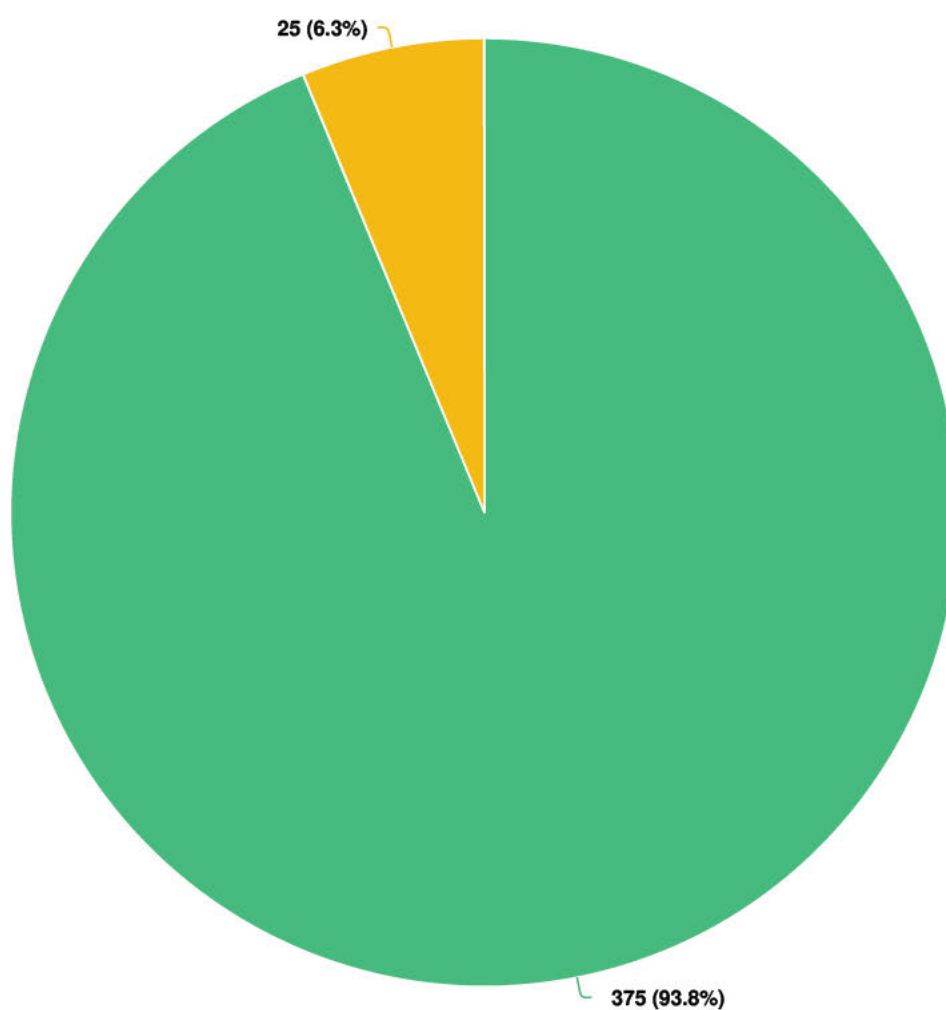
### Question options

- Option 1 - Refurbishment of the existing building, a new storage shed, balcony extension and realignment of the batting tunnels
- Option 2 - Everything from option 1 and an additional two change rooms.
- Neither (please specify)

Mandatory Question (511 response(s))

Question type: Radio Button Question

**Q10** | Given the requirement not to increase building footprint across Mortlock Park as a whole, do you support the proposed demolition of the existing Guides Hall and develop it as community space?



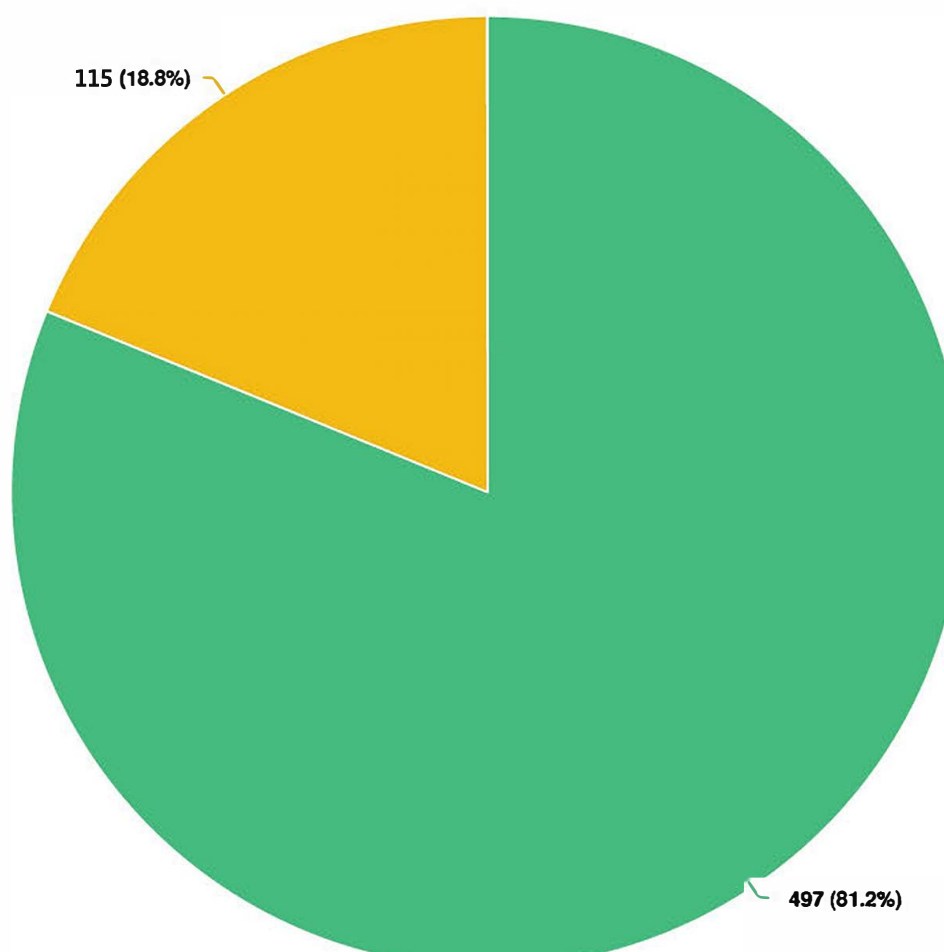
**Question options**

☒ Yes ☐ No

Mandatory Question (400 response(s))

Question type: Radio Button Question

### Q11 Would you like to provide feedback on Oval Lighting?



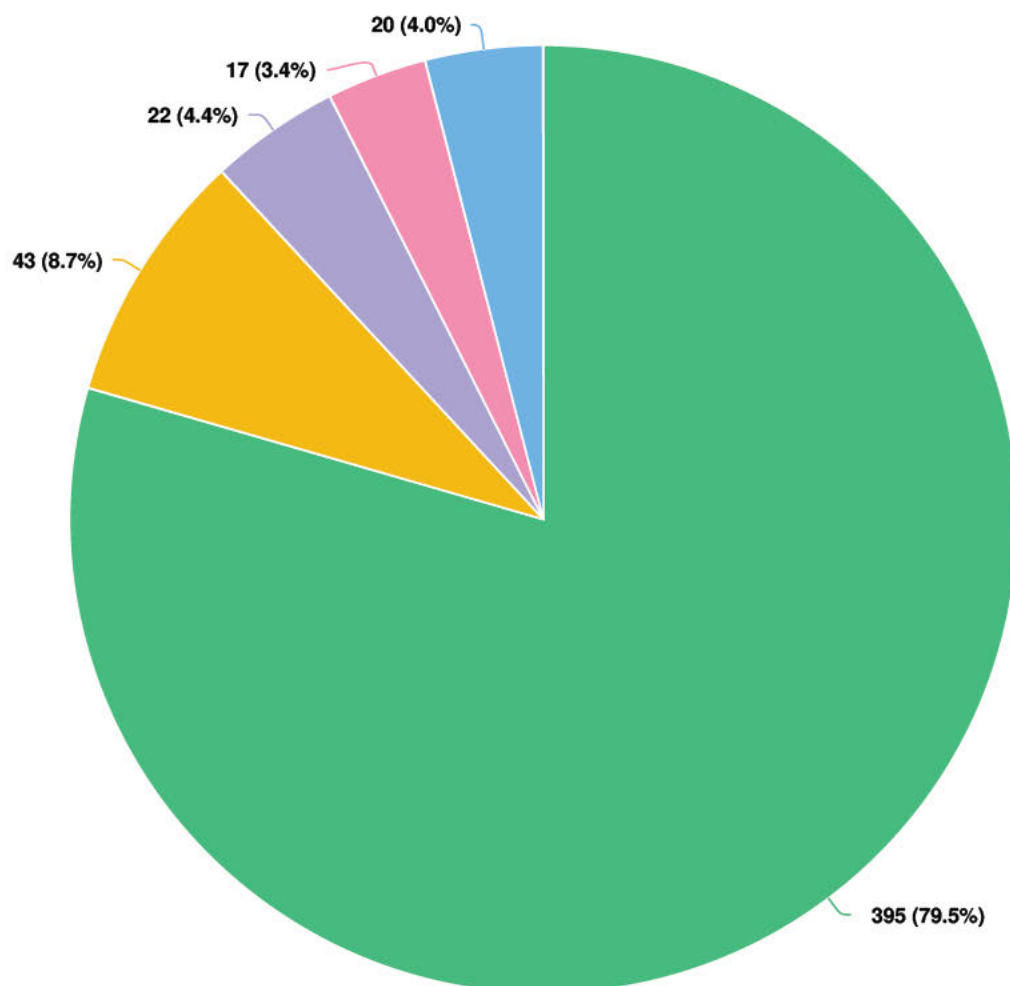
#### Question options

☒ Yes ☐ No

Optional question (612 response(s), 7 skipped)

Question type: Radio Button Question

**Q12 | Please indicate your level of support for the proposed oval lighting upgrade?**



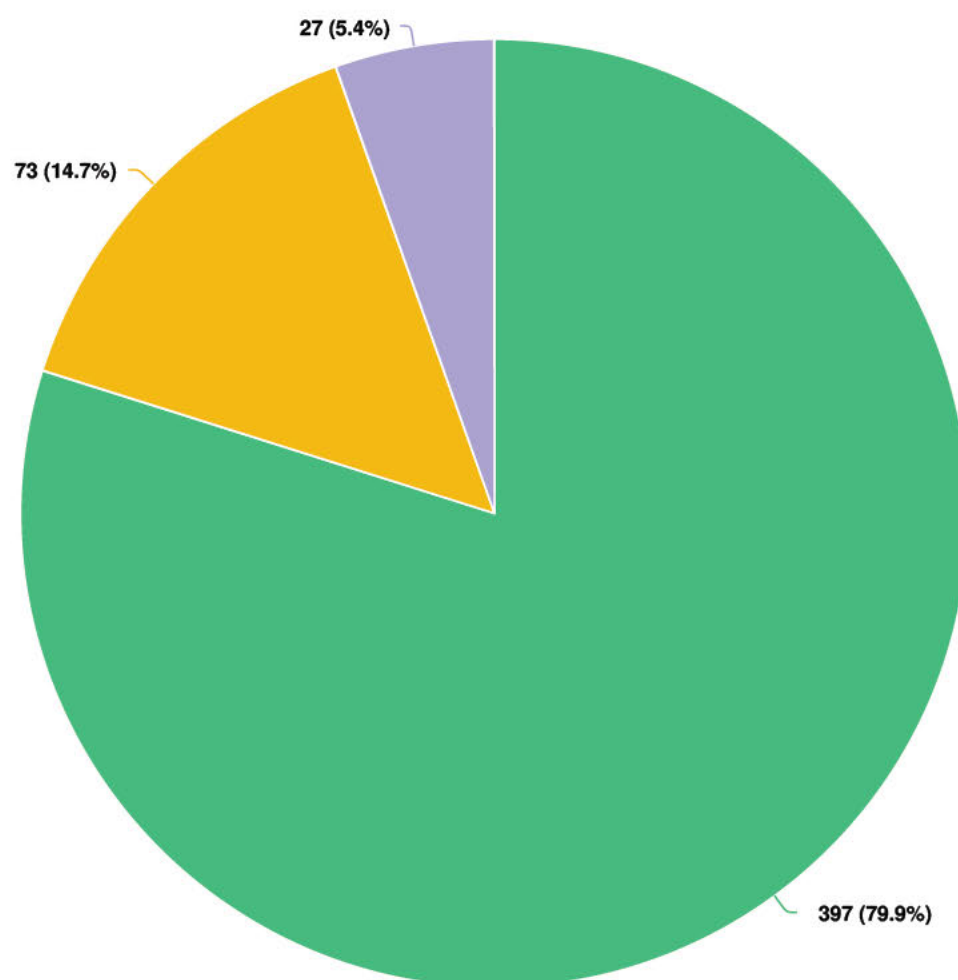
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (497 response(s))*

*Question type: Radio Button Question*

**Q13** Which of the two proposed oval lighting designs do you prefer?



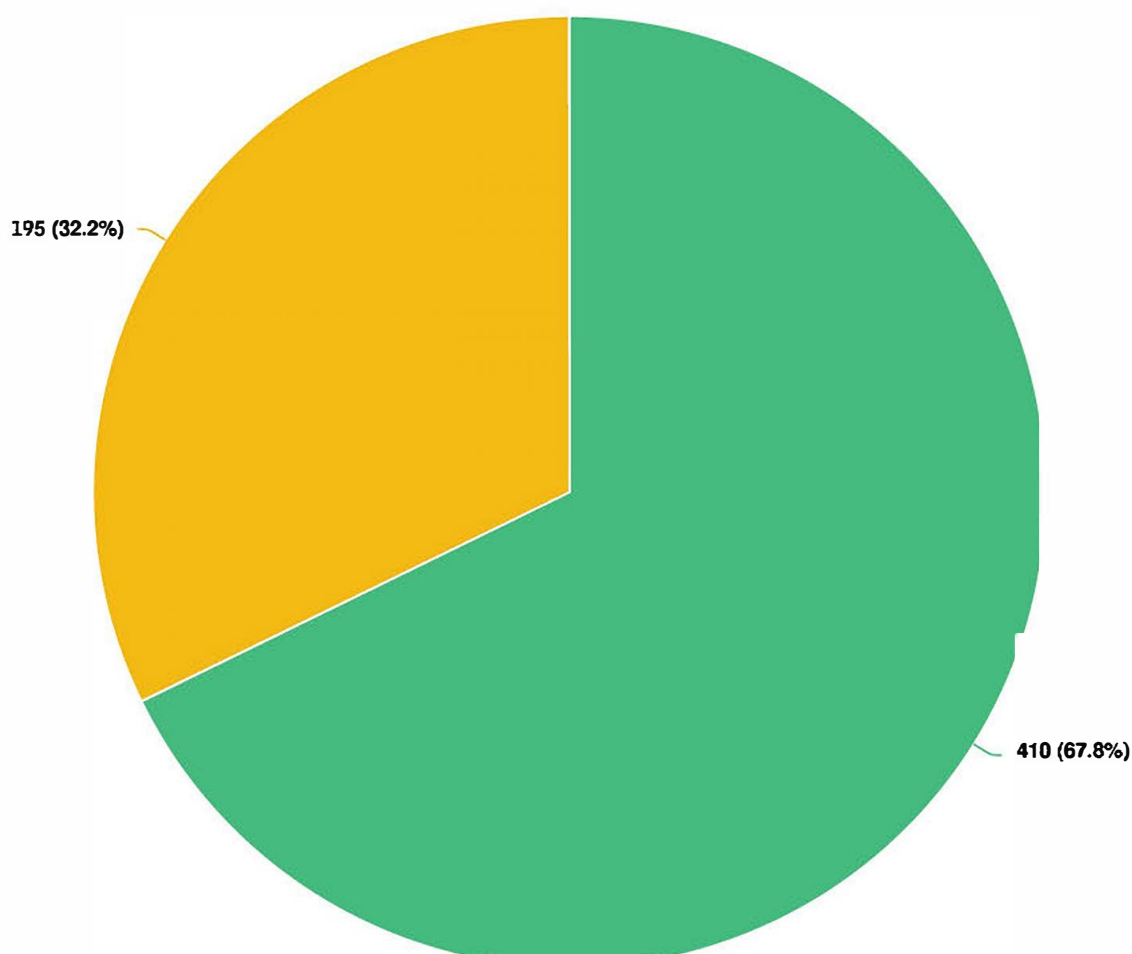
**Question options**

☒ 6 x 18m Poles ☐ 6 x 15m Poles ☐ Neither (please specify)

*Mandatory Question (497 response(s))*

*Question type: Radio Button Question*

**Q14** Would you like to provide feedback on Baseball Fencing?



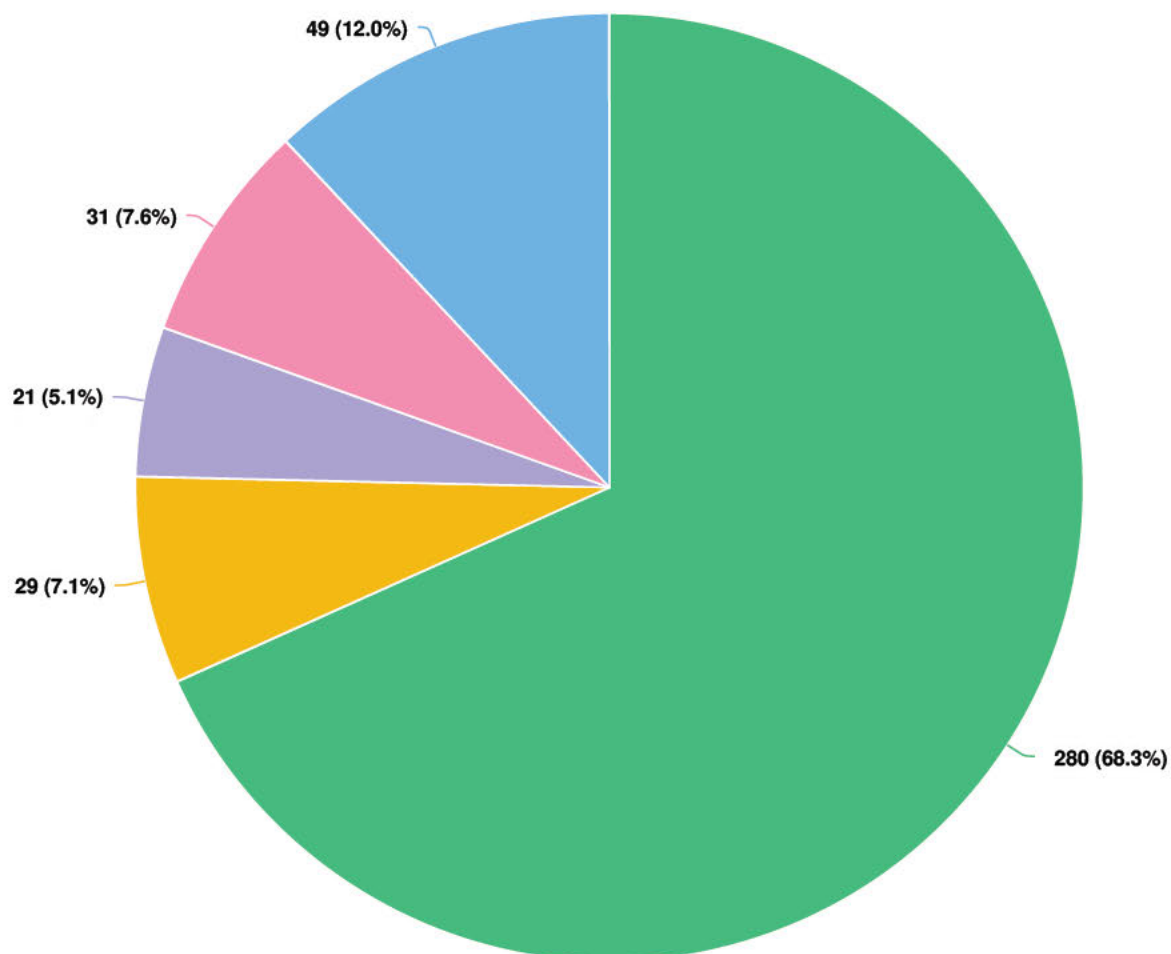
**Question options**

☒ Yes ☐ No

*Optional question (605 response(s), 14 skipped)*

*Question type: Radio Button Question*

**Q15 | Please indicate your level of support for the proposed upgrade to existing baseball fencing/netting at Mortlock Park?**



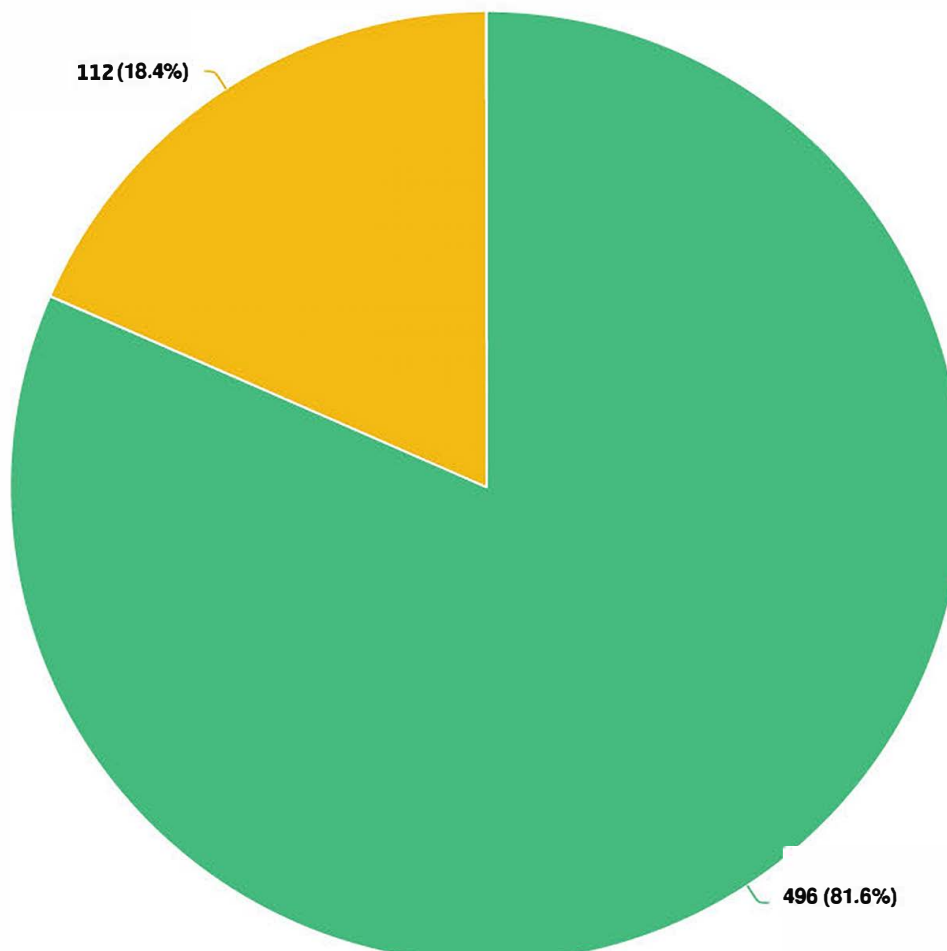
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (410 response(s))*

*Question type: Radio Button Question*

**Q16** Would you like to provide feedback on Leases and Licences?



**Question options**

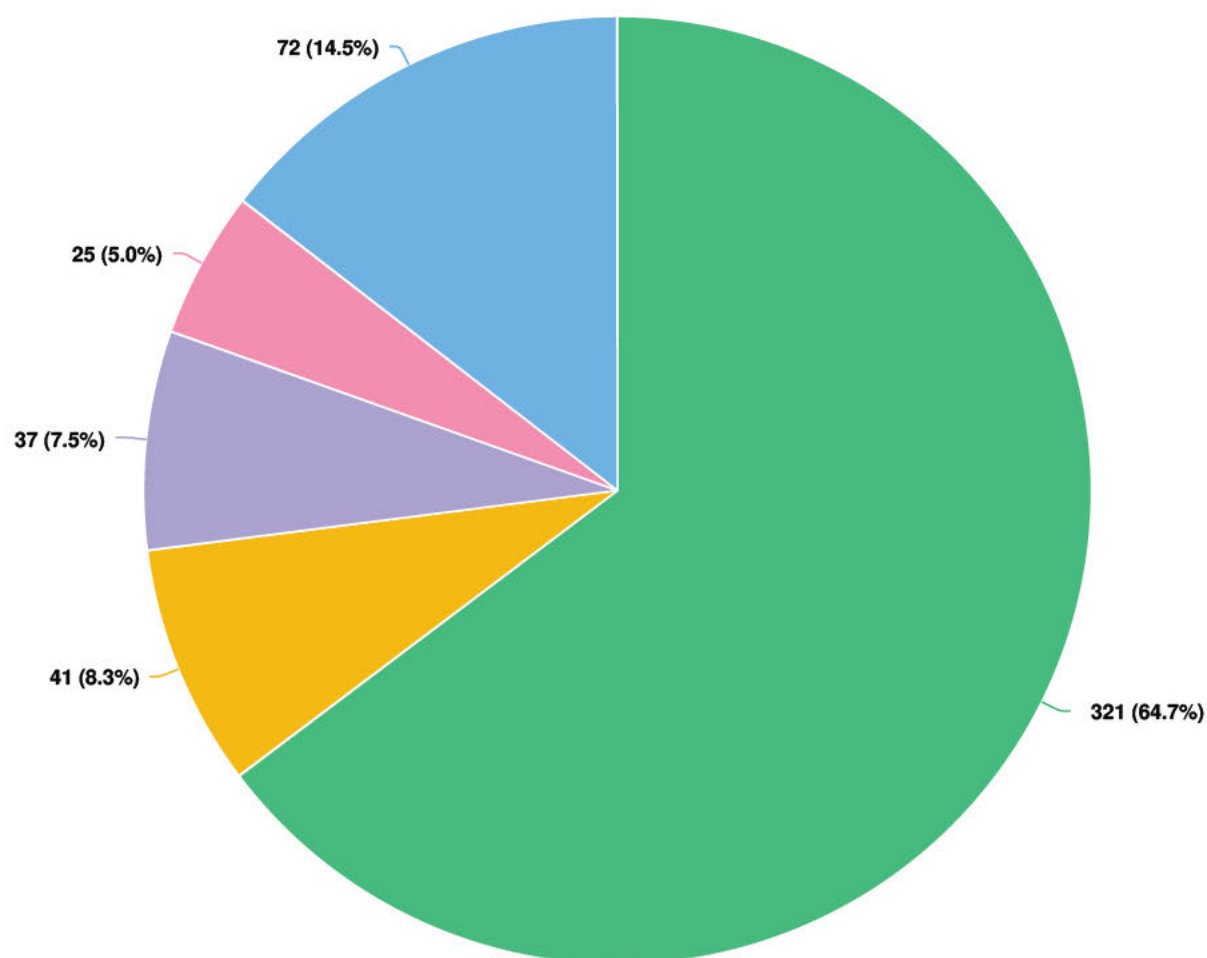
☒ Yes ☐ No

*Optional question (608 response(s), 11 skipped)*

*Question type: Radio Button Question*



**Q17** Please indicate your level of support for the proposed lease to Goodwood Baseball Club for the existing Gil Langley Building, batting tunnels and proposed extension (if approved).



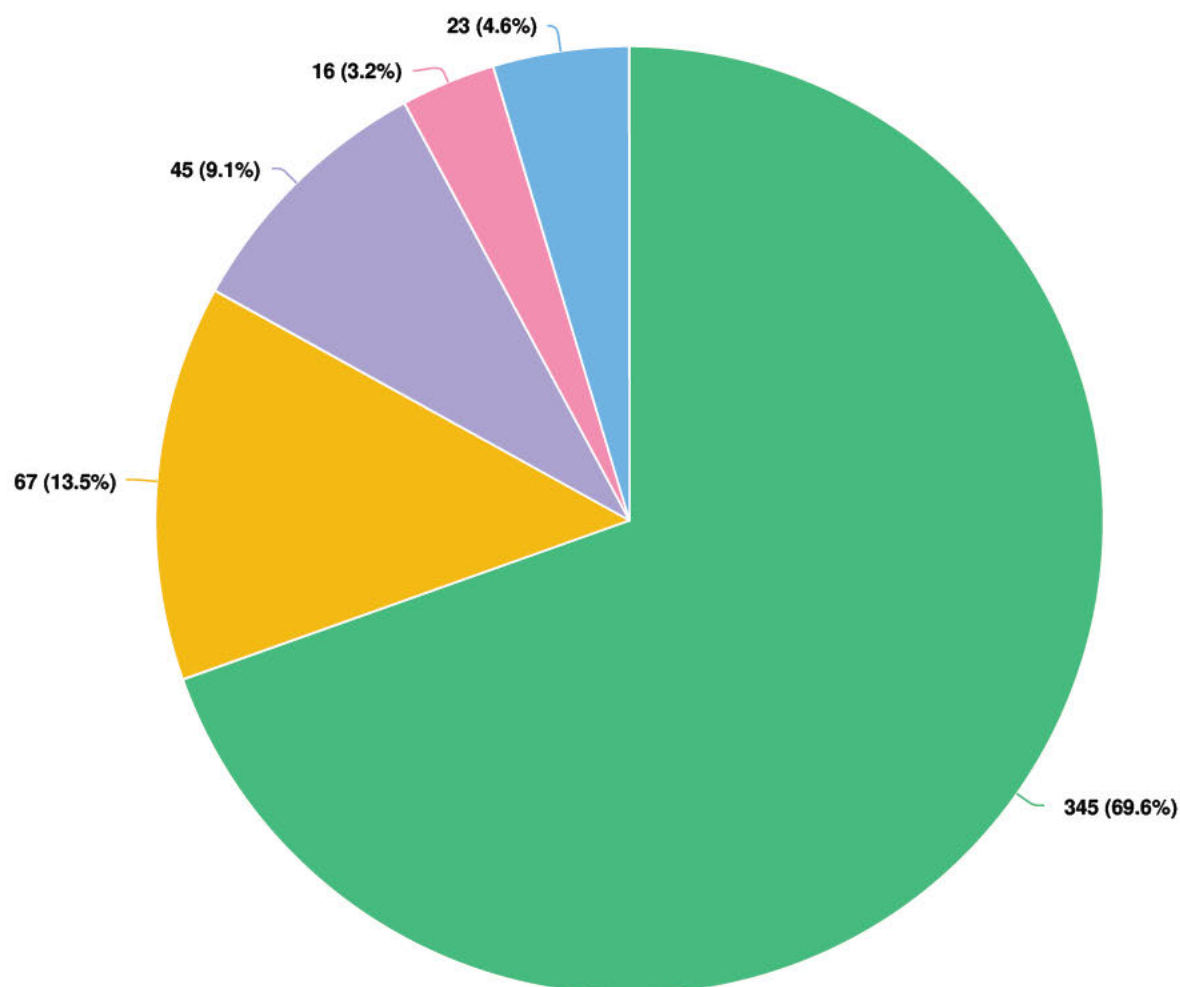
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

Mandatory Question (496 response(s))

Question type: Radio Button Question

**Q18** Please indicate your level of support for the proposed lease to Colonel Light Gardens Football Club for the existing Gil Langley Building and proposed extension (if approved).



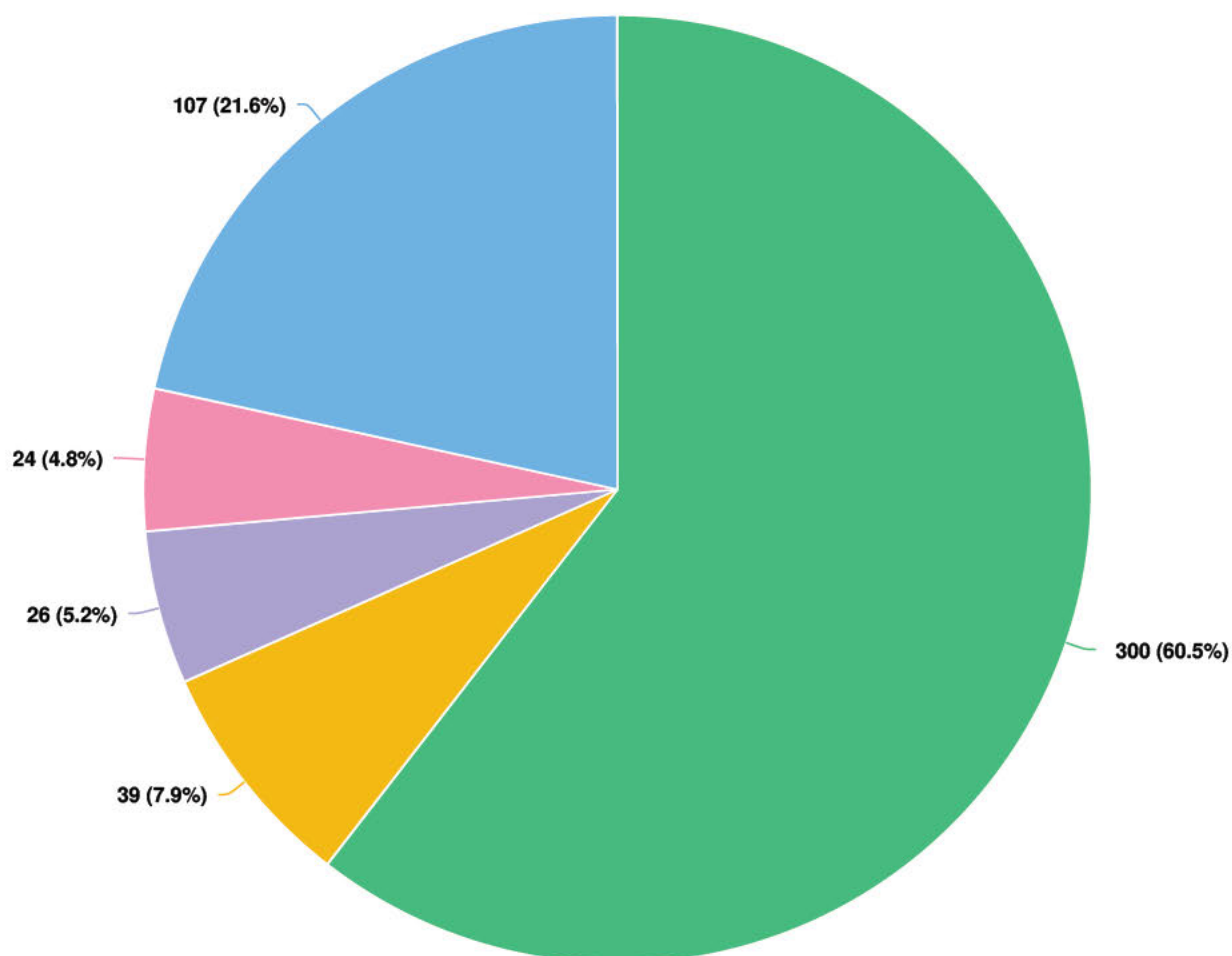
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

Mandatory Question (496 response(s))

Question type: Radio Button Question

**Q19 | Please indicate your level of support for the proposed licence to the Goodwood Baseball Club for use of parts of Mortlock Park?**



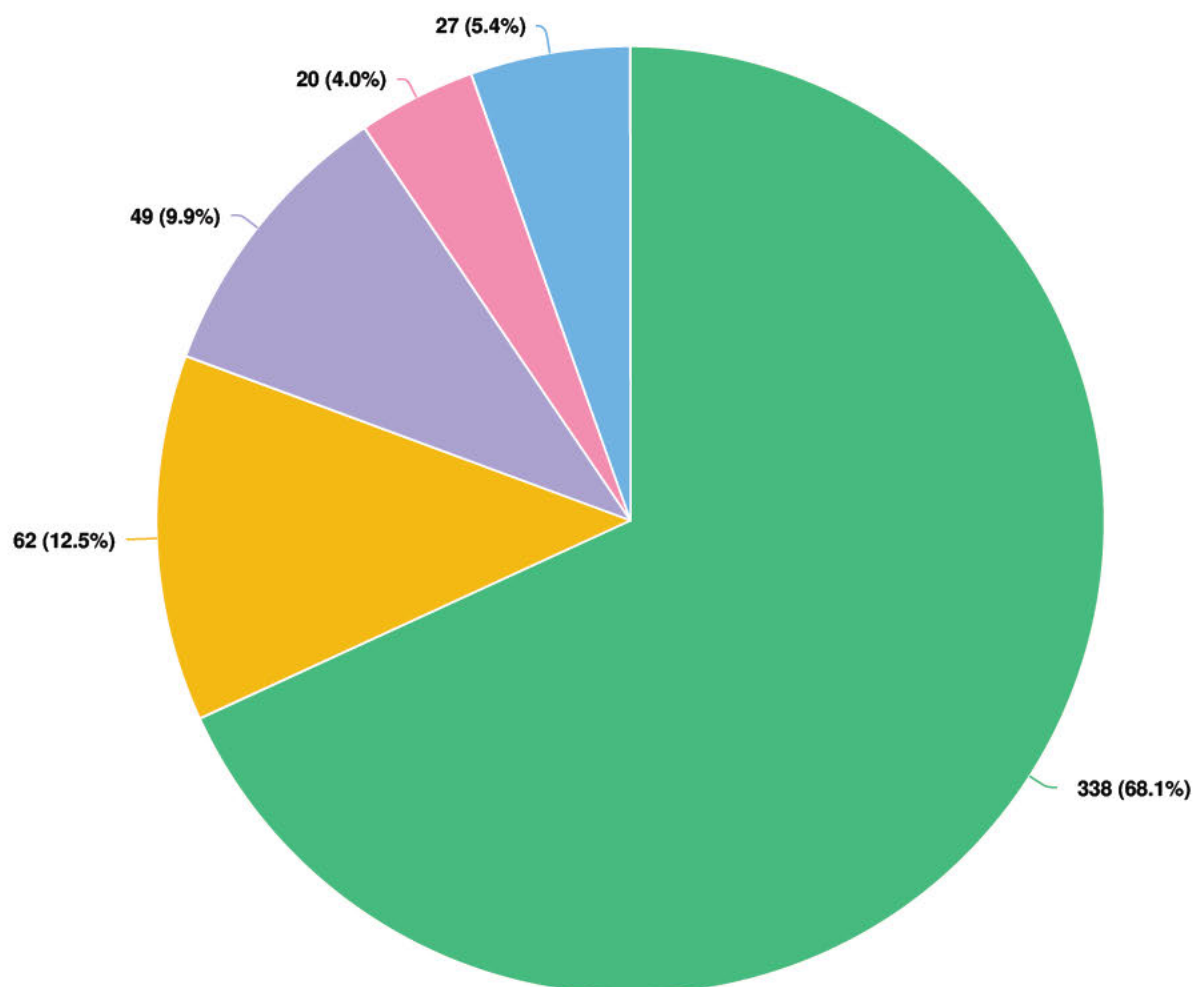
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (496 response(s))*

*Question type: Radio Button Question*

**Q20 | Please indicate your level of support for the proposed licence to the Colonel Light Gardens Football Club for use of parts of Mortlock Park?**



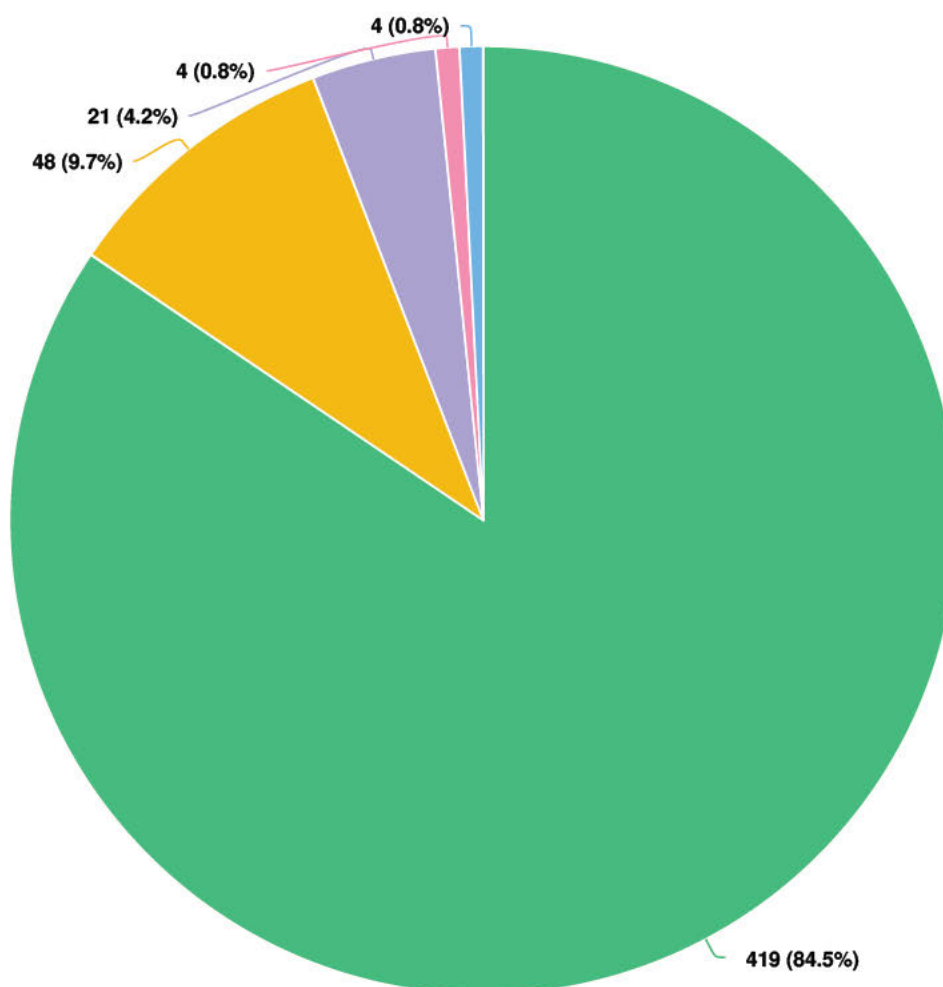
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (496 response(s))*

*Question type: Radio Button Question*

**Q21 | Please indicate your level of support for the proposed licence to the Colonel Light Gardens Primary School for use of parts of Mortlock Park?**



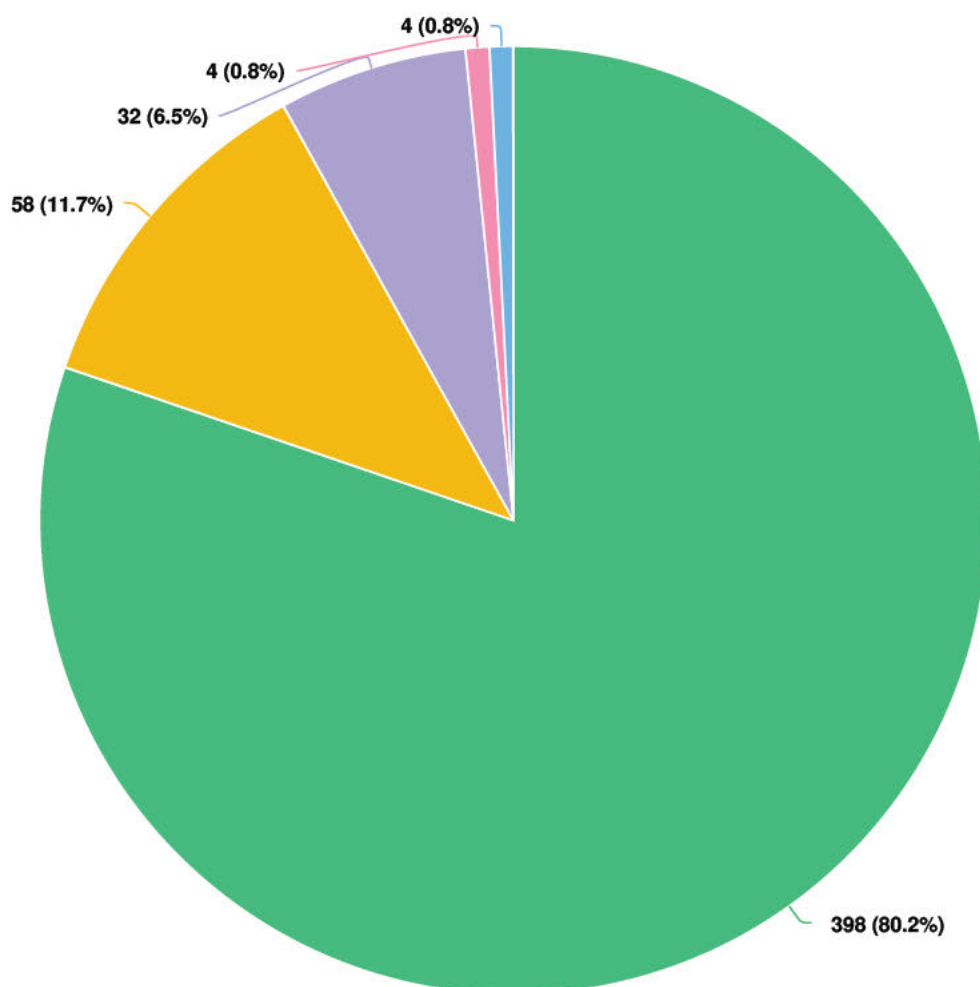
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

Mandatory Question (496 response(s))

Question type: Radio Button Question

**Q22 | Please indicate your level of support for the proposed licence to the St Therese Primary School for use of parts of Mortlock Park?**



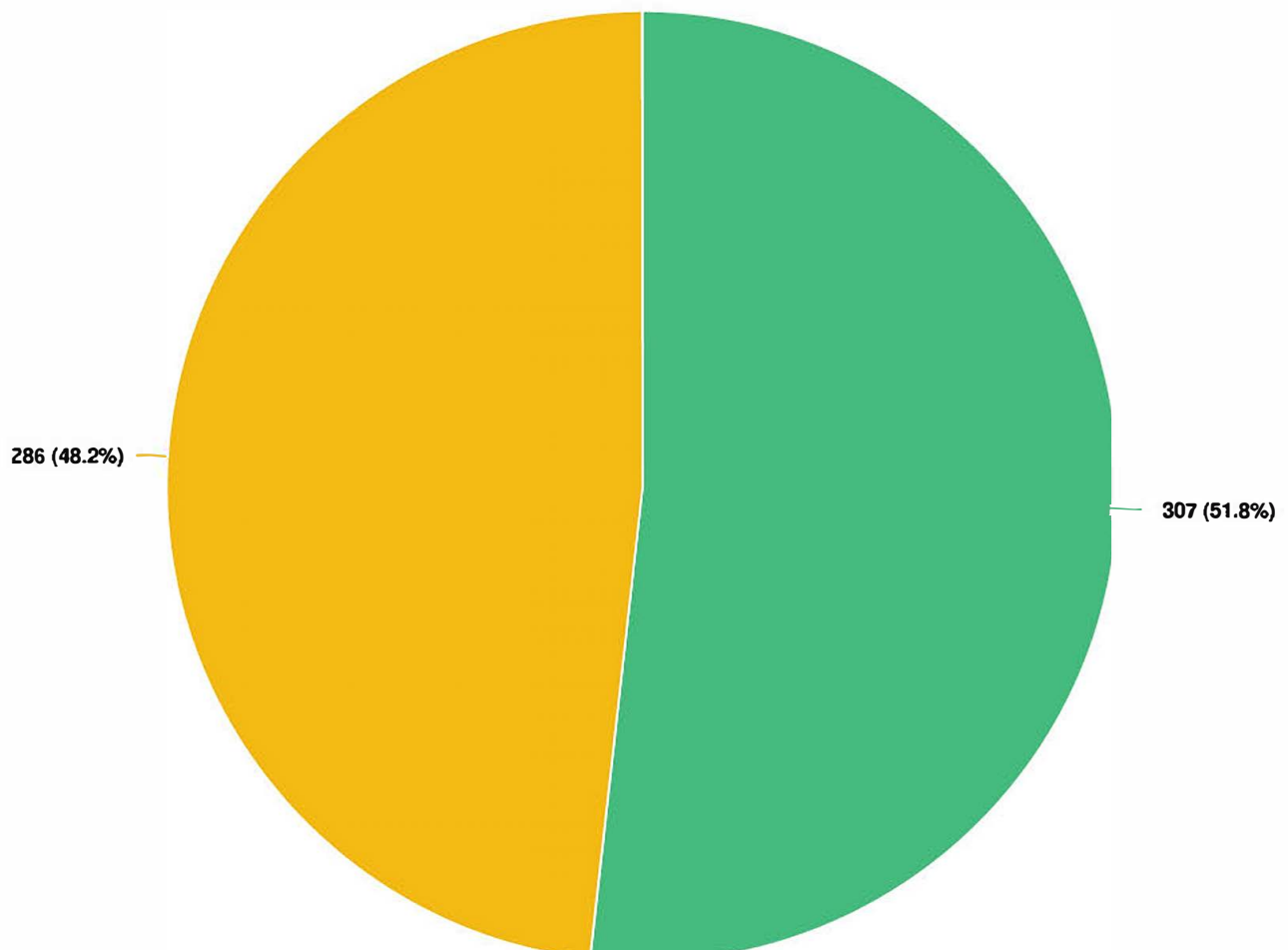
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (496 response(s))*

*Question type: Radio Button Question*

**Q23** Would you like to provide feedback on the Guides Hall and Former Scout Hall?



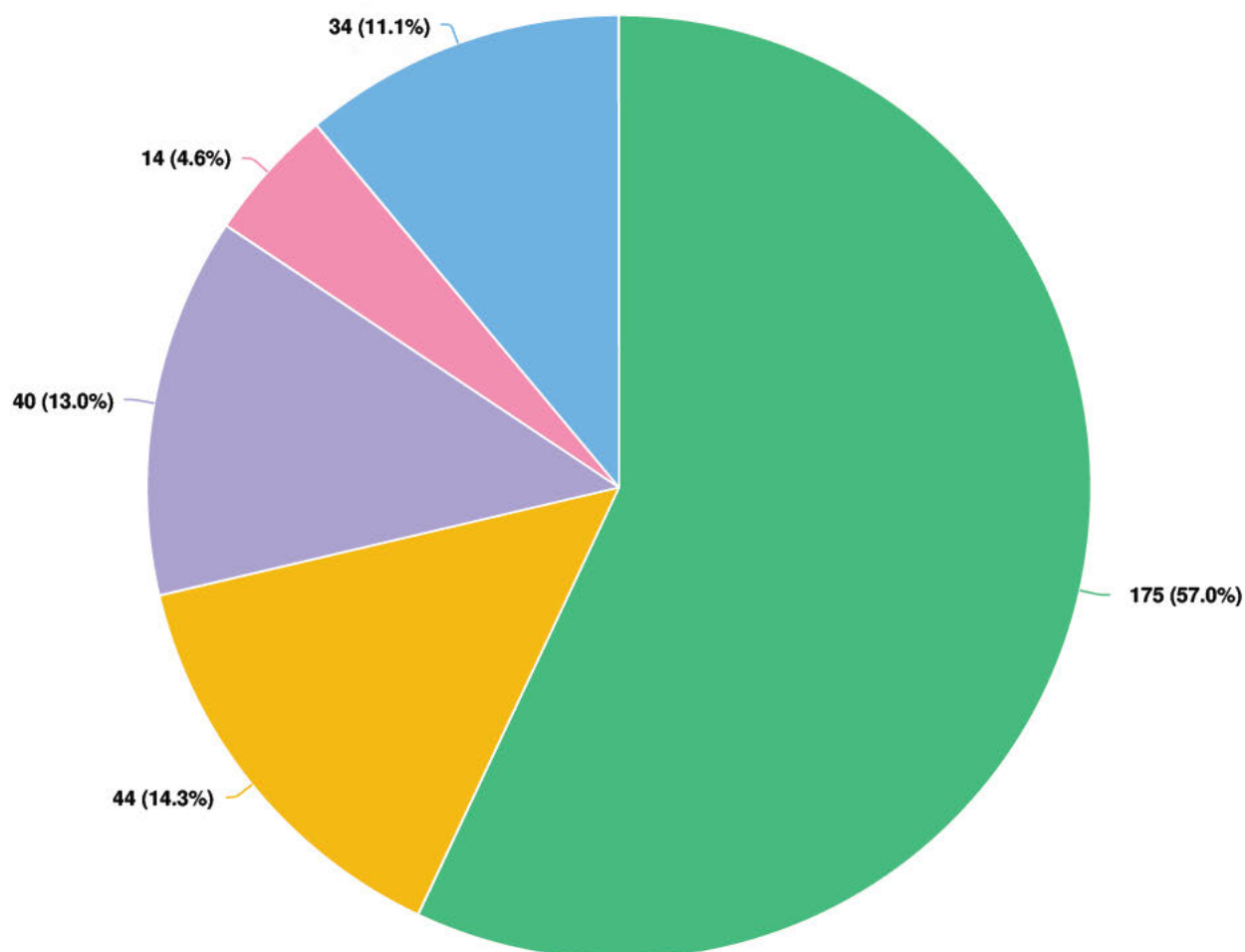
**Question options**

☒ Yes ☐ No

*Optional question (593 response(s), 26 skipped)*

*Question type: Radio Button Question*

**Q24 | To what extent do you support the proposed demolition of the existing Guides Hall at Mortlock Park?**



**Question options**

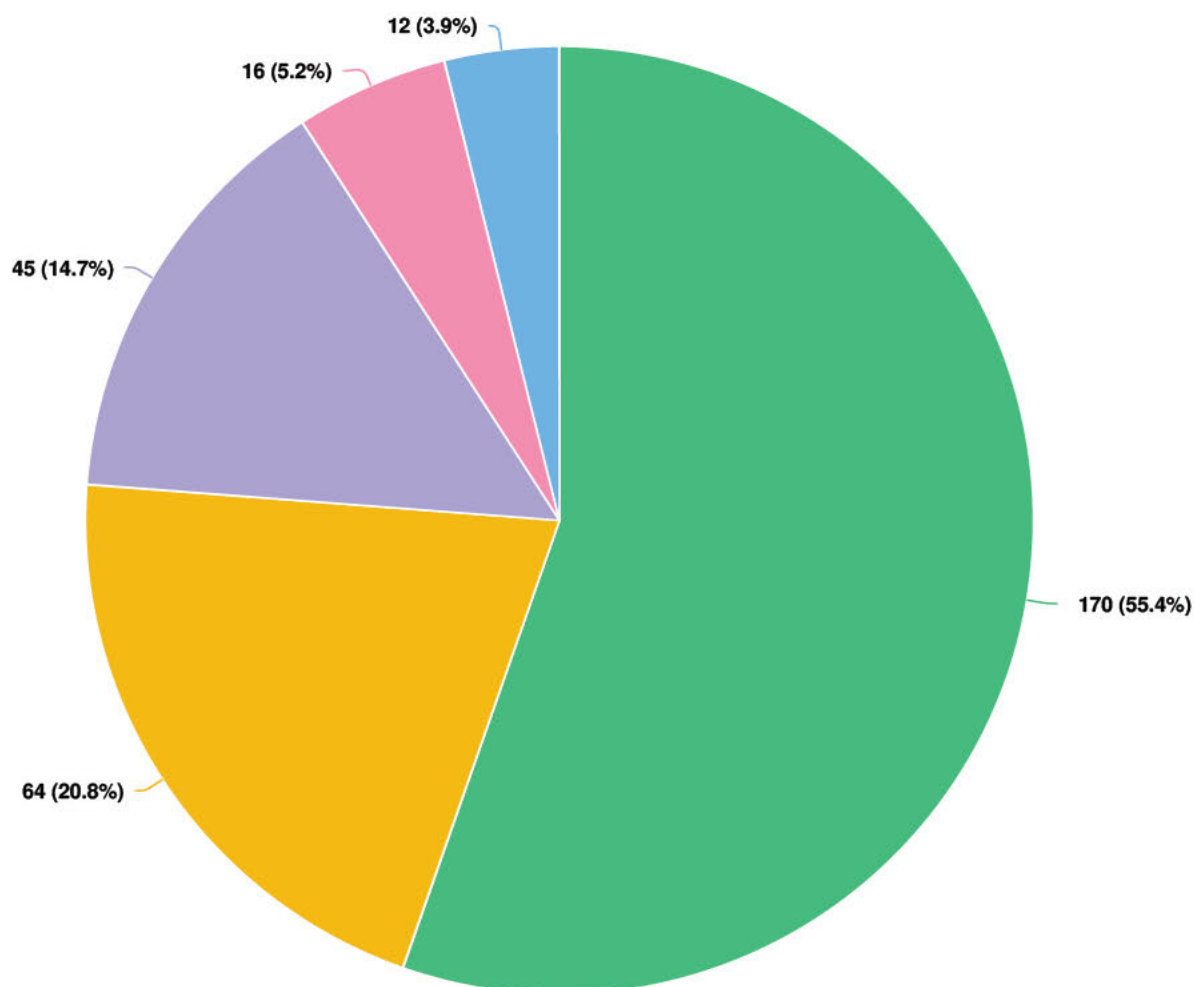
● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

*Mandatory Question (307 response(s))*

*Question type: Radio Button Question*



**Q25** Please indicate your level of support for the former Scout Hall at Mortlock Park being used by the community as a hall for hire?



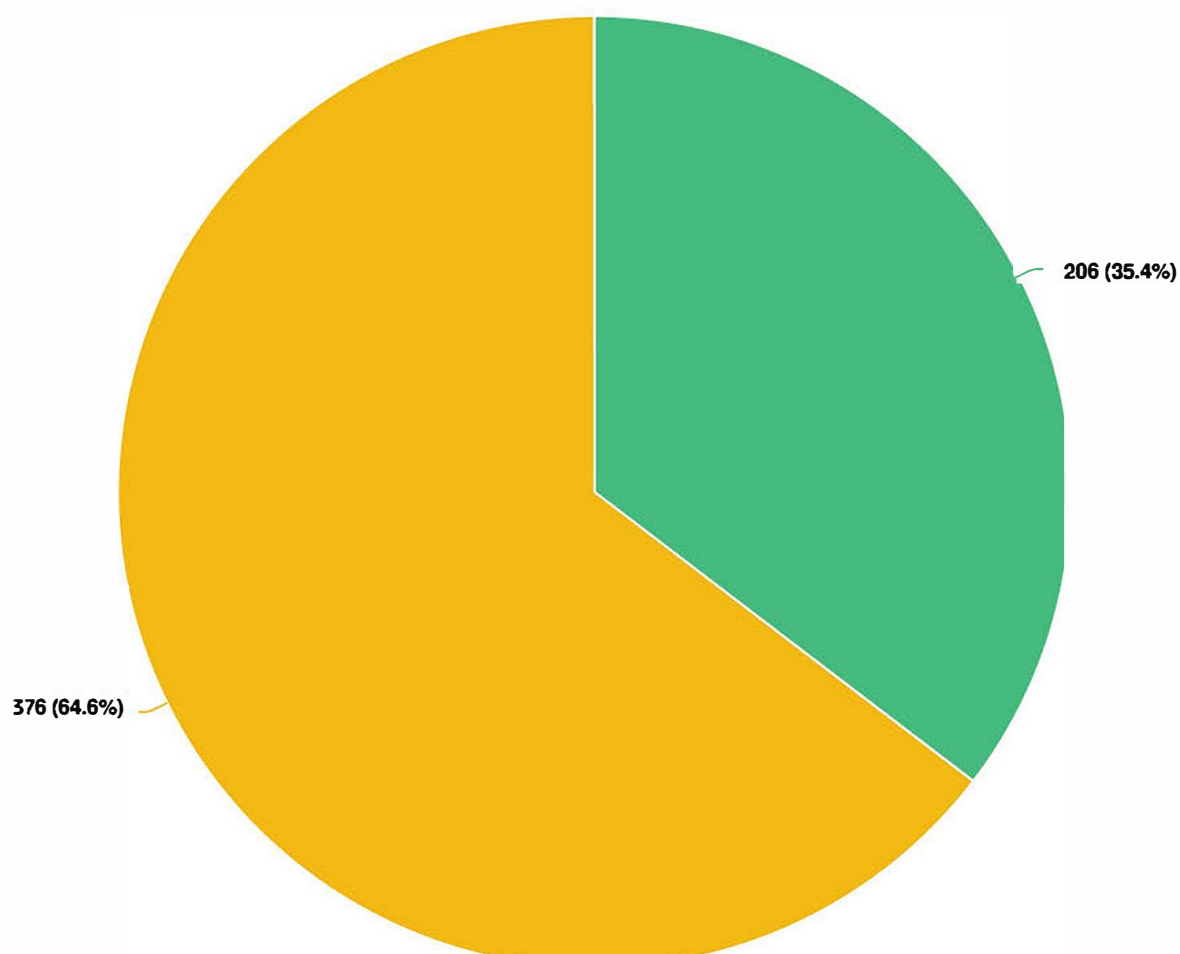
**Question options**

● Strongly Support
 ● Support
 ● Neutral
 ● Opposed
 ● Strongly Opposed

Mandatory Question (307 response(s))

Question type: Radio Button Question

**Q26** Would you like to give feedback on other elements of Mortlock Park?



**Question options**

☒ Yes ☐ No

*Optional question (582 response(s), 37 skipped)*

*Question type: Radio Button Question*

# Have Your Say on Mortlock Park Projects Survey

## CLG online survey - quantitative review

Free text responses removed and presented within the Mortlock Park Projects qualitative report

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### SURVEY RESPONSE REPORT

21 October 2023 - 19 November 2023

PROJECT NAME:

Mortlock Park Projects



# SURVEY EXECUTIVE SUMMARY

## Executive Summary

A comprehensive engagement process was initiated across the City of Mitcham to gather the community's views on proposals for Mortlock Park. The full findings are detailed in a parent engagement report. This report and executive summary specifically presents insights from respondents within the Colonel Light Gardens (CLG) catchment area, constituting 40% (251 respondents) of the total dataset of 619 responses to the YourSAy survey and 7 hard copy submissions (Oct 21, 2023 – Nov 19, 2023).

The decision to analyse CLG participants separately was taken to gain a more nuanced understanding of local resident thoughts and expectations regarding the Mortlock Park proposals under consultation. Isolating this stakeholder subset allowed for a more focused examination of challenges and aspirations unique to this Heritage-listed suburb, thereby enhancing the appraisal of data and its implications.

Quantitative data analysis processes were applied to the CLG dataset, offering an objective understanding of community sentiments. Quantitative analysis is crucial for prioritising issues and making evidence-based decisions, although nuanced details might be overlooked using this method.

A sister report will address free-text and written submissions, subjecting this dataset to a qualitative analysis process. While time-consuming and subjective, qualitative data analysis, when combined with quantitative methods, provide for comprehensive understanding and enhanced decisions making.

The survey covered five (5) sections (Gil Langley building options, oval lighting options, fencing and netting, leases and licences and Guides Hall and former Scout Hall), affording respondents the flexibility to selectively engage with proposals of particular interest. This approach addressed historical concerns about survey length and enables efficient navigation based on participant preferences.

## Survey Highlights

The data revealed that:

- 51% of CLG respondents visit Mortlock Park daily
- 84% of CLG respondents visit Mortlock Park at least once a week
- 71% of CLG respondents attend Mortlock Park for the purposes of active recreation and social engagement
- 29% of CLG respondents attend Mortlock Park for the purpose of organised sport

Localised data analysis demonstrates considerable community support for the majority of the Mortlock Park proposals, however, there are some elements where community support wasn't as strong.

For instance, within the CLG community, opinions diverged on the issue of granting a license (related to hours) to Goodwood Baseball Club. Although a clear majority supported the proposal, there was significant opposition expressed as well.

Refer to the following page for a concise overview of community support within Colonel Light Garden for each proposal stated in the on-line survey:

Data overview - includes the 7 hard copy surveys

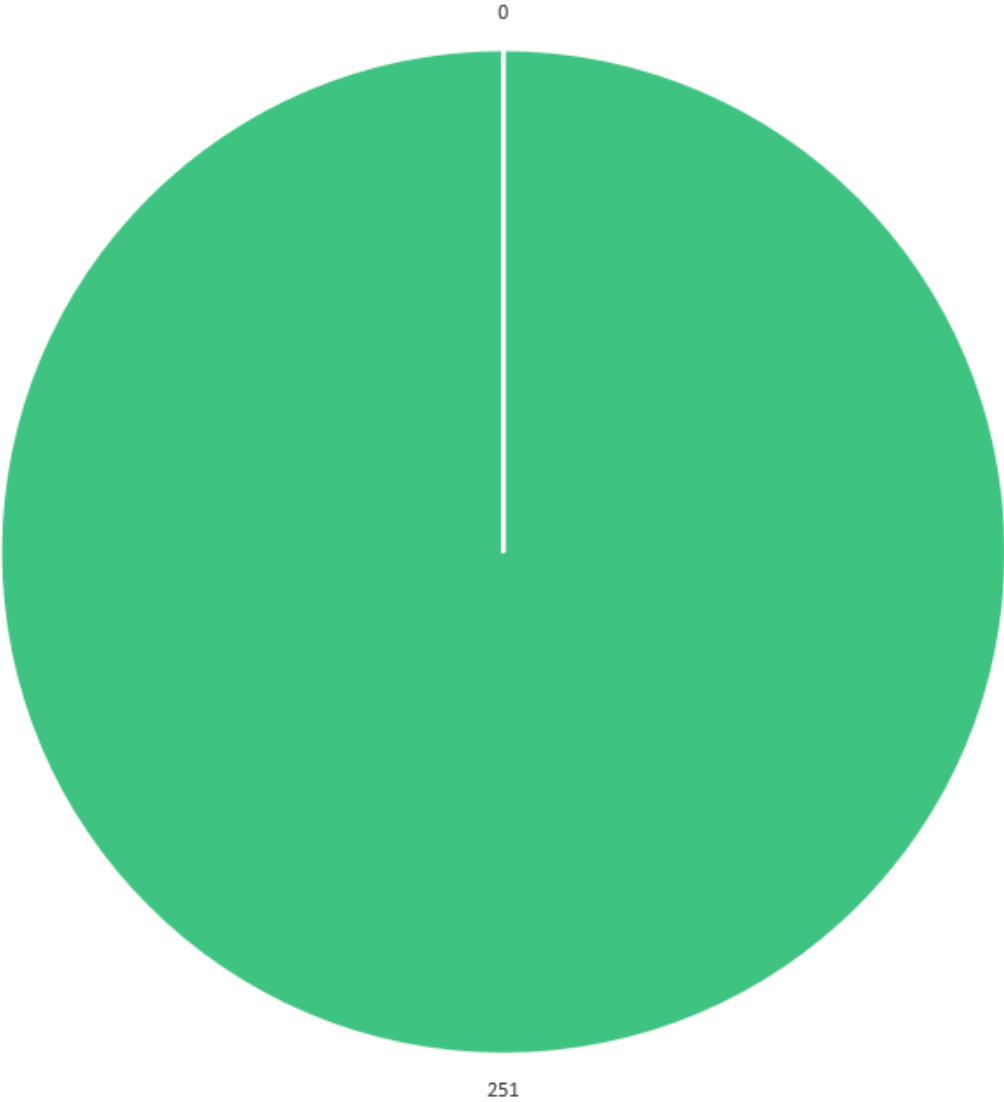
Proposal	Participation		Support for Proposal			Proposal Options			Demolition Guides Hall	
	%	num	For	Against	Neutral	Option 01	Option 02	Neither	Yes	No
Gil Langley building options	82%	212	71%	20%	9%	14%	65%	21%	93%	7%
	%	num	For	Against	Neutral	18 metre	15 metre	Neither		
Oval Lighting	82%	212	76%	15%	9%	65%	24%	11%		
	%	num	For	Against	Neutral					
Fencing and netting	79%	204	57%	35%	8%					
	%	num	For	Against	Neutral					
Goodwood Baseball lease	90%	232	57%	36%	7%					
CLG Football Club lease			72%	14%	14%					
	%	num	For	Against	Neutral					
Goodwood Baseball licence	90%	232	51%	45%	4%					
CLG Football Club licence			67%	16%	17%					
CLG Primary School			97%	0%	3%					
St Therese School			95%	1%	4%					
	%	num	For	Against	Neutral					
Guides Hall - Demolition	58%	149	65%	17%	18%					
Former Scout Hall - Community Hire			74%	11%	15%					

The CLG respondents engaged significantly with all proposals with the exception of the Guides Hall and former Scout Hall question.



# SURVEY QUESTIONS

**Q1** Thank you for taking the time to provide your feedback on Mortlock Park Projects.For the completion of the survey, each sub...



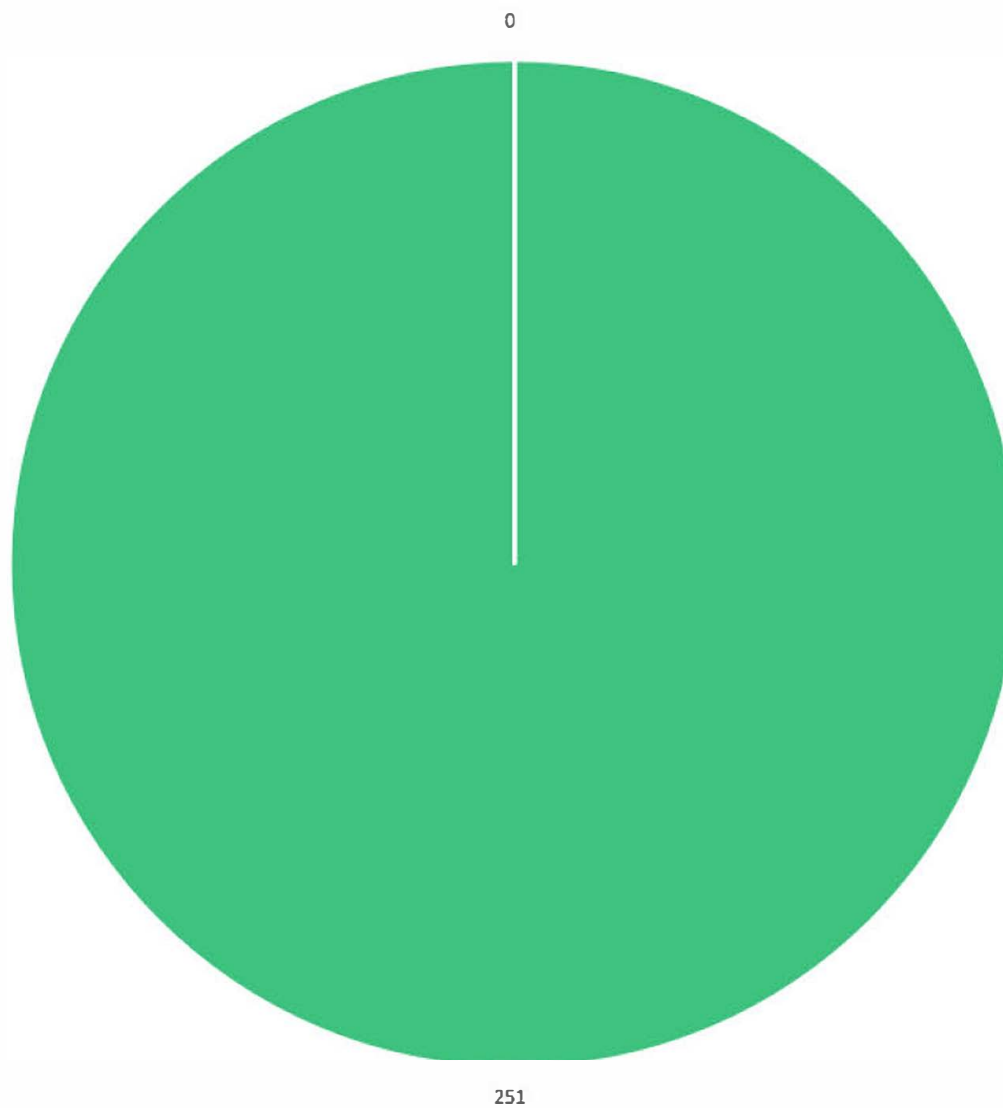
**Question options**

- Yes, I acknowledge the above

*YourSAy Online survey data*



**Q4** Suburb

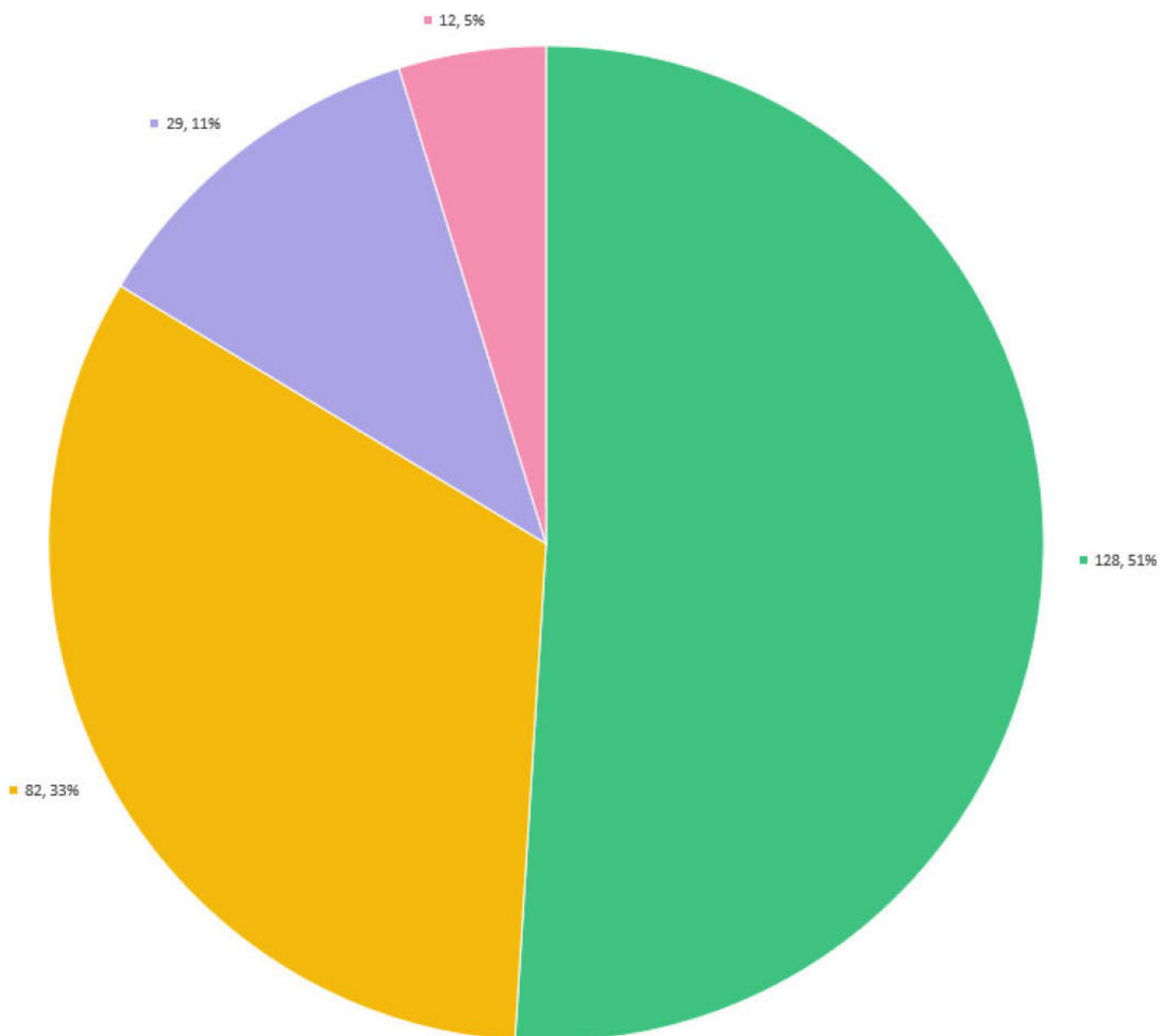


**Question options**

● COLONEL LIGHT GARDENS, SA

*251 participants from Colonel Light Gardens engaged with the online survey*

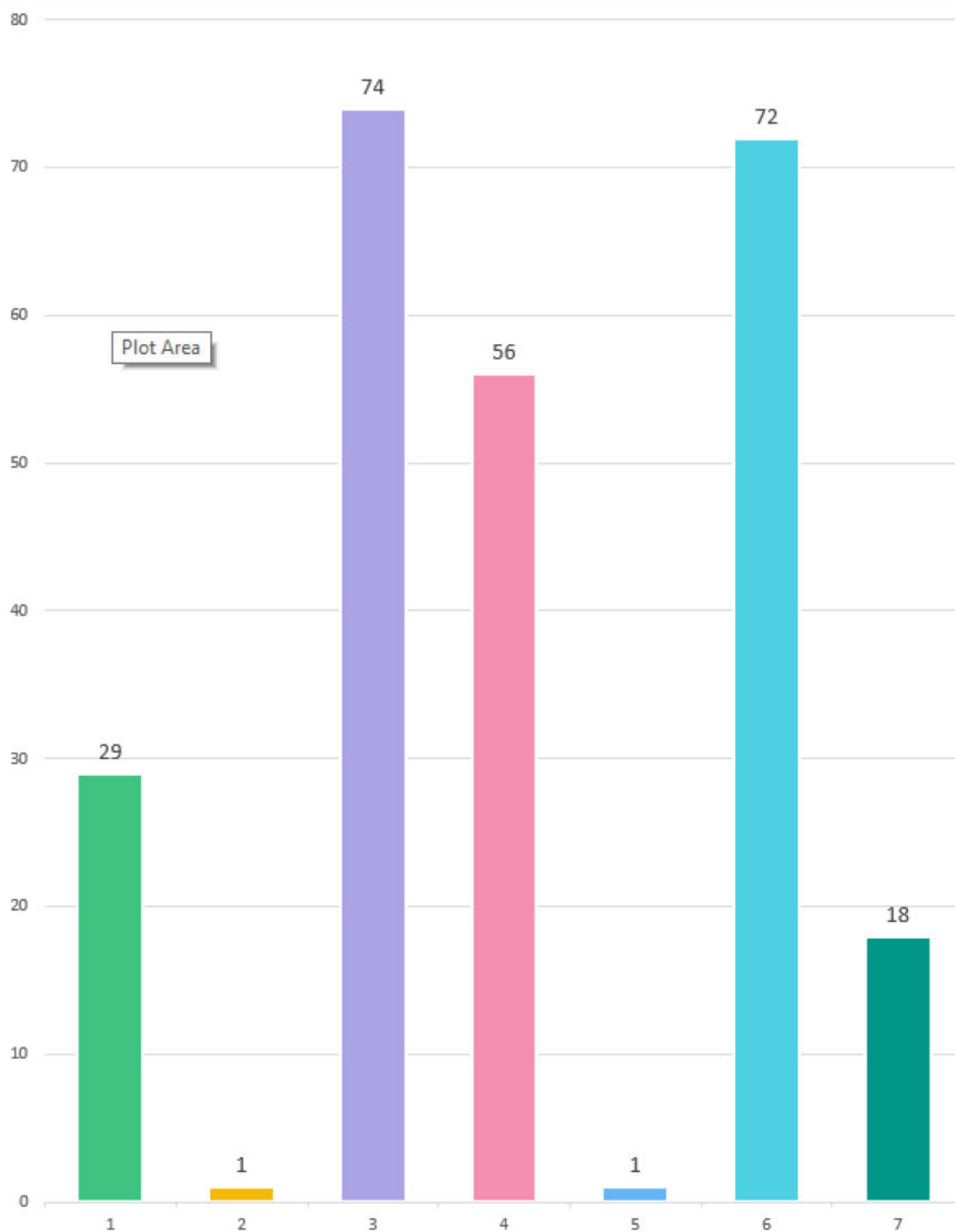
## Q5 | How often do you visit Mortlock Park?



### Question options

■ Daily ■ Weekly ■ Occasionally ■ Other (please specify)

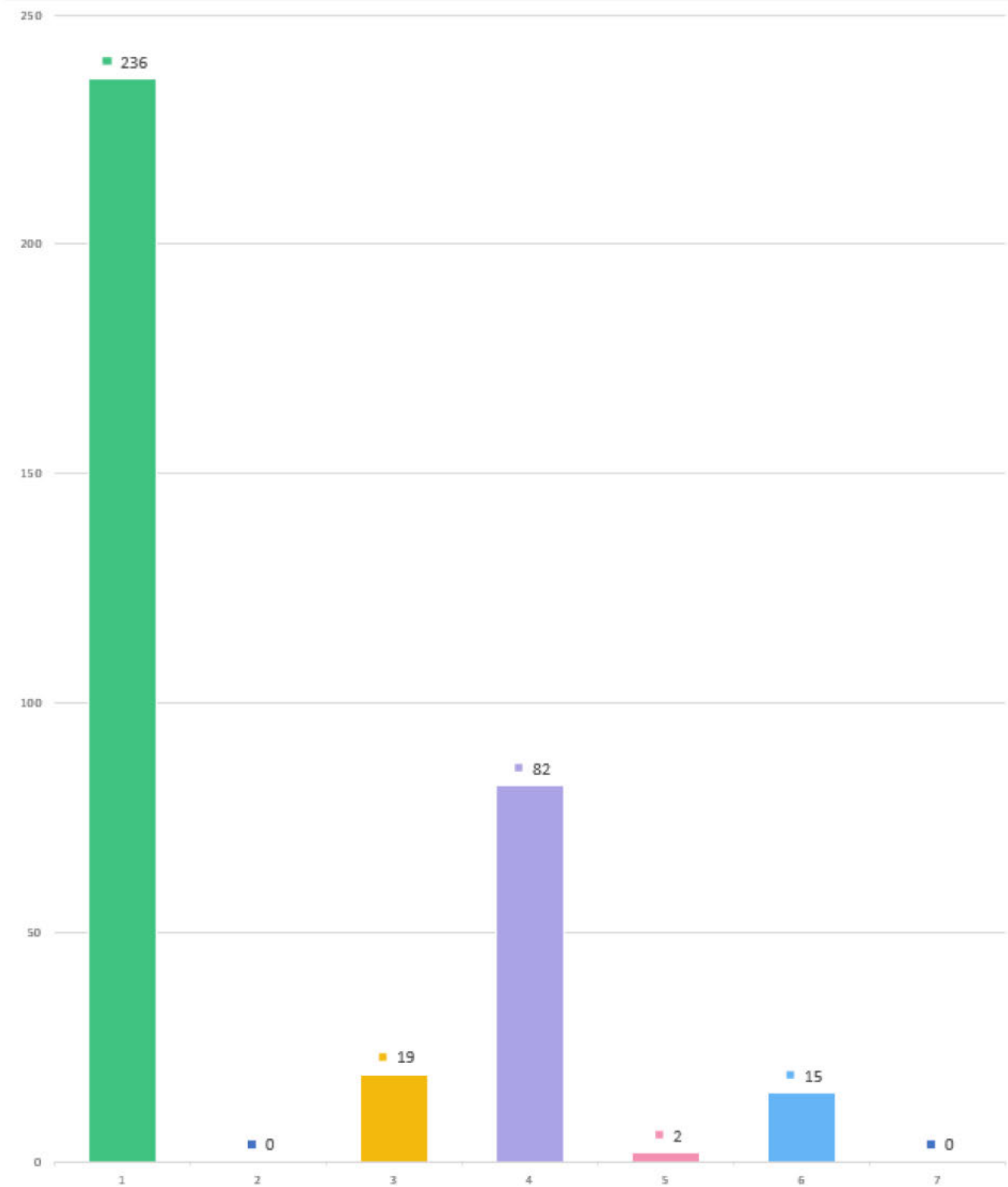
## Q6 What is your primary reason for visiting Mortlock Park?



### Question options

- Playgrounds
- BBQ and picnic facilities
- Active Recreation e.g. walking, running
- Dog Walking
- Use of Guides Hall or Former Scout Hall
- Participation in Organised Sport
- Other (please specify)

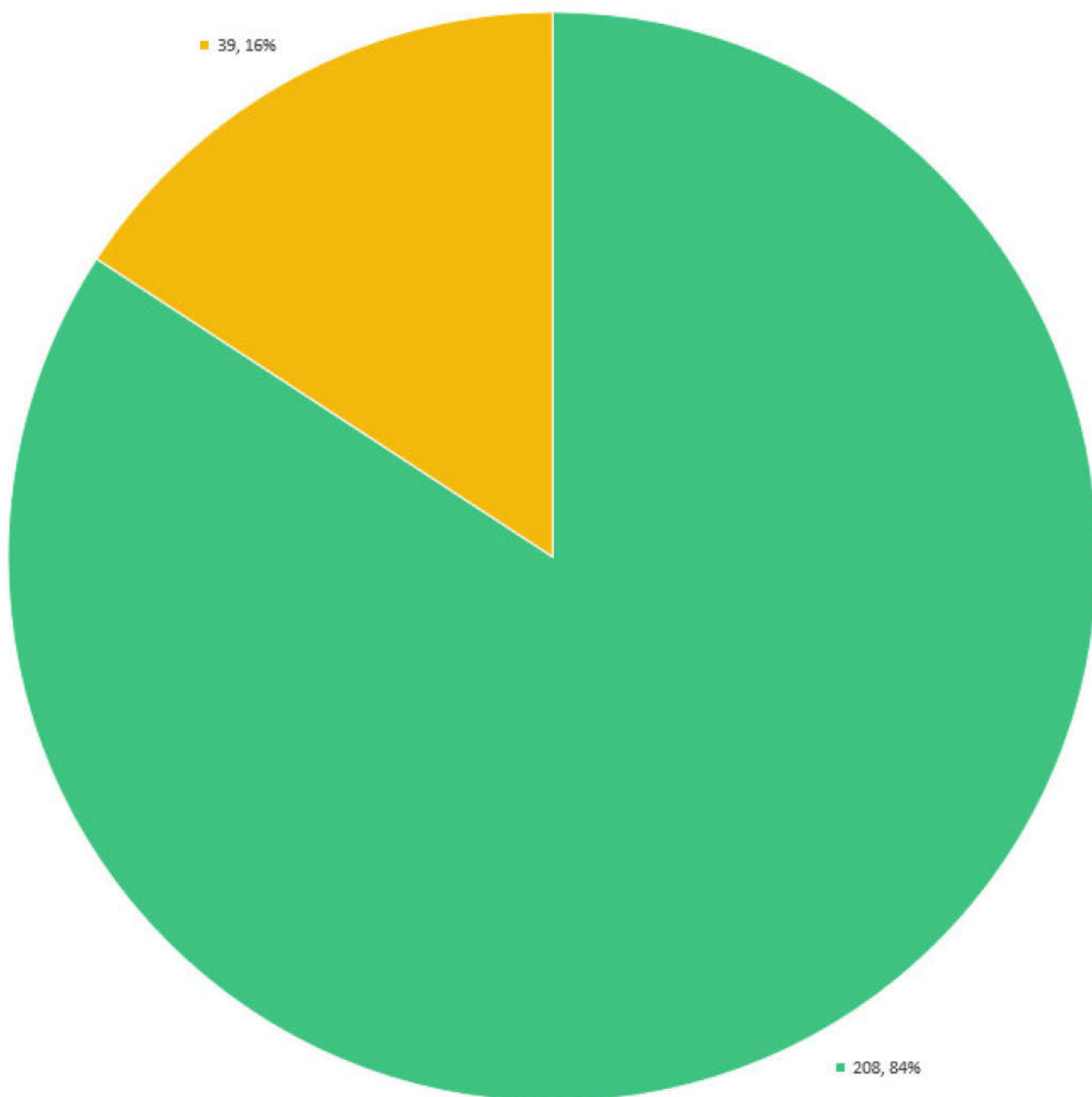
**Q7 | What is your connection with Mortlock Park (Select all that apply)**



**Question options**

- I am a nearby resident
- I live in the Mitcham Hills Area
- I live in the Mitcham Plains Area
- I am involved in organised sport at Mortlock Park
- I am involved with the CLG Guides Group
- Other (please specify)

**Q8** Would you like to provide feedback on Building Upgrades?

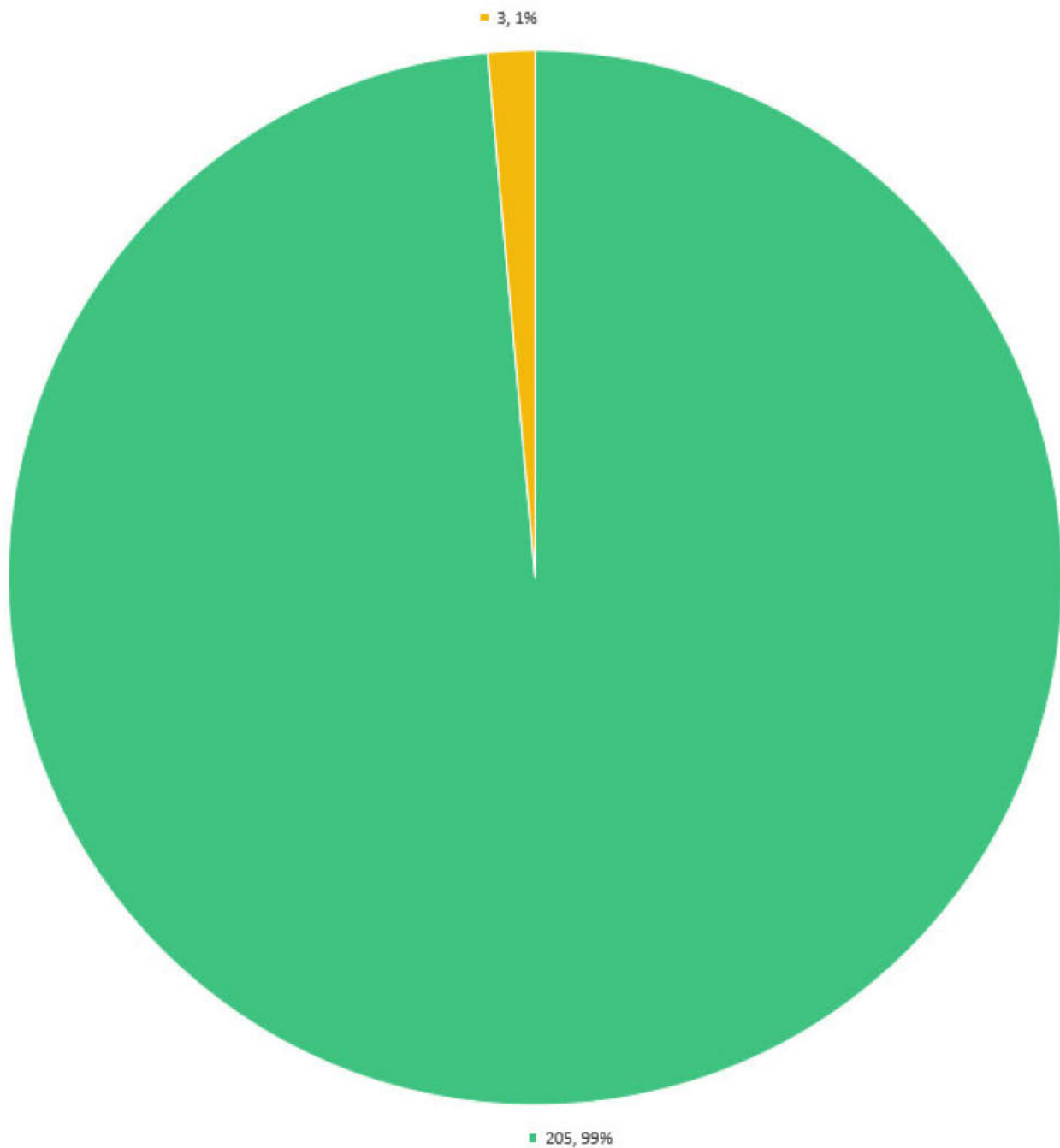


**Question options**

Yes No

247 respondents out of a possible 251 participants engaged with this question. 208 participants agree to provide feedback on this subject.

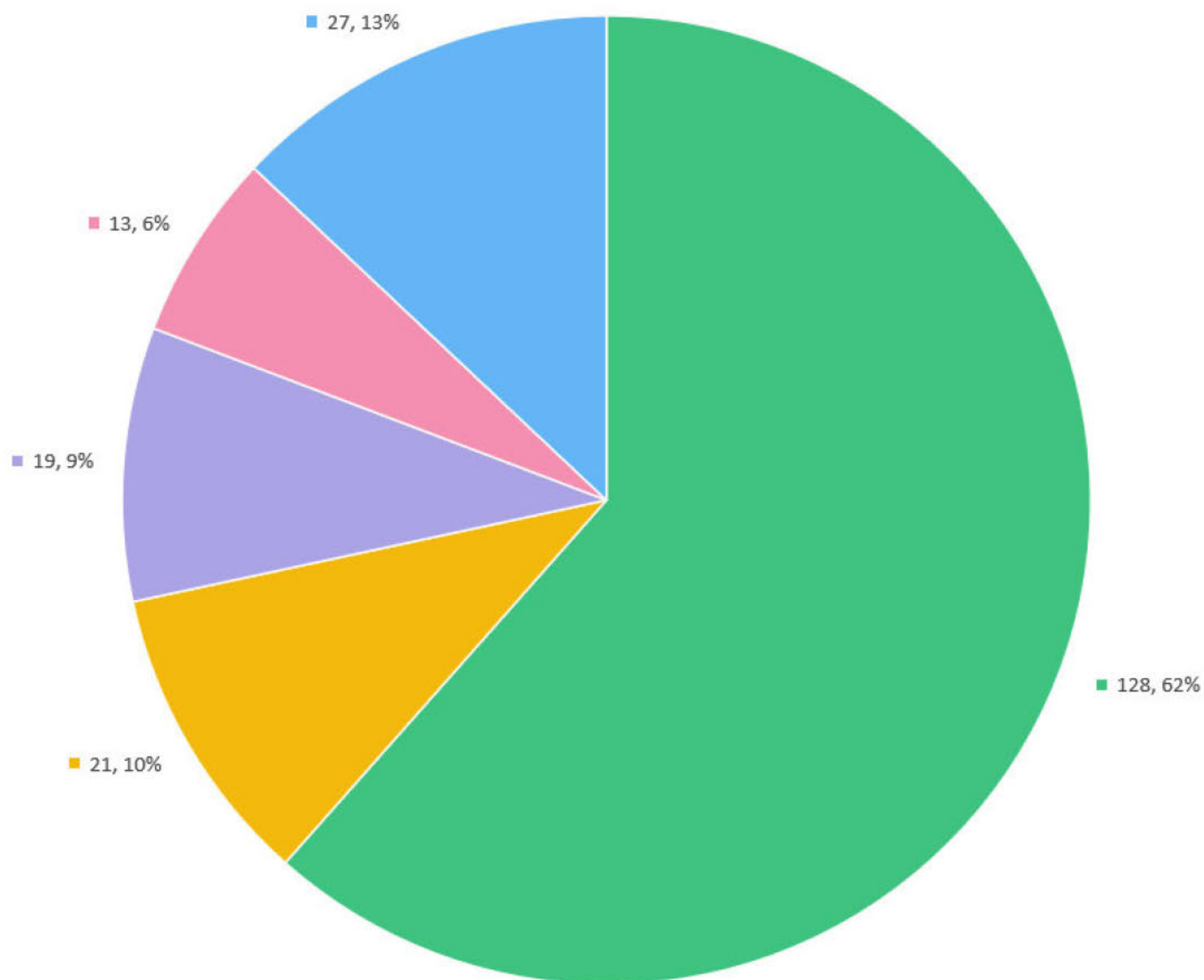
**Q9** Have you taken the time to review both designs



**Question options**

Yes No

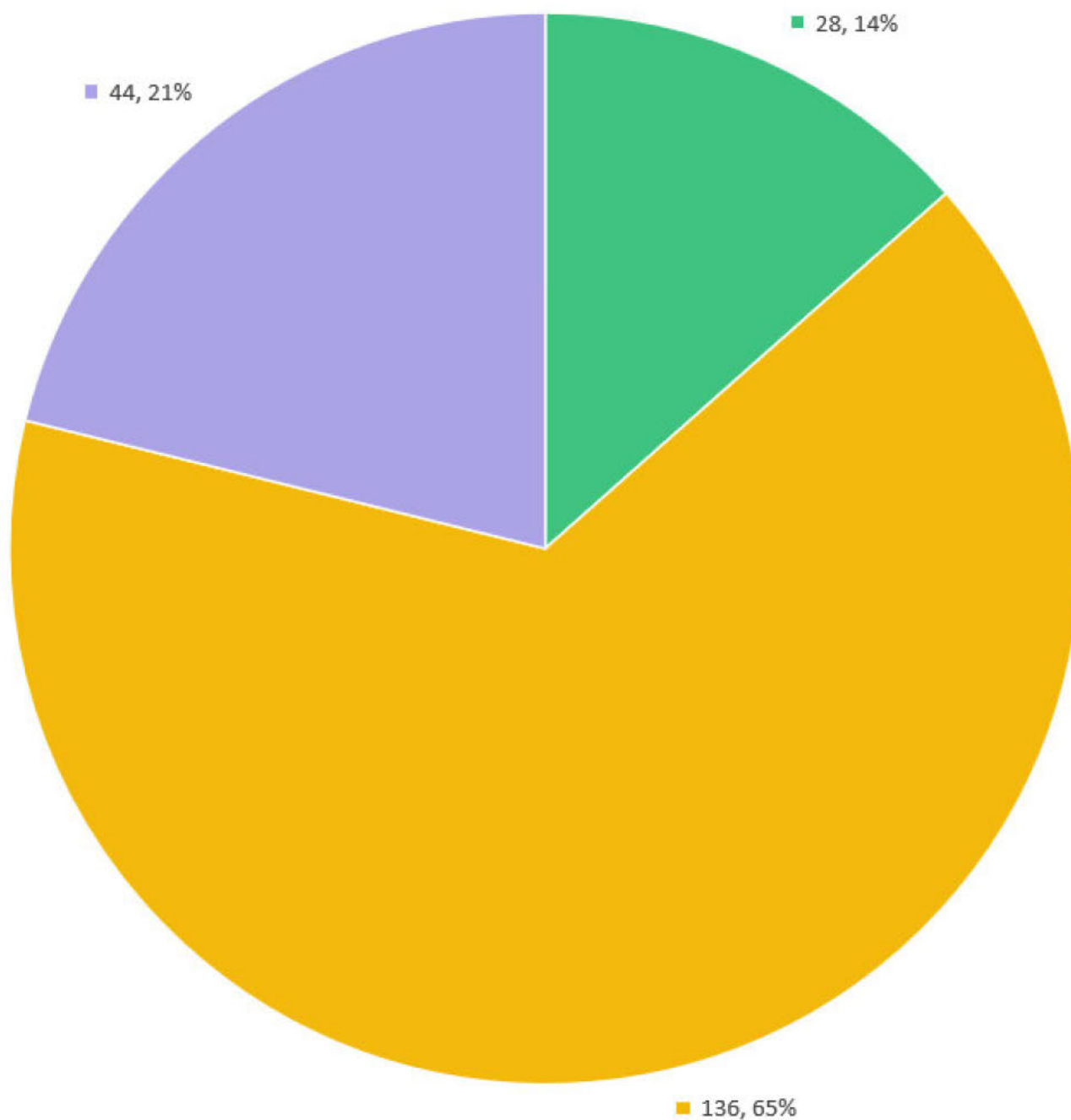
**Q10 | Please indicate your level of support for proposed upgrades to the Gil Langley Building and Batting Tunnels**



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

**Q12** Which of the two proposed building designs do you prefer?

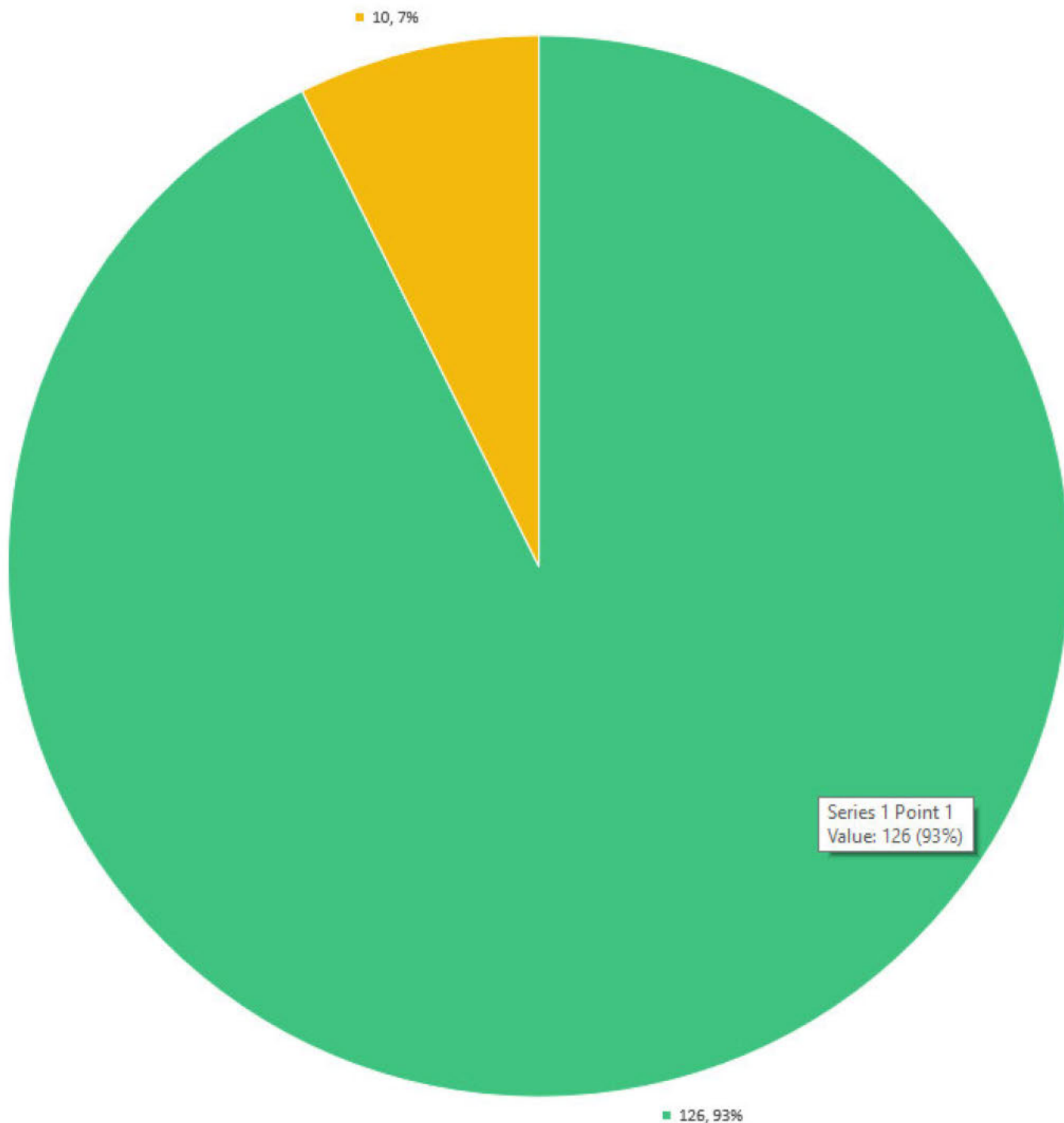


**Question options**

- Option 1 - Refurbishment of the existing building, a new storage shed, balcony extension and realignment of the batting tunnels  
● Option 2 - Everything from option 1 and an additional two change rooms. ● Neither (please specify)



**Q13** | Given the requirement not to increase building footprint across Mortlock Park as a whole, do you support the proposed demolition of the existing Guides Hall and develop it as community space?

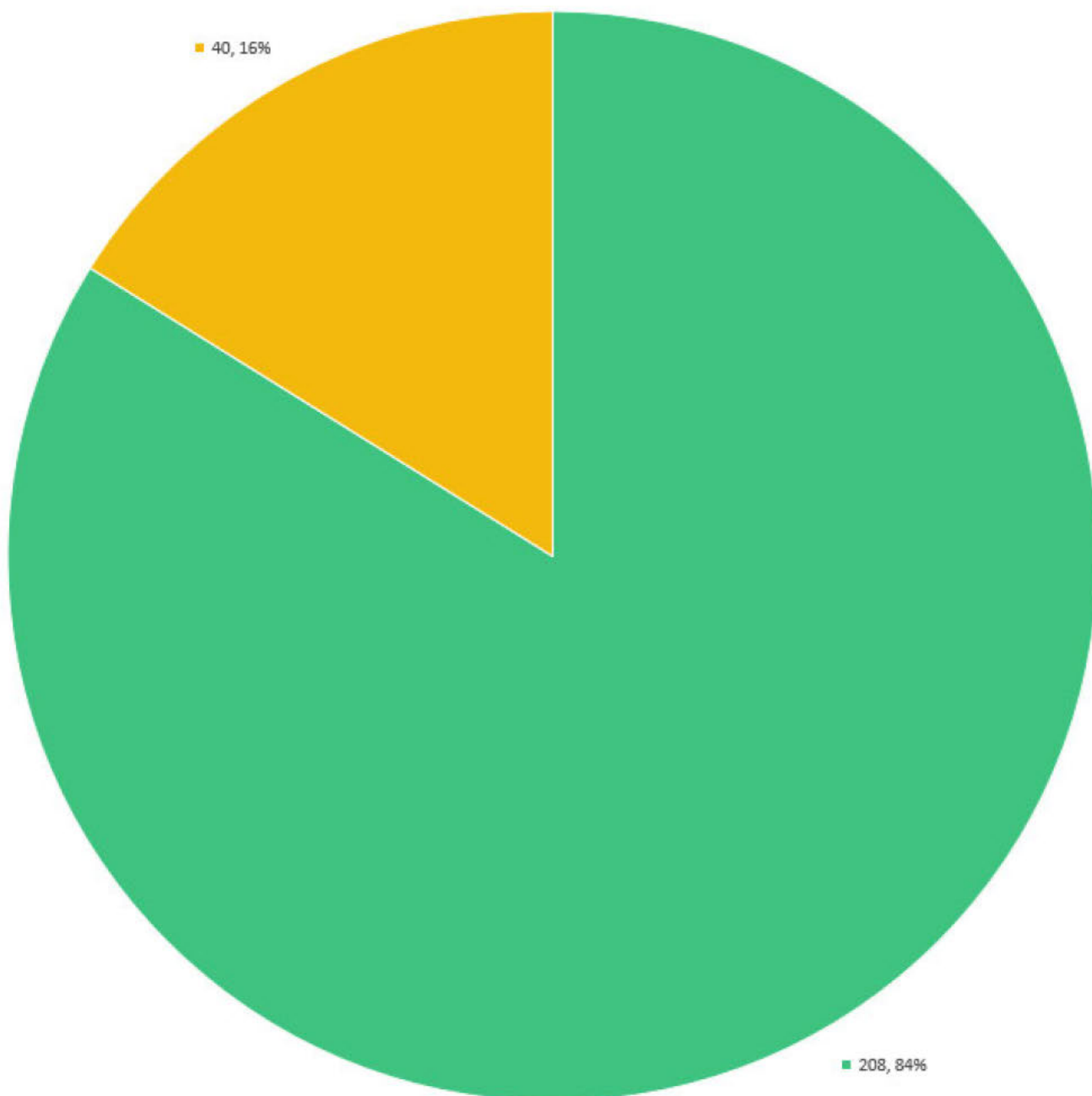


**Question options**

● Yes ● No

*136 respondents out of a possible 208 participants engaged with this question on this subject.*

**Q15** Would you like to provide feedback on Oval Lighting?

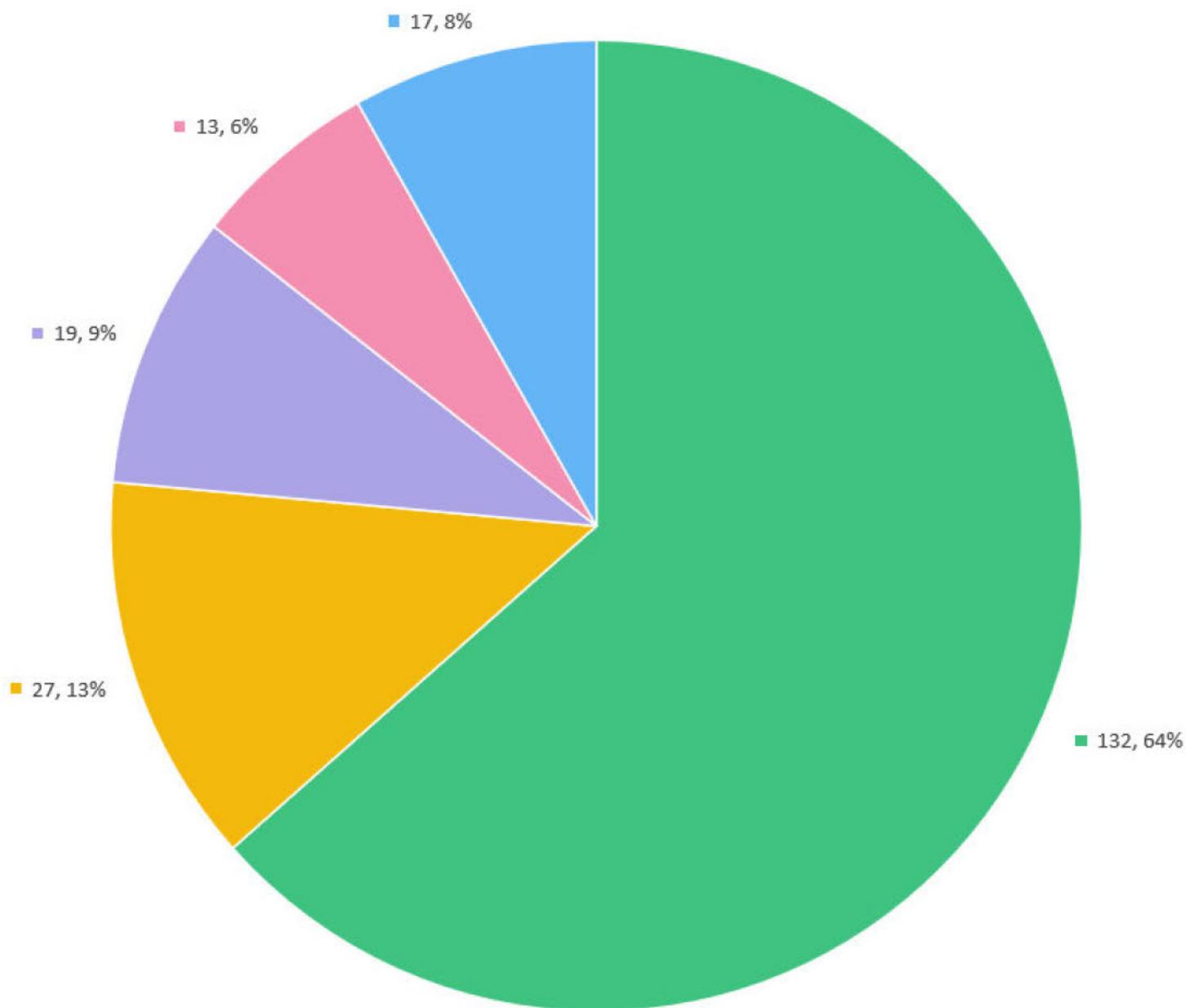


**Question options**

Yes No

248 respondents out of a possible 251 participants engaged with this question. 208 participants agree to provide feedback on this subject.

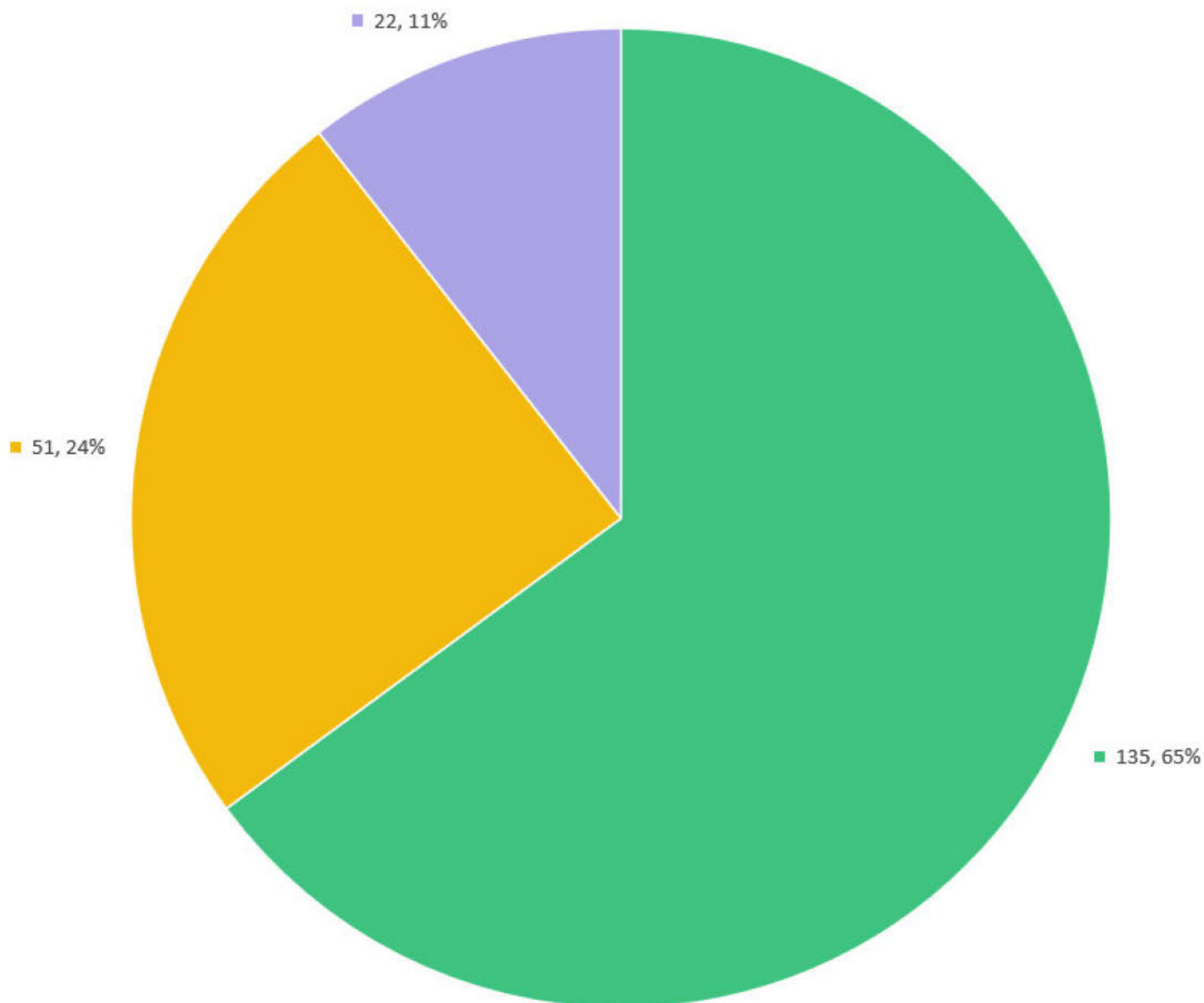
**Q16** Please indicate your level of support for the proposed oval lighting upgrade?



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

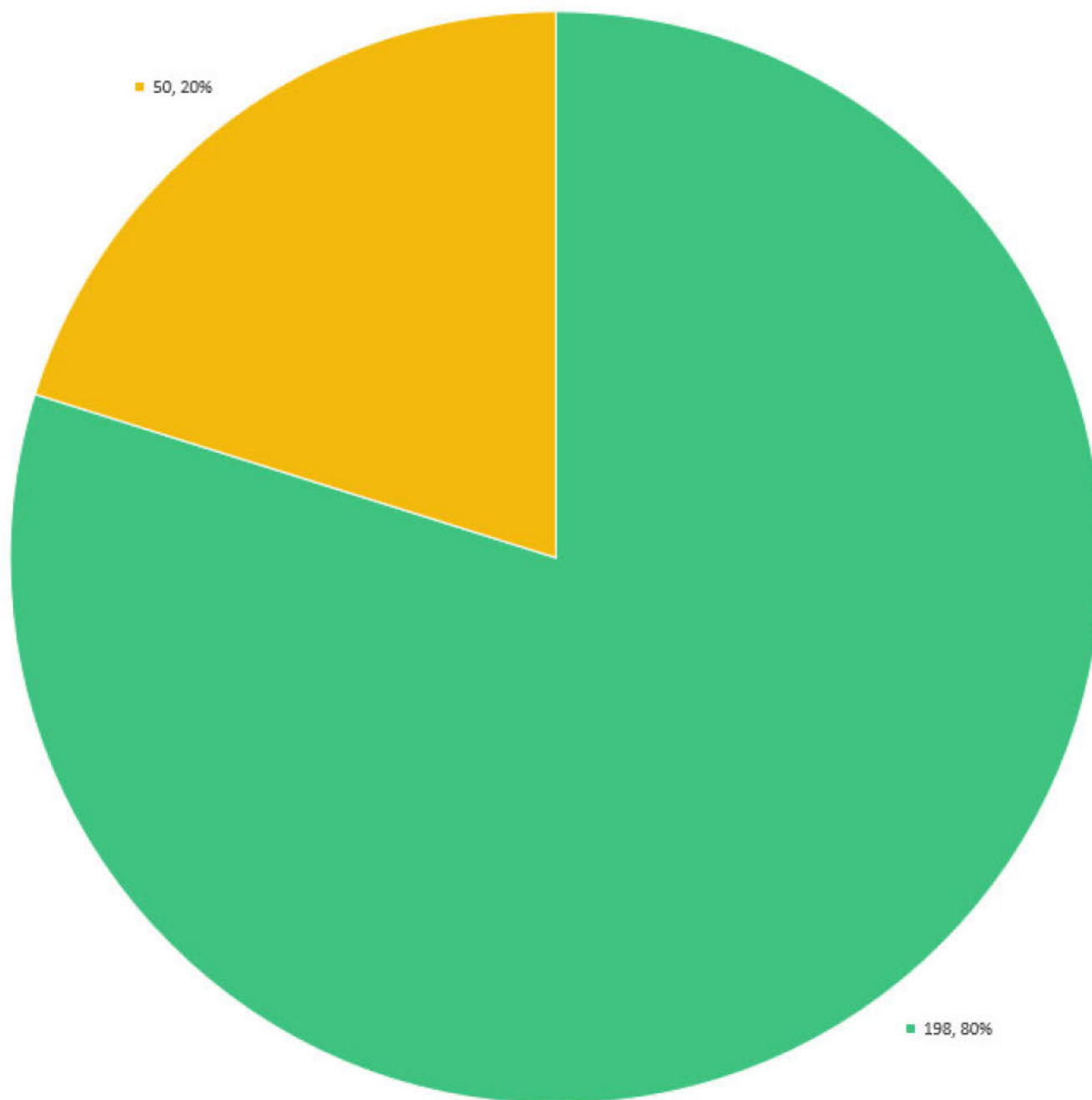
**Q18** Which of the two proposed oval lighting designs do you prefer?



**Question options**

6 x 18m Poles 6 x 15m Poles Neither (please specify)

**Q20** Would you like to provide feedback on Baseball Fencing?

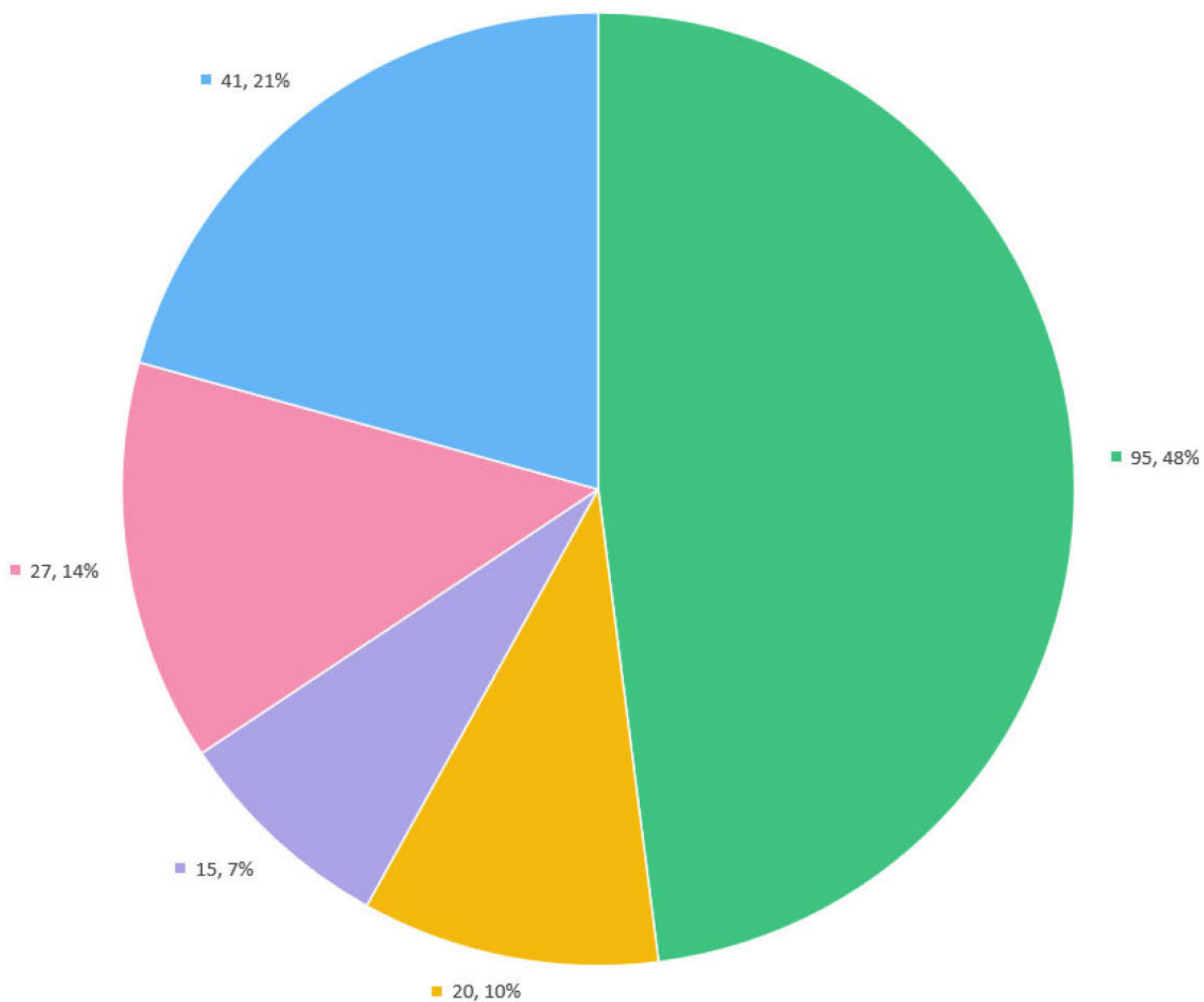


**Question options**

Yes No

248 respondents out of a possible 251 participants engaged with this question. 198 participants agree to provide feedback on this subject.

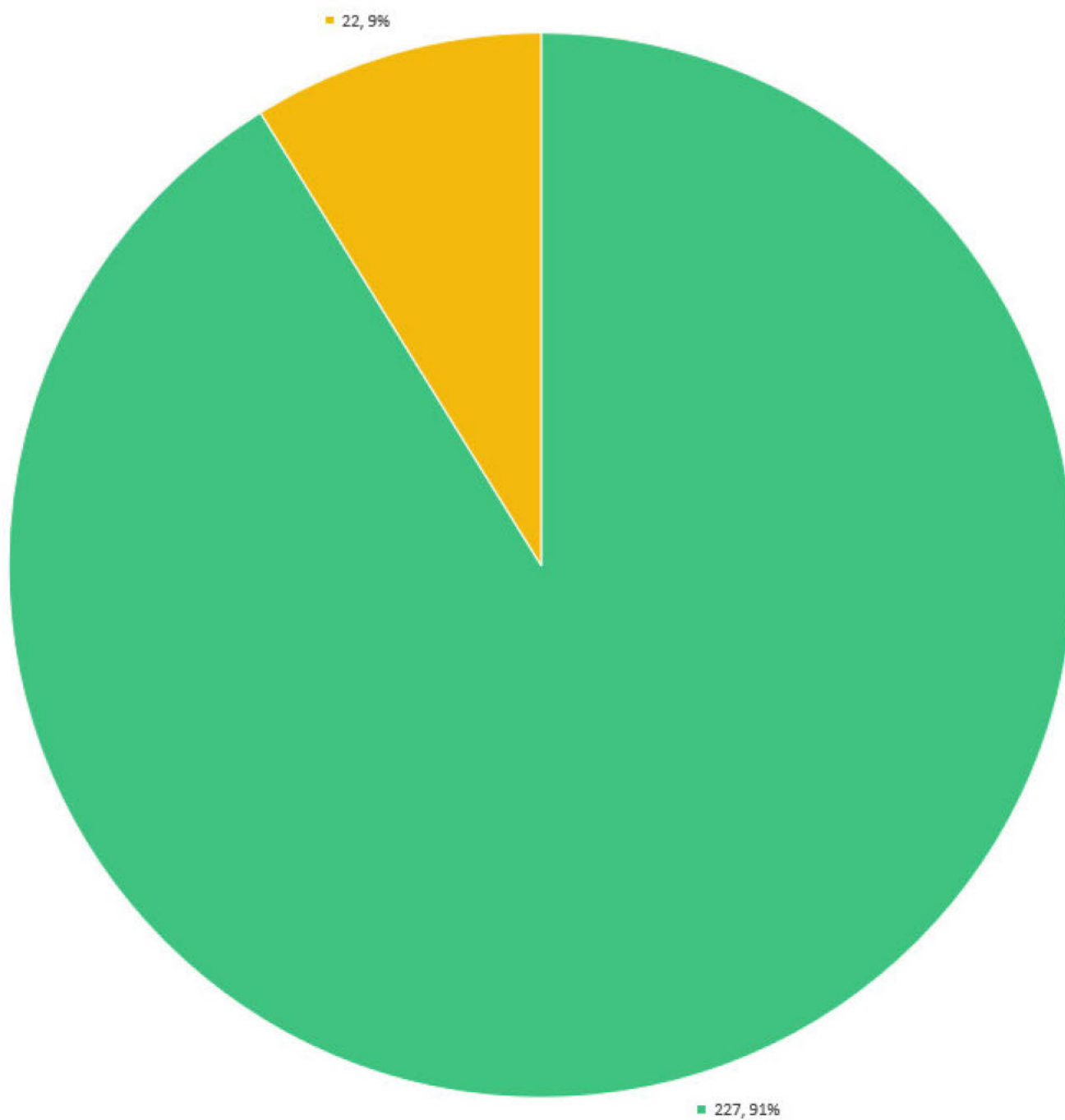
**Q21 | Please indicate your level of support for the proposed upgrade to existing baseball fencing/netting at Mortlock Park?**



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

**Q24** Would you like to provide feedback on Leases and Licences?

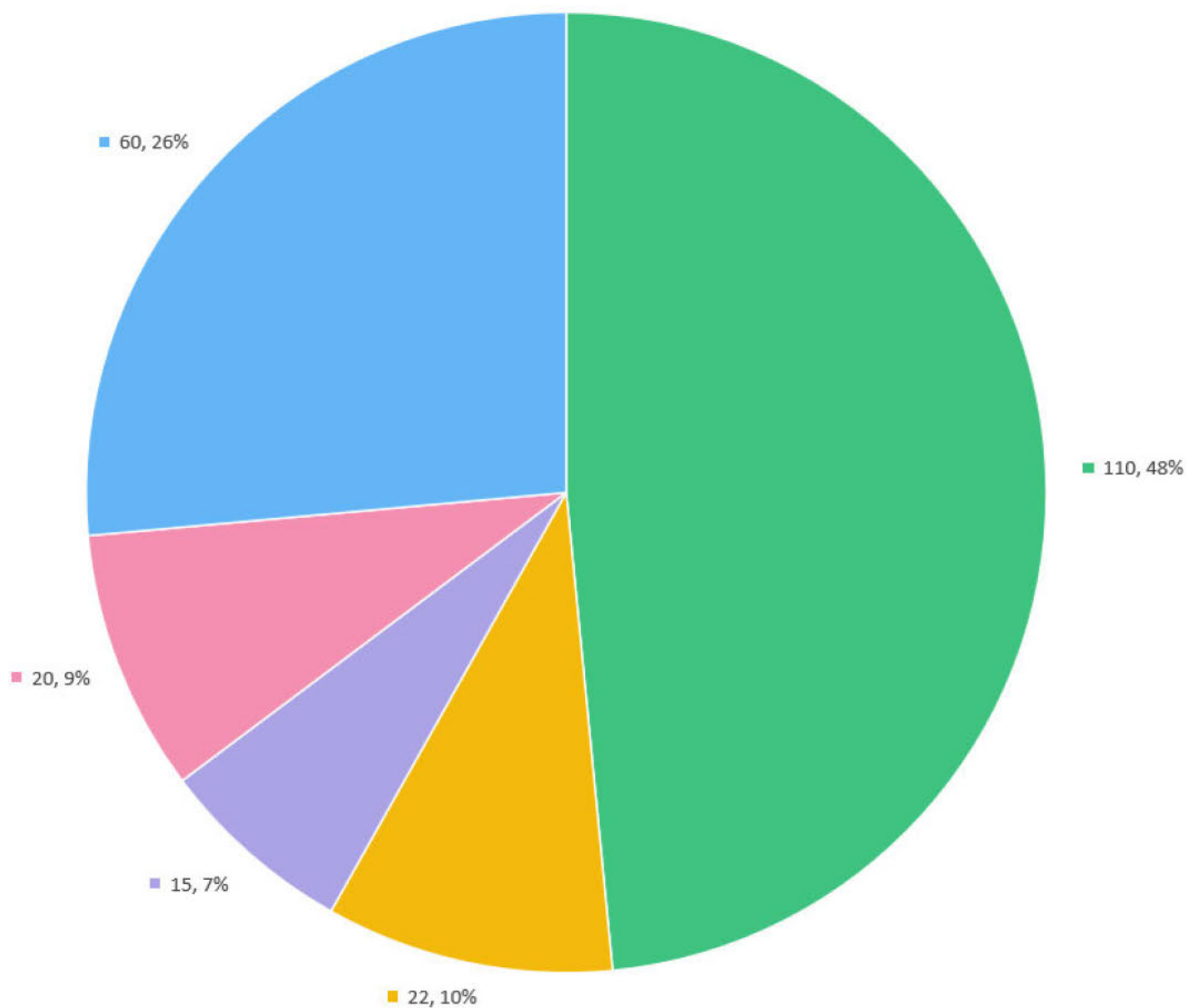


**Question options**

Yes No

*249 respondents out of a possible 251 participants engaged with this question. 227 participants agree to provide feedback on this subject.*

**Q25** Please indicate your level of support for the proposed lease to Goodwood Baseball Club for the existing Gil Langley Building, batting tunnels and proposed extension (if approved).

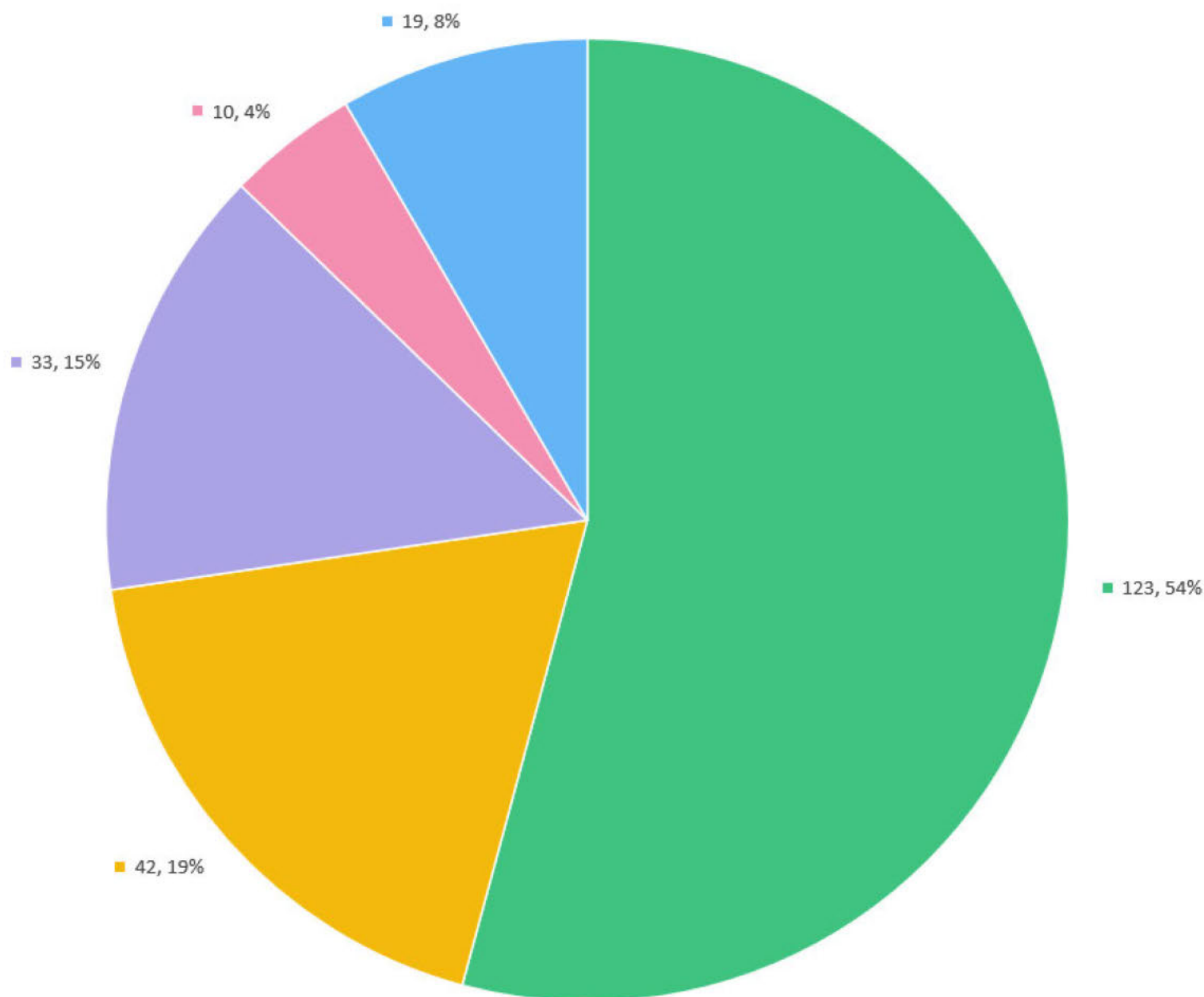


**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed



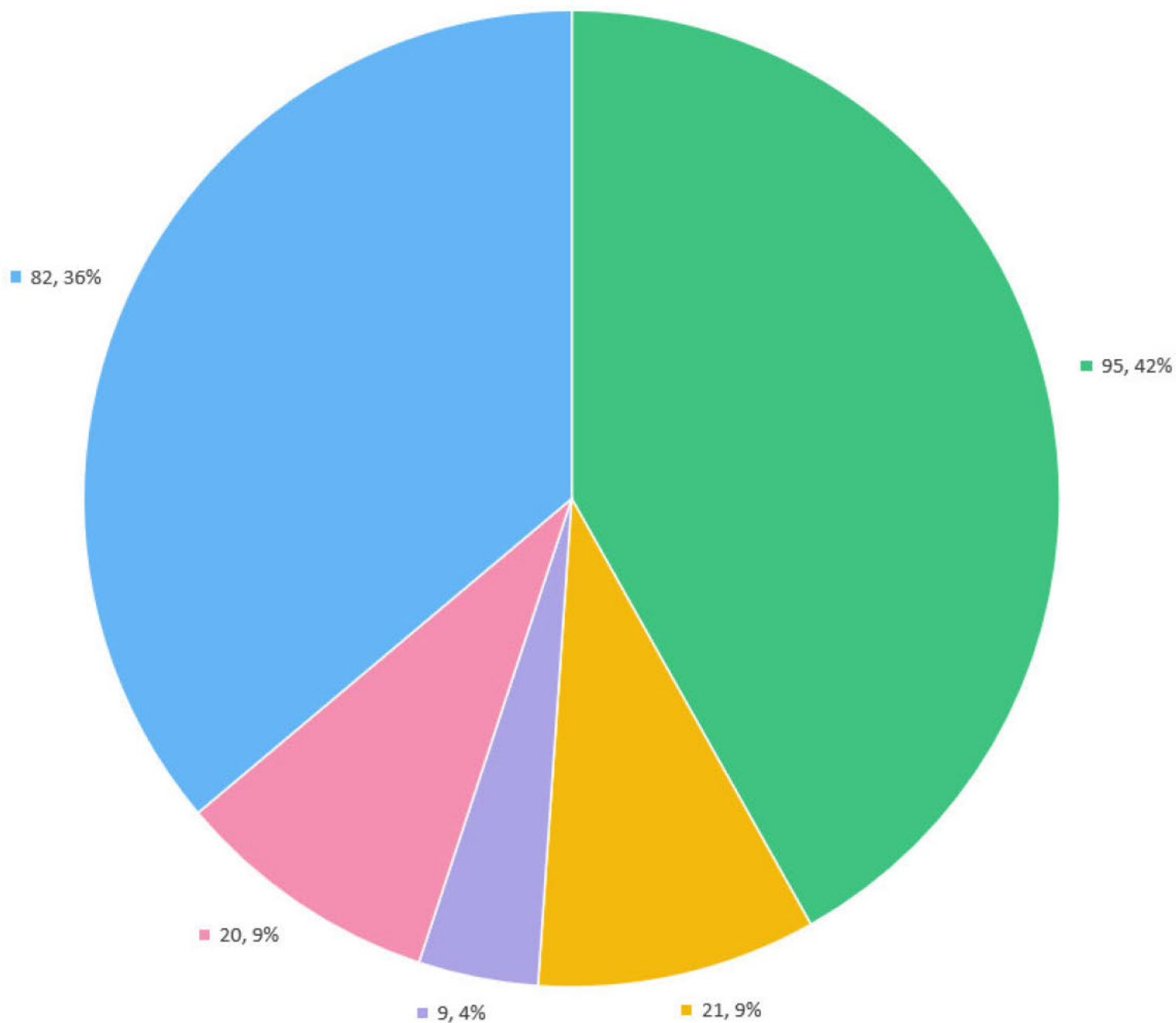
**Q28** Please indicate your level of support for the proposed lease to Colonel Light Gardens Football Club for the existing Gil Langley Building and proposed extension (if approved).



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

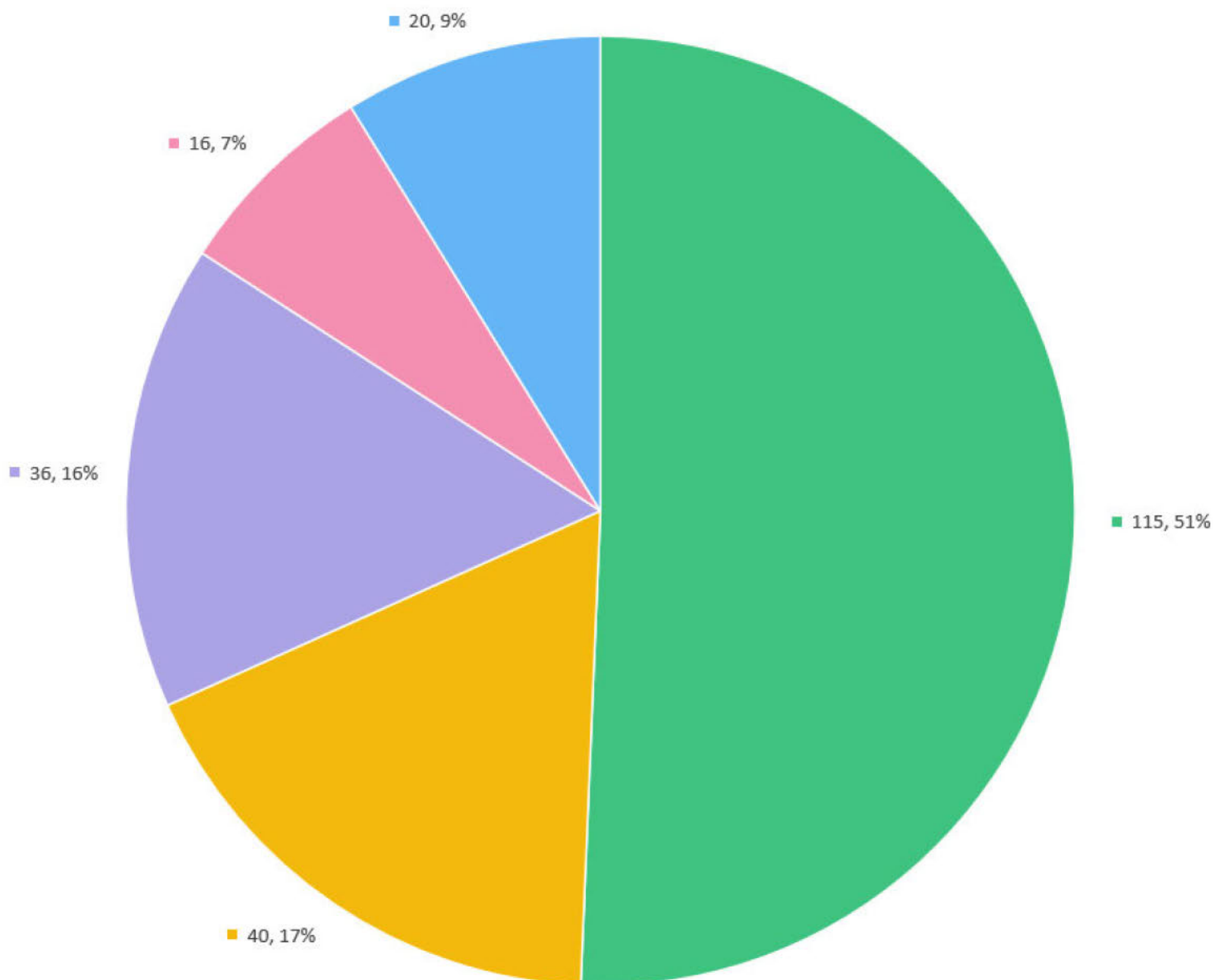
**Q31 | Please indicate your level of support for the proposed licence to the Goodwood Baseball Club for use of parts of Mortlock Park?**



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

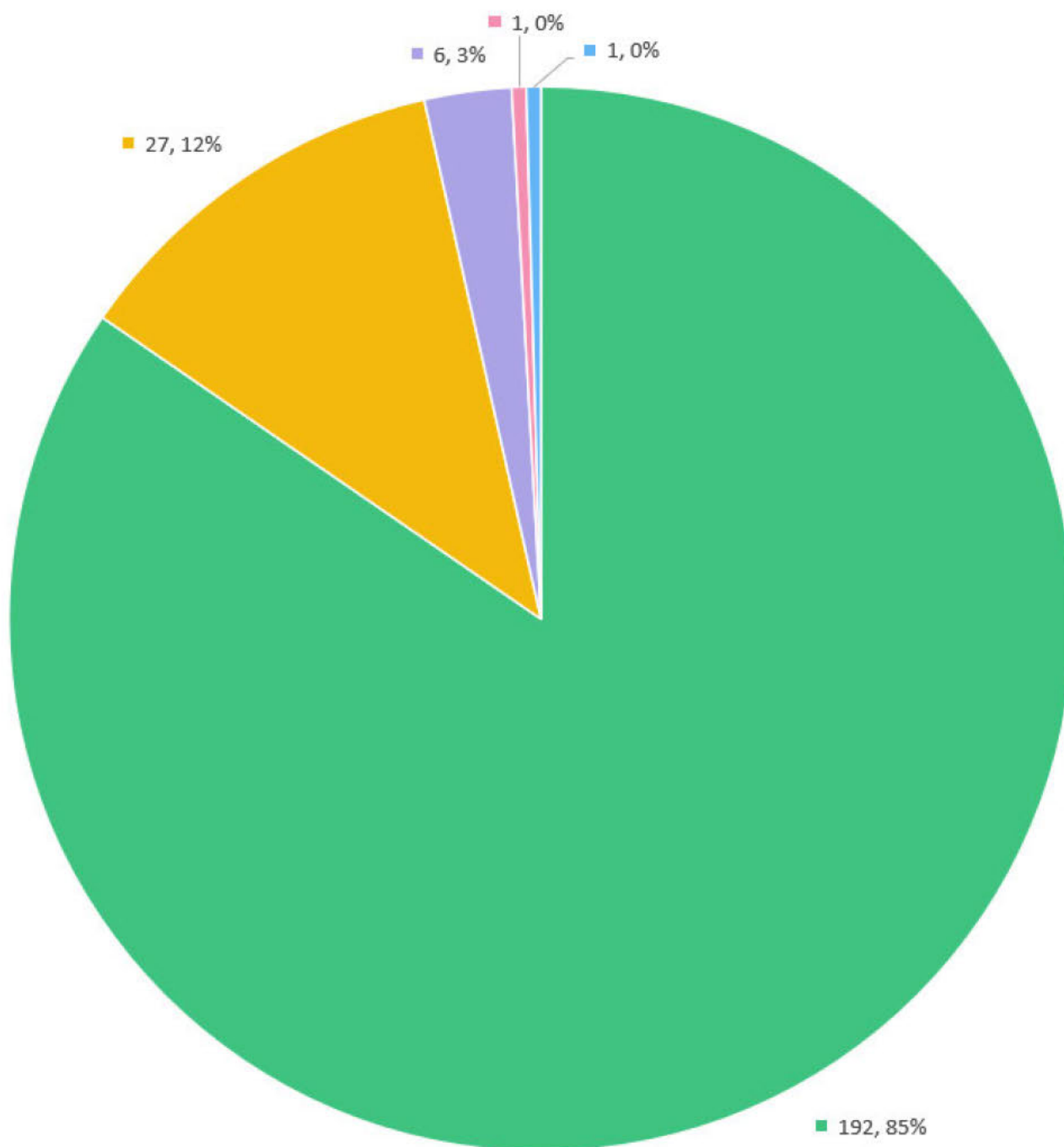
**Q34 | Please indicate your level of support for the proposed licence to the Colonel Light Gardens Football Club for use of parts of Mortlock Park?**



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

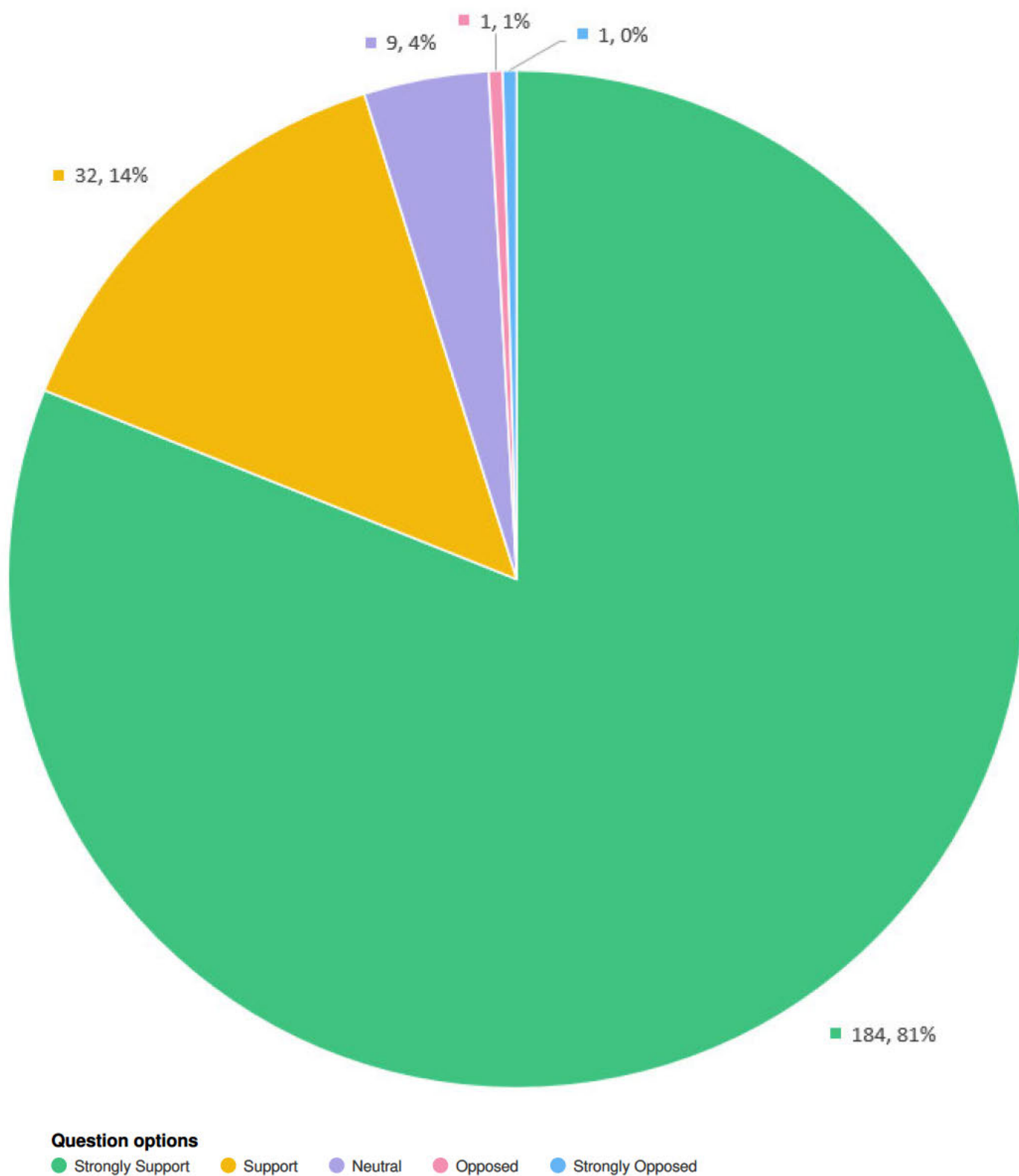
**Q37 | Please indicate your level of support for the proposed licence to the Colonel Light Gardens Primary School for use of parts of Mortlock Park?**



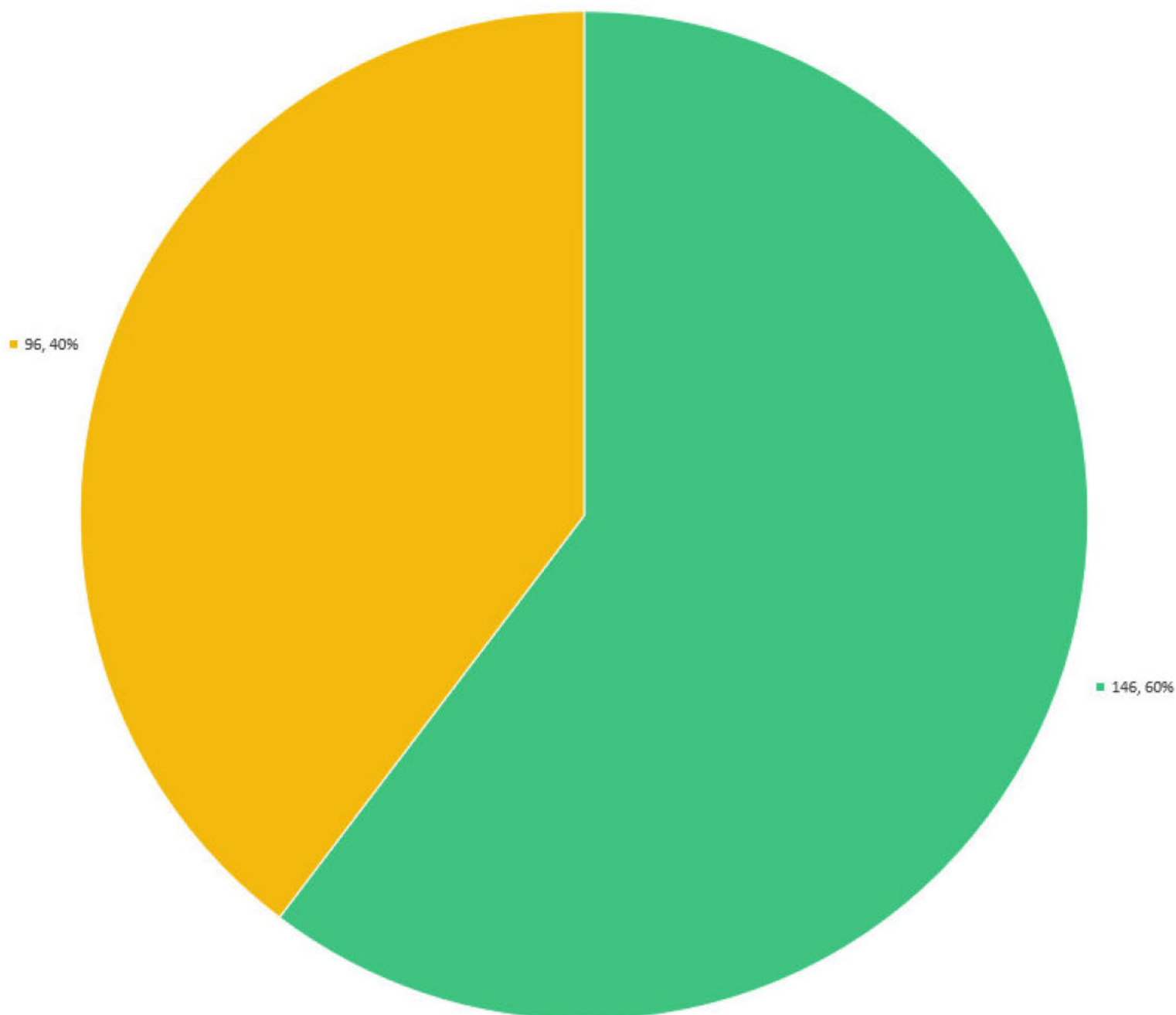
**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

**Q40 | Please indicate your level of support for the proposed licence to the St Therese Primary School for use of parts of Mortlock Park?**



**Q43** Would you like to provide feedback on the Guides Hall and Former Scout Hall?

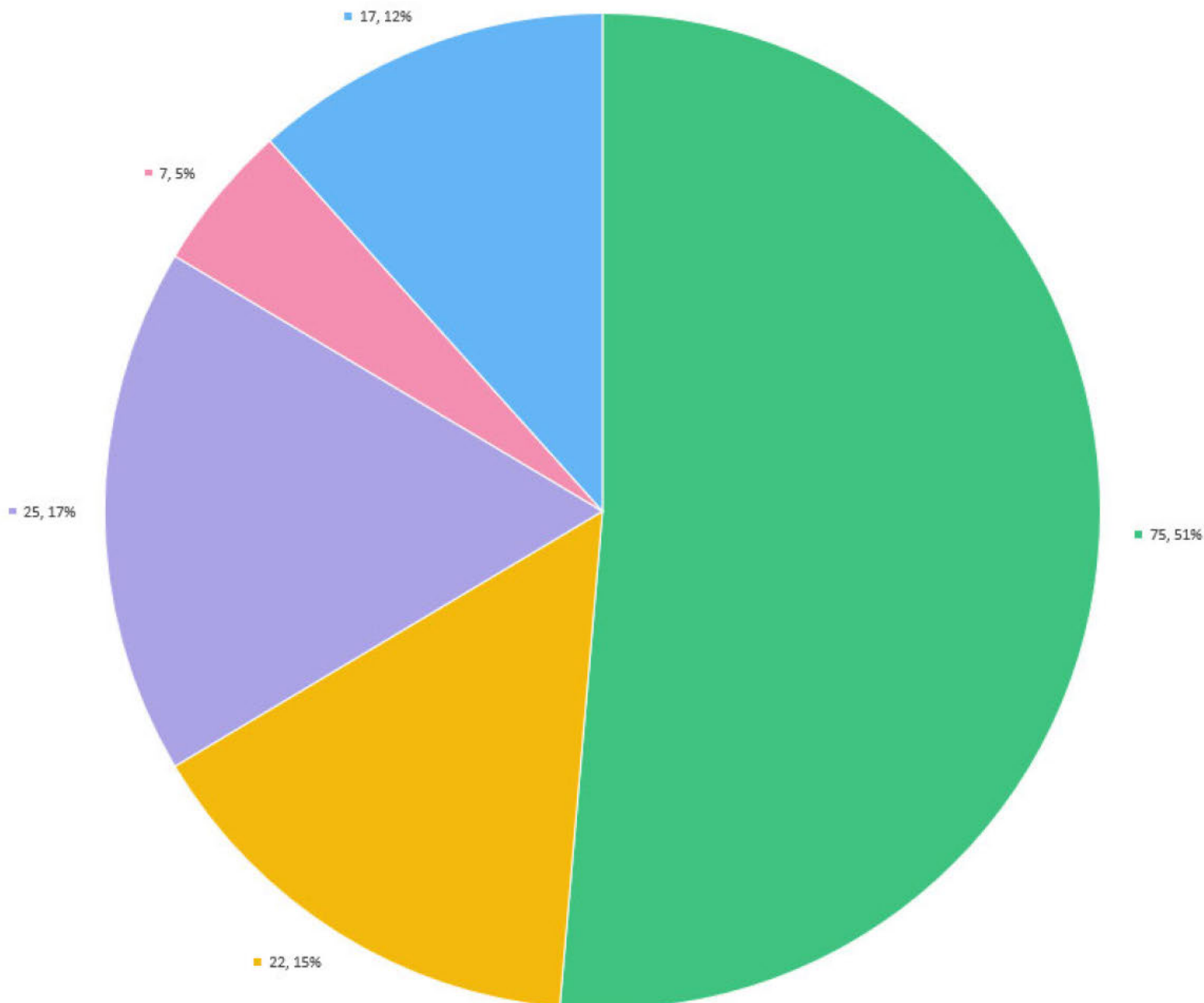


**Question options**

Yes No

243 respondents out of a possible 251 participants engaged with this question. 146 participants agree to provide feedback on this subject.

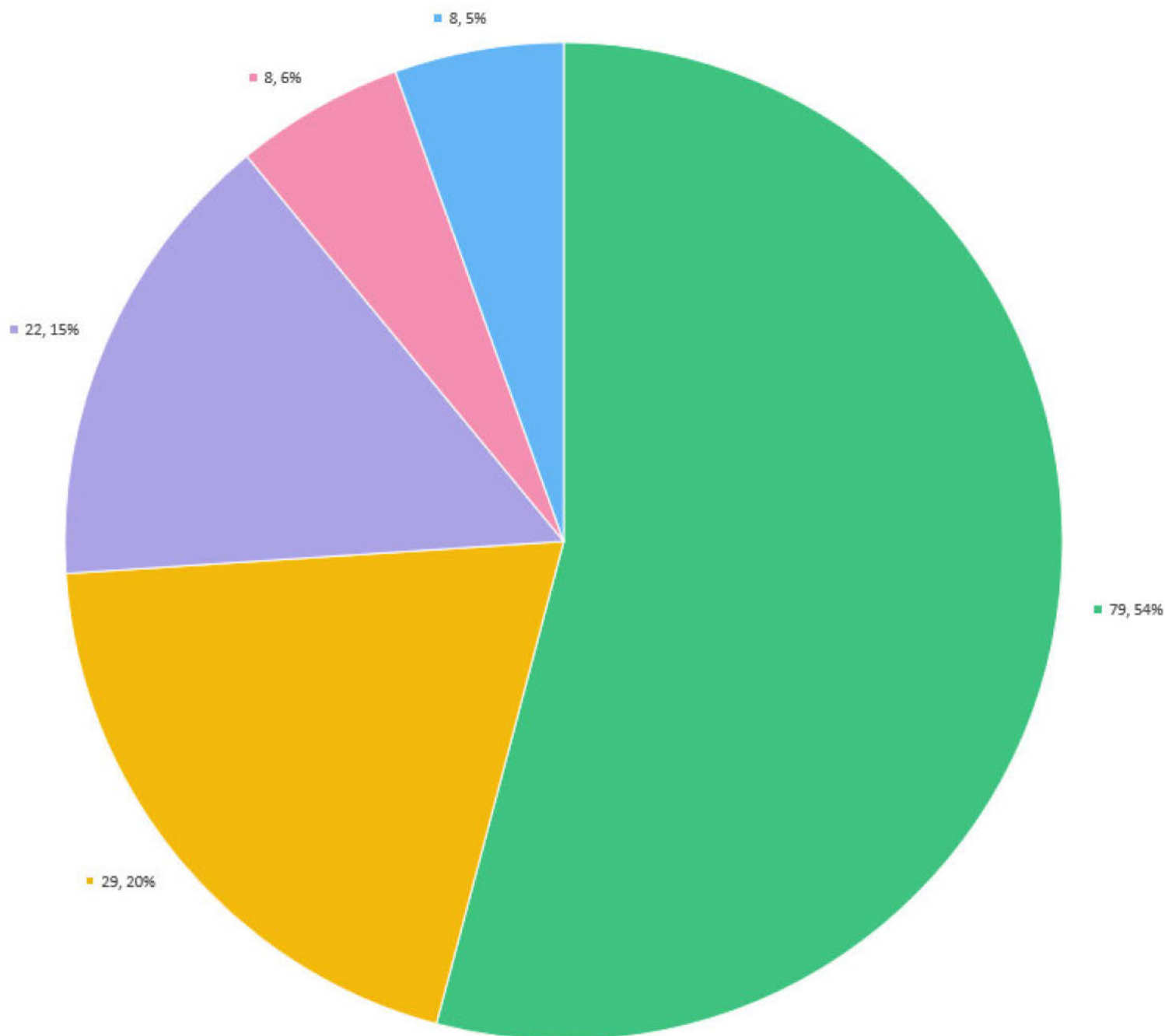
**Q44 | To what extent do you support the proposed demolition of the existing Guides Hall at Mortlock Park?**



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed

**Q47** Please indicate your level of support for the former Scout Hall at Mortlock Park being used by the community as a hall for hire?



**Question options**

Strongly Support Support Neutral Opposed Strongly Opposed



Morklock Park GIL LANGLEY BUILDING OPTIONS (Submissions and Freetext)

The data presented here represents a minority view - 5.8% of the full dataset who oppose the proposal and offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	New Build	1.01	New build required, not a cheap bandaid approach	NOTED - current funding would not facilitate a rebuild
		1.02	Firstly, the design of interior of the Gill Langley building was poor, yes it met AFL standards but the design is taking up too larger a foot print on the oval. My proposal is to increase the Langley building by having it come out 15 metres into the carpark and creating the change rooms for both males and females. This doesn't incur any interference with heritage considerations. Existing external stairs are unsafe and need to be replaced. They are too steep and no anti-slip treads.	NOTED - Any increase in footprint (Option 02) would be mitigated with the demolition of the Guides Hall  NOTED - Safety concerns have been forwarded on to the relevant department.
		1.03	I beg council to consider neighbouring residents and make accommodations such as 1) Enclosing the south/western corner of the balcony to provide both a visual and noise barrier. 2) Moving the entrance to the northern face of the building to minimise disruptions from noise/traffic flow. 3) Replacing the hedge across the carpark, which is currently not in keeping with any of the hedging and provides no screening from constant car-park traffic. 4) Place restrictions on evening balcony use (e.g. no use after 7pm/alcohol restrictions).	NOTED  NOTED - Suggestions have been forwarded onto the Mortlock park project Team.
2	Equity of access	2.01	Why is there such an emphasis on upgrades of sporting clubs that are in reality not even accessible to actual residents of Colonel Light Gardens and have no tangible impact on our enjoyment of this green / open space.	NOTED - Grant funding was offered for the upgrade to the Gil Langely building and associated assets
		2.02	The initial purpose of Mortlock Patk was for the residents of the surrounding areas to enjoy the open spaces. It was not for the whole purpose of a baseball club which only serves a small percentage of the Colonel Light Gardens population.	NOTED - this section is concerned with Gil Langley building options. Leases and licenses are discussed elsewhere
		2.03	More space is being taken away from a residential park. Place the additional requirement in the temp side car park or offsite storage. This is a local club renting a shared service council owned facility. The baseball was agreed to be a temporary area with seasonal nets to be removed at the end. Now council is consumed by over righting what has already been decided in the previous surveys. I call some one has a political pull here overwriting local us and making us approve what we have already rejected.	NOTED - All consulataion data will be presented to Council during the decision making process
		2.04	I support refurbishment, however it appears as though this proposal goes hand in hand with limiting use to the public, as such I don't support the overall plan.	NOTED - this section is concerned with Gil Langley building options. Leases and licenses are discussed elsewhere
		2.05	The proposed doubling of the footprint of the existing building on green space for one clubs sole use ie the baseball clubs batting tunnels and female change rooms, is a greedy, selfish grab for public money. What use/ access will the general public/ residents have of these new facilities? Absolutely nothing.	NOTED - Any increase in footprint (Option 02) would be mitigated with the demolition of the Guides Hall
		2.06	The park should have less organised sport and more access for residents	NOTED - this aspect is discssed elsewhere
		2.07	This should be an open park for residents, an open space for all not sports clubs. Like Heywood park, something to promote health and well being.	NOTED
		2.08	Why not upgrade for general community use. Design proposals are limited to the sporting clubs which excludes the majority of Mitcham residents.	NOTED
		2.09	The building is an eye sore, upgrading will only make it worse.	NOTED - Final designs are yet to be drafted
		2.10	Mortlock Park should be available for resident recreation purposes, not a minority of baseballers	NOTED
		2.11	Increases the building footprint so there is a loss of park. It anticipates further increases of use of the park by sporting clubs and therefore loss of access by local users.	NOTED - Any increase in footprint (Option 02) would be mitigated with the demolition of the Guides Hall
		2.12	The proposed development supports further growth of the "Goodwood" baseball club which already dominates use of Mortlock Park during leisure hours over the baseball season, to the exclusion of local residents. This club is not local (outside Mitcham LGA) and the majority of its members are from outside Colonel Light Gardens, yet local residents not only subsidise the club's use of Mortlock Park but have their access unfairly limited by the club's use.	NOTED - this section is concerned with Gil Langley building options. Leases and licenses are discussed elsewhere
		2.13	these do not accord with the nature of Mortlock Park as a community facility	NOTED - There is an opportunity to develop the former Scout Hall into a Community Hall
		2.14	In terms of specific designs, Option 1 will not provide the sporting clubs with the change rooms they say need for the safety of women's sport, but option 2 will double the size of the footprint, infringing on the community's dwindling open space. There will be absolutely no benefit to the wider community.	NOTED - Any increase in footprint (Option 02) would be mitigated with the demolition of the Guides Hall
		2.15	I do not consider any increase in floor plan acceptable. Given a 10 year lease is being considered, I do not support any refurbishment or continued exclusive use outside of this time frame. I consider a 10 year period a sunset time period in which the club should re-locate, and the land usage be returned to the local residents for non exclusive community use.	NOTED - Option 01 has the least impact on footprint. Leases and licenses are considered elsewhere
		2.16	Are for use of limited persons.	NOTED
		2.17	The only people set to benefit by the upgrades are members of the Goodwood Baseball Club , the majority of which do not even reside in CLG.	NOTED
3	Noise   antisocial issues	3.01	The proposed upgrade to the balconies are also a major concern. What about the noise levels and disruptions to nearby residents? When the baseball hires out the club rooms for private parties the noise that comes from the balcony area is excessive and very disruptive as is the coming and going in the car park area with people shouting and honking horns at all hours of the night.	NOTED - there may be additional restrictions upon hours of use subject to a Development Application
		3.02	Larger balcony not needed for sport club use. It would be a problem for residents if regularly used for late social events.	NOTED - there may be additional restrictions upon hours of use subject to a Development Application
		3.03	No extension to the existing balcony - even with blinds it will still increase the number of people and noise levels, in both club or hire situations.	NOTED - there may be additional restrictions upon hours of use subject to a Development Application
		3.04	There is already too much sport, iistoo noisy, too much traffic, too much trash left around. Members of sports clubs do not value things they get for nothing and cause damage and are not doing a good job of ensuring the building is kept in good condition.	NOTED
		3.05	The new designs have been developed with complete disregard for neighbouring residents. The clubrooms are already disruptive and the extended balcony will be both an eyesore and a nuisance. In terms of impact, the current configuration of the Gil Langley Building and its surrounds contribute considerably to noise pollution. All traffic (car and foot) is pushed to the southern end, and every time the clubroom doors open, I can hear people from my living room/bedrooms. It is equivalent to dealing with a constant house party in your neighbours front yard. The sound-proofing is non-existent and an open balcony will exacerbate this considerably. If the inevitable renovation were to go ahead, I beg council to consider neighbouring residents and make accommodations	NOTED - there may be additional restrictions upon hours of use subject to a Development Application
		3.06	In addition, the proposed balcony extensions are not conducive to nearby residents peace and quality of life. The noise that comes from the current west facing balcony in the evenings when the club subleases it or uses it is disruptive and excessive. Loud music, drunk teenagers, swearing and shouting is not acceptable to nearby residents and not what should be taking place in a heritage listed area.	NOTED - there may be additional restrictions upon hours of use subject to a Development Application

Morklock Park OVAL LIGHTING (Submissions and Freetext)				
The data presented here represents a minority view - 3.8% of the full dataset who oppose the proposal and offer a qualifying statement.				
NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Licensed hours	1.01	Night time games were never part of the original agreement. Why does the cloud and it's needs overnight local residents	NOTED - Hours of use have been set out under the Licensed hours are under consultation.
2	No Community benefit	1.01	Again, these lighting upgrades are wholly dedicated to sport and an increased amount of activity that is not relevant to local residents who utilise the space in a different manner.	NOTED - there is some potential for subdued lighting to be extended beyond organised sport scheduled times to allow community utilise or traverse the park.
		1.02	It is ridiculous to spend ratepayers money to maintain facilites which only benefit sporting groups not the whole community . This is a PARK not a Sports Field	NOTED
		1.03	The park should be used as a resource for the Colonel Light Garden Suburb Community for which it was provided.	NOTED
		1.04	Public lighting is not the same as sports lighting. Safety is important for public lighting and would be nowhere near the costs for baseball lighting	NOTED - there is some potential for subdued lighting to be extended beyond organised sport scheduled times to allow community utilise or traverse the park.
		1.05	This should be an open park for residents, an open space for all not sports clubs. Like Heywood park, something to promote health and well being.	NOTED
		1.06	It is purely fir the purposes of more organised sport on Mortlock park, which I strongly oppose.	NOTED
3	Disruption (noise/light)	1.01	Fears that lithe lights would mean light travelling over the head and into our home - not to mention the use of the field for later and later games which can be quite disruptive to the street traffic as is.	NOTED - Lighting consultants have shown conclusively that light spill will be significantly less than present with modern lighting units.  Use of the Oval by sporting clubs will remain as set out in the proposed licensed hours out for consultation.
		1.02	Increased lighting will produce more light pollution of the surrounding area. The area already produces too much light and can be seen for an extended radius.	
		1.03	floodlights devalue the surrounding neighbourhood and make it hard for small children to sleep, and disrupt the local wildlife especially birds nesting nearby. And floodlights are ugly.	
		1.04	Behold the curse of man-made radiance, a calamitous scourge that disrupts the repose of both man and creature. The towering spires, stretching into the far reaches of the horizon, emit a glaring brilliance that mars the landscape, akin to the raucous tones of omnipresent telephonic towers. An unsettling intrusion, as these lofty poles disturb the innate serenity of the Park, designed as a sanctuary of unspoiled natural beauty.	
		1.05	The council does not provide money for decent street lighting so why should our money go to light pollution?	
		1.06	Large poles, especially when painted dark colours, form a blight on the skyline. The lights need to be path lights of a more human scale. And not so bright that they blind everyone in the area like the ones that are currently in the car park and Windsor Avenue.  The super bright lights on Windsor Avenue near the primary school and at the corner of Sturt and West Parkway are blinding on the approach from relatively less brightly lit footpaths. Flood lights are also going to be blinding, like having the high beam left on when people are driving.  Other football ovals and their lights are not so close to the streets.  Light pollution from sporting facilities is linked to insomnia, cancer, obesity (lack of sleep), diabetes, heart disease, and depression. You say it doesn't spill but I can see the similar flood lights like at Edwardstown oval from miles away.	
		1.07	Due to the effects of light pollution on local environment and residents.	
4	Assorted	1.01	I strongly support the provision of safe lighting for the football oval - the currently lux level is both inadequate and dangerous. Both designs appear to have lights that will impact the second diamond for baseball and also have not included any increase in lighting for the baseball diamond	NOTED - Strangely these are supportive statements offered after strongly opposing the Oval Lighting. Possibly the participant chose Strongly oppose instead of Strongly Support
		1.02	I can understand the football club needs lighting as they use the space during winter and I don't have a problem for them getting an upgrade for their use.	
		1.03	However, the baseball club use the oval mostly during the warmer months hence their need is lessened	NOTED - The lighting options under consultation are intended to be installed for the CLG Football Club
		1.04	Any lighting that is not ground level makes the park a sports ground, not a community park. Why should the residents approve AFL standard lighting in the middle of their suburb? The poles will be tall enough to see during daylight hours and only depreciate housing prices in the area, let alone at night which will be a horrible eyesore for neighbouring property owners.	NOTED
		1.05	floodlights devalue the surrounding neighbourhood	NOTED
5	Heritage	1.01	Neither of these options align with heritage guidelines	NOTED - both options have been assessed by a heritage consultant, before any design is endorsed and installed it will be subject to a heritage Impact Report.
		1.02	Lighting will be not in keeping with the area	
		1.03	It is not consistent with the culture of the district.	
		1.04	Way too high and ugly. Does it fit with Heritage standards. Nobody from council could answer this question at the community meetings	
		1.05	Maintaining the heritage appearance of mortlock park	
		1.06	It is not in keeping with the heritage of the suburb. We are not a sporting facility suburb, we are a GARDEN suburb.	
6	Aesthetics	1.01	Also, 18 metre poles will ruin the aesthetics of the park and make it look even more like a baseball park - which it is not!	NOTED

Morklock Park FENCES AND NETTING (Submissions and Freetext)

The data presented here represents a minority view - 11.2% of the full dataset who oppose the proposal and offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Equity of use	1.01	Should be a park and not a baseball club oval	NOTED - this reflects an ongoing friction between sport and neighbouring residents regarding shared spaces. Not a situation unique to CLG as it is playing out across the entire LGA.  Negative sentiment here is majoritively directed at Baseball at Mortlock Park
		1.02	Baseball takes up so much time and space at the Park already . East oval is hardly ever available to public . Most do not even live in this suburb	
		1.03	I would like less good wood baseball in colonel light gardens, it takes up most of the area and feels like we are not welcome to spend time down at the park in base ball season, don't want to get hit by a ball	
		1.04	This should be an open park for residents, an open space for all not sports clubs. Like Heywood park, something to promote health and well being.	
		1.05	I would also suggest that this oval is used for more frequently by families, school students and members of the public than it is by baseball. I think its great to have the oval used by local clubs, but just take a look at the Sturt Baseball Club fences and you'll get an impression of how ugly such a high fence will look.	
		1.06	Mortlock Park should be redesigned into a park similar to Haywood Park, were the majority of residents can use	
		1.07	If the existing fencing/netting is not suitable the club needs to go somewhere else.	
		1.08	In the first instance, regardless of the netting, it is inappropriate to play any hardball games on a shared use facility. Should all hurdles be completed, funding should be at baseball club's expense. I am opposed to funding sport specific infrastructure	
		1.09	move baseball to alternate site, not suitable for a community park for 3000 plus residents. Baseball's growth can flourish elsewhere with much less resistance.	
		1.10	Because I strongly oppose increased use of Mortlock Park by the baseball club. Increased investment in baseball facilities will only result in the continued encroachment of the baseball club over our community's park.	
		1.11	Baseball is unsuited to a Community Park (cynically-why not just fence the entire thing off like the WA Norman Reserve so only sports clubs use it :-)	
		1.12	Mortlock park was designed to provide a community green space for leisure and recreation, not to give one sporting club the monopoly of use. It is not the responsibility of Mitcham council to upgrade Baseball club facilities fir a club that is not even from our council area.	
2	Aesthetics	2.01	Adds to the detriment of visual aspect of the space, why not heighten the fence to 20m?	NOTED
		2.02	A 2.4 metre fence would be very obtrusive for people wanting to play at the park i.e. kick a soccer ball for fun away from those playing AFL. Seems unnecessary as it hasn't been needed previously.	
		2.03	Already the fencing looks ugly and divides the outdoor space. I strongly oppose any higher fencing that essentially makes non baseball players feel like they are 'locked out' of that space. It very much divides the natural environment. Ten metre high fencing is huge! Mortlock Park was supposed to be developed into a park according to Charles Reade. Whilst I support sport being played there I think the space very much needs to be shared and not made ugly.	
		2.04	The boundary fence is not removable after the season.	
		2.05	It is intrusive and being permanent could limit other access to the oval	
		2.06	This fencing restricts access and is visually an eyesore	
		2.07	The current eyeline across the park is not blocked by fencing. The increased height proposal changes the outlook from acceptable to looking like a sports stadium and unsightly as a community park.	
		2.08	They spoil the aesthetic of the park in general	
		2.09	intrusive not only to the look of the park but the surrounding streets and housing.	
		2.10	The outfield fencing at the new proposed height will be unattractive and not in keeping with the notion of an open and shared space.	
		2.11	I understand the risk presented by flying baseballs, but a 2.4m fence?? It's going to be a horrible addition to such a beautiful open space! I find it very hard to see how this fits with the character of CLG, Mortlock Oval and oval use by members of the community.	
		2.12	Not required and looks ugly	
		2.13	These are an outrageous blot on the landscape and we still wont be able to use the park.	
		2.14	A malevolent act unfolds as colossal, unsightly nets ensnare the once pristine green realms, a deliberate assault on the very legacy that time bestowed upon us. These towering enclosures, bereft of grace, stand as ominous symbols of a willful disregard for the sanctity of our cultural and natural inheritance. The free and open expanses, now shackled by these monstrous nets, tell a woeful tale of an era where the sacred tapestry of our past is torn asunder by the heedless hand of degradation. How grievously we mourn the intentional affliction upon our enduring legacy!	
		2.15	Both current and proposed fencing/netting are unsightly.	
		2.16	The existing and proposed enlarged fencing design detracts from the aesthetics of the reserve,	
		2.17	Excessively obtrusive for a mixed use park	
		2.18	It cannot accommodate the expanding baseball club and also enable a 50/50 shared use for the rest of the community.	
		2.19	The ordinary Australian suburban park is too often utilised as a sports ground, and large parts are enclosed with fences for football or cricket ovals with their attendant grandstands, and thus all sense of retirement and beauty is lost.	
		2.20	In my years of being at the park and seeing the baseball played while I am there I have never seen the ball being hit over either fence. The fence implemented in my time of residence (1996) was not and is still not a pretty sight. The raising of the fence, particularly the outfield would make the space feel more prison like. .	
		2.21	Far too high and ugly. It should only be temporary	
		2.22	It's horrible! It divides the park! The 10metre fencing is hideous. This is a community park. Not a baseball park	
		2.23	It's ugly and devalues CLG.	
		2.24	When parks become more like sports grounds they lose all sense of beauty. Mortlock park was not intended to be used for baseball.	
		2.25	Putting up higher fencing on the northern side near the playground would aesthetically detract from the peace and tranquillity of Mortlock Park and the higher fencing behind the batting diamond should NEVER be even considered.	
		2.26	It spoils the unfettered vista of the Mitcham Hills which has a psychological value when trying to unwind. N.B the architectural 'Concept Drawings' show a starry sky where the foothills are... misleading.	
		2.27	Very unsightly and require large amounts of infrastructure to accomodate growing club	
		2.28	The proposed fencing will make the park look more like a baseball park and less like the vision of the Master Plan.	
3	Assorted	3.01	Please refer to my previous comments on this park which also apply to the fencing proposal	
		3.02	I don't believe base ball should be at the oval	
		3.03	why not change orientation of the diamond	
		3.04	Baseball has enough	
		3.05	Im sure this would affect the mental health of many of our residents	
		3.06	Should all hurdles be completed, funding should be at baseball club's expense. While council is at risk of being sued by allowing a dangerous activity on an open reserve, Baseball club carries the biggest risk and therefore any risk mitigation should be at their expense	
		3.07	The Mitcham Council Master Plan also does not cater for such fencing and residents are STILL WAITING for that to be finalised	

		3.08	I STRONGLY OPPOSE the outfield/home-run fencing height of 2.4m. This height is incredibly obtrusive, an eyesore and unnecessary. The safety audit did not recommend this change and Baseball SA guidelines (as per October 2023) state a height of 1.83m to be sufficient. Therefore, I believe the fence along the Eastern length should be renovated, but remain between 2-2.4m, as they are against a hedge so the visual disturbance will be minimal. However, the home-run fence along the northern length should not exceed 1.83m. This would reach the best balance between heritage/visuals/open community spaces and safety/compliance.	NOTED
		3.09	The Mitcham Council Master Plan doesn't allow for such fencing and residents are STILL WAITING for that to be finalised.	
		3.10	Why should the council/ratepayers/residents pay for it? If the baseball club needs it to protect themselves against liable for injuring the public then why don't they pay for it? But they won't because according to the baseball club representative, and I quote " we don't care about the fencing, we don't need it, the public do".	
4	Heritage	4.01	Mortlock Park was supposed to be developed into a park according to Charles Reade.	NOTED: Fencing and netting options were subject to a Heritage review and will be submitted for a Heritage Impact Report before any installation.
		4.02	Heritage compliance. The fence does not complement the heritage ideals of colonel Light Gardens	
		4.03	There is NO fencing for the sport of baseball that will comply with Heritage standards for Colonel Light Gardens Heritage listing. Council has disallowed anyone from hitting a golf ball at Mortlock Park with a threat of fines from the Council and signs were posted to that affect. Unfortunately for baseball enthusiasts, fencing is essential due to the aggressive nature of their missile system nevertheless it is an essential requirement for public safety. In our residential zoned Heritage Suburb the resolution of safety fencing is only resolved by baseball being restricted to an Industrial Zone or (country) ie another suburb - and it is the club's responsibility to do just that. I note that The Goodwood Baseball Club is not The (Heritage) Colonel Light Gardens Baseball Club nor Mitcham Baseball Club.	
		4.04	The proposed fencing/netting does NOT meet the Heritage standards of Colonel Light Gardens	
		4.05	The proposed fencing for the use of baseball is not appropriate for the original design of this park. The park was never intended to be used for baseball purposes.	
		4.06	Alas, witness the deliberate desecration of our cherished heritage!	
		4.07	They are completely at variance with the heritage of the suburb.	
		4.08	is not remotely consistent with heritage concepts	
		4.09	There is absolutely no way the baseball netting and fencing can be within the realms of heritage. They will be very high and unsightly. I can appreciate the need for the safety aspect but feel Mortlock Park should not be turned into a baseball stadium.	
		4.10	Sulman was really specific - no giant ugly nets. That's our heritage. Do you think it's ok to just "performance assess" your way out of abuse of the Heritage Significance?	
		4.11	it will definitely grate from a Heritage point of view and will be perceived to further alienate Mortlock Park as an open welcoming reserve.	
		4.12	Apart from it being unsightly, it will definitely grate from a Heritage point of view and will be perceived to further alienate Mortlock Park as an open welcoming reserve.	
		4.13	Fencing and netting to keep stray balls in and to keep the public safe are against heritage legislations and against the original plan by Charles Read for a park to be used by all.	
		4.14	should not exceed 1.83m. This would reach the best balance between heritage/visuals/open community spaces and safety/compliance.	
		4.15	It goes against the Heritage values of the Suburb.	
5	Safety	5.01	If the sport of baseball is not a safe sport to play at Mortlock Park why are they there? If the space has to be modified to such an extent to make it safe, why aren't the club encouraged to go elsewhere? The increased netting in both height and area will only serve, along with the batting tunnels and lighting, to make this lovely green space into a designated baseball park. Mortlock Park was bequeathed to the residents to be used for recreational purposes, not for a baseball club to come in and monopolise the use of it and change the appearance of it to such an extent to make it unrecognisable from its original Master Plan for its own selfish purposes.	NOTED
		5.02	Baseball does not belong at Mortlock Park. By the sheer number of imposing infrastructures (batting tunnels, fencing, diamonds) it is not safe for residents to use the park when baseball is there.	
		5.03	Why do we need baseball fencing? Is it because it is an unsafe sport that shouldn't be played in a shared community space.	
7	Supportive	6.01	As per the safety audit in 2015, I support the need to increase the backstop fencing by 1m (from 9 to 10m). However, this should be temporary in nature. I understand it is not possible for the entire backstop netting to be temporary, therefore, I support the current design with the 50/50 split between a permanent fence and temporary netting to the top. The permanent fencing section should be kept as low as structurally possible.	NOTED

Morklock Park LEASE Goodwood Baseball Club (Submissions and Freetext)				
The data presented here represents a minority view - 14% of the full dataset who oppose the proposal offer a qualifying statement.				
NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Intergration			
		1.01	The baseball community have been explicit in their opposition the community outside of their club. They do not adhere to their allocated areas, they actively address community members, often our older dog walkers in a most disrespectful way. When questions are asked of council there is a biased member (brother in law to the baseball manager) who stops any complaints proceeding. They do not allow for shared use of space as per the design conditions of Mortlock Park. They actively stop access to water for dogs by sealing off their external stamp and as do not positively contribute to the actual community outside of their own club interests. The football club demonstrate that a positive relationship is possible, but the baseball club are not good community members and do not adhere to the intended shared space of Mortlock Park.	NOTED
		1.02	They are very in accepting of others using the park and have been known to be quite rude.	
2	Equity of use	2.01	The club is too big for the space of Mortlock Oval	NOTED
		2.02	They do not adhere to their allocated areas,...	NOTED
		2.03	Mortlock Park is not a sports oval.	NOTED
		2.04	The club is already allocated a great deal of space.	NOTED
		2.05	As said previously, Mortlock Park was designed and developed for the whole community not for the sole purpose of a Baseball club.	NOTED
		2.06	The lease should not be dedicated to just these two clubs but a general use available for other public uses. What influence is being applied here outside of normal input on the council. The RSL is a general use as should these expensive rooms and service areas outside of cloud use.	NOTED - Leaseholders at the Gil Langley building have an option to hire out space as does the RSL.
		2.07	It is a community space. It is not exclusively for the baseball club.	NOTED
		2.08	i don't support my reduced access to the site	NOTED - The granting of a lease will not further reduce access to the site
		2.09	The club has a history of wanting and asking for more and more of the parks area and usage. According to them, as the club expands they need more space and time on the oval, to the extent that they now have 71% usage of the usable hours for both ovals with little left for the community to use. Case in point, they have just asked for Monday nights as well which is currently the only night they are not there. Are they going to continue to grow and hence outgrow Mortlock Park? Hopefully yes, but a 10 year lease ensures them their time and assists them in asking for more and more which council readily gives them. All the residents have ever asked for us equitable use but history shows the baseball club is not good at sharing.	NOTED - use of open space is discussed in a later section
		2.10	Not a baseball oval	NOTED
		2.11	The Baseball club uses the Park so much already to the exclusion of regular visitors . Enough is enough . Find another Sports Ground this is meant to be a PARK !! less sport and more trees .	NOTED
		2.12	Residents and casual park users are not greatly inconvenienced by the current enforcement of the usage agreement. If a lease gives the club the right to enforce their use at the times stated it would become a dedicated baseball stadium and exclude use as a community park. Mortlock park should be a park in the style of Heywood Park. A 10 plus 10 lease would mean a general community asset is lost and unrecoverable.	NOTED - use of open space is discussed in a later section.  The lease in question is for a 10 year duration not a 10 year plus 10 year lease.
		2.13	This is a community park, by design and by implementation. To lease any community area for EXCLUSIVE use to a single club is abhorrent	NOTED
		2.14	The proposal weighs heavily on the support of the baseball clubs and football clubs, and not time for community use that suits the community and nearby residents.	NOTED
		2.15	The park is not a baseball park it is a park for residents	NOTED
		2.16	Strongly oppose further conversion of this public open space into a dedicated baseball area which when in season momopolises use of the park to baseball & prevents mitcham resident from enjoying this facility.	NOTED - use of open space is discussed in a later section
		2.17	The majority of residents have no access to the facility	NOTED
		2.18	Due to my thoughts on the previous questions, I feel that I cannot support the proposed 10 year lease for the Goodwood Baseball Club and Colonel Light Gardens Football Club. It appears that the percentage use of the park is heavily in favor of the sporting clubs and not the residents and wider community	NOTED
		2.19	Mortlock Park is in the heart of a heavily residential area in a heritage listed suburb where Council has obligations to provide fair and equitable access to the local community. Baseball, particularly with the current size and likely growth of the Goodwood Baseball Club, requires extensive space, infrastructure and oval usage time that, during the baseball season, deprives the local community of access to the majority of the reserve across prime leisure hours.	NOTED
		2.20	I feel the exclusive use in time and space of the park by the Baseball club is inequitable for residents. I would like more shared use for the community.	NOTED
		2.21	I do not agree that Goodwood Baseball Club should have exclusive use of the facilities at Mortlock Oval. The oval and associated buildings are for everyone and all the community to enjoy.	NOTED
		2.22	The park is intended for the local community not for leasing out in a manner that prohibits community use.	NOTED
		2.23	Mortlock Park is a community/shared facility. I would like to understand more about the exact intended usage by the baseball club. It is not fair for the baseball club to use all the facilities all weekend and every night of the week as stated below. I say again, Mortlock Park is a community facility, and it should be shared by everyone.	NOTED
		2.24	Leasing to these clubs for exclusive use prevents ALL residents from benefiting of the use of this space. The space should be used fairly.	NOTED
		2.25	Increased footprint and associated traffic (vast majority of beneficiaries outside of suburb) with capacity for more spectators and players. Upgrades do nothing to benefit the majority of the residents of the Colonel Light Gardens or adjacent suburbs	NOTED
		2.26	I oppose the provision of such a large extent of the park to the baseball club at the expense of the general public for safe recreational activities. Mortlock park should primarily be a shared space.	NOTED
		2.27	The general public needs safe, shared open green space.	NOTED - use of open space is discussed in a later section
		2.28	I strongly oppose the leasing of the central/eastern/western & northern areas of the Mortlock Park football oval to the baseball club. These areas need to be set aside for recreational use eg family picnics and gatherings with children. You always see kids, teen-ages & adults playing football, soccer and frisbee as well as flying kites. walking of dogs - on & off leash etc. in the spring & summer evenings It is a very important area for all members of the community to gather, including the elderly & people with physical & intellectual disabilities.	NOTED - use of open space is discussed in a later section
		2.29	The club should not have exclusive use. The whole of Mortlock Park is a public park that needs to be available to the public.	NOTED - use of open space is discussed in a later section
		2.30	The times and the amount of area leased seems to prohibit a huge area of mortlock park from being used by the local community.	NOTED - the lease pertains to the Gil Langley building andbatting tunnels. Use of open space is discussed in a later section.
		2.31	The leases currently proposed are patently unfair to community members. Please consider "fair and equitable use" as stated in the heritage guidelines for CLG	NOTED
		2.32	It appears this is very grey. Why should one club have such a monopoly on Mortlock park. I don't have any objection to the football club	NOTED
		2.33	There hours plan to reduce public access considerably particularly on the weekends	NOTED - use of open space is discussed in a later section
		2.34	The baseball club has no place in CLG, they take up too much of the oval and away from residents who want to use it for recreation. Most of the baseball club don't even live in colonel light gardens	NOTED - use of open space is discussed in a later section
		2.35	A 10-year licence would grant the baseball club literal ownership of the land and its surrounds, limiting the community to just 26% of total green space compared to 74% of space currently under lease. It would also encourage further growth and development of the club, further disabling the community and other sporting clubs from accessing such a valuable community asset.	NOTED - use of open space is discussed in a later section
		2.36	I consider the proposed 10 period (under consideration) to be a sunset period for the use at Mortlock park, within which the baseball club should relocate and the land usage be returned to all the local community.	NOTED
		2.37	The baseball club has taken over our park gradually over the 15 years I have been a local resident. I would like the baseball club move to a purpose built facility elsewhere.	NOTED
		2.38	I firmly believe that the oval is a community space and it is a space for everyone to enjoy. I understand that this means that there is sport played on the oval and I fully support that but it is CRUCIAL that the oval stays a community space where everyone is able to use it and not just a sporting oval. The proposal that the baseballers are suggesting is selfish and doesn't take into consideration the other people who are using the oval - eg. dog walkers, school children and families. I think what it is like at the moment is reasonable and both the sporting community and dog walkers and other groups that use the space are happy with how it is running at the moment, there is plenty of room for everybody. The proposed changes means that dog walkers and other groups are only able to use a very small space on almost every day/night of the week and weekend and not everyone has big backyards for their dogs to run around in during the day. Therefore I do not support the proposed changes that the baseball community are suggesting.	NOTED - use of open space is discussed in a later section
		2.39	Baseball at Mortlock Park has shown increasing growth, particularly since 2010 when issues became a serious concern to residents and Council just rolled with the status quo and kicked the can down the road. A Long term secure lease would also encourage further growth and expansion of the club, at the expense of the surrounding residents and broader Community who can only access a quarter of the green space during times of PEAK demand e.g., Summer Evenings.	NOTED
		2.40	The park is unusable when baseball is on. The heritage of the park is for the use of all, yet on weekends in baseball season this is clearly not able to happen. The Goodwood Baseball Club is not a part of Colonel Light Gardens, and few players are local to this suburb. Let the GBC find grounds in the Goodwood region.	NOTED
		2.41	restricting access to the local community.	NOTED
		2.42	Prime time during summer is Mon to Friday between 5 and 9 [pm and weekends. As I understand the proposals, the times licenced to the baseball club are excessive and at the expense of the community. Having both ovals for all that time will deter non baseball club people from attending which in the long term will lead to the argument that non baseball people are not interested in using the park. That is far from the case.	NOTED - use of open space is discussed in a later section
		2.43	The park is not a baseball park it is a park for residents	NOTED



		2.44	A definite NO to a 10 year lease for the baseball club. They have repeatedly asked and been given more and more time and space on Mortlock park to the exclusion of residents and the greater community. They are greedy and not prone to sharing. I have often witnessed other park users being abused by the baseballers for walking on or near their areas. If the club has grown over the last 10-15 years to the extent that they "need" so much time and space of exclusive use of the park during peak recreational times and seasons then perhaps they have already outgrown Mortlock Park. For them to keep asking for more and more shows no regard for the wider community whatsoever. As they have repeatedly told us on social media they expect everyone else to go somewhere else. Why should we? we are the ratepaying residents. 10 years is far too long, they can ask for more and council can give them more with no consultation to the public - is that fair? NO	NOTED - any new lease greater than 5 years would trigger community consultation in line with Council's Public Consultation Policy.
3	Safety	3.01	This environment is not suitable for baseball as it poses a danger to public safety. I have had several very close calls with baseballs travelling extreme distances. Once I was under the Gumtrees near my parked car at the primary school, and I felt the wind pass my face when a baseball flew past me. I have seen baseballs hit parked cars and fly over any proposed fencing due to miss hits. The risk cannot be sufficiently contained to condone baseball Mortlock. Someone will get hurt and it will be serious.	NOTED: All safety issues will be passed to the relevant team to assess
		3.02	I've found the baseball club actions to be negligible at times, we have had baseball almost hit our 3 year old while using the bbq area	
4	Heritage	4.01	Any additions need to comply with the heritage act as this is the case for all other aspects of life in Colonel Light Gardens.	NOTED: This section deals with the lease of the Gil Langley building, heritage reviews and a Heritage Impact Report will be compiled regarding any development at Mortlock Park.
		4.02	Mortlock Park is not an appropriate reserve for a baseball field and the Goodwood Baseball Club lease should not be renewed at the end of the current term. The infrastructure required for baseball is large, unsightly, not consistent with heritage obligations and a potential risk to wildlife. Mortlock Park is in the heart of a heavily residential area in a heritage listed suburb where Council has obligations to provide fair and equitable access to the local community.	
		4.03	Mortlock Park is not an appropriate baseball field. Situated in a Heritage listed suburb, where development is so stringently monitored. The infrastructure required to accommodate this as a baseball field is extensive.	
		4.04	It is creating unsightly non-heritage infrastructure	
5	Financial considerations	5.01	Also I understand that a minimal 'peppercorn fee' is paid by clubs that have fee paying members and therefore should pay for the use of the oval.	NOTED
		5.02	This is a public space paid for through my rates. If they plan to reduce my rates as part of an expanded lease, then I support,	
		5.03	the lease payments for the baseball club are minimal for the amount of time and oval space they want to occupy. If they want a longterm lease they should pay an appropriate amount to benefit the broader community. As a rate payer I am amazed at the arrogance of the baseball clubs disregard for the broader communities lack of access to the community oval.	
		5.04	In the past I noticed that Council seemed to provide a very high level of watering and mowing to the grounds - What are the demands by the lessees for this service and what is their contribution?	
		5.05	Noting that the Goodwood Baseball Club does not represent the Mitcham LGA, the club must be required to meet the full cost of maintaining its facilities through commercial lease terms and should not be subsidised by Mitcham ratepayers.	
6	Assorted	6.01	Footy better than baseball	NOTED
		6.02	Name of the club is not in the Mitcham council LGA. The clubs mascot is a racist symbol from USA. The Cleveland Indians a Major League Baseball team changed their name and mascot to Cleveland Guardians in November 2021. Why has this club not followed this same pathway to remove a degrading image of a First Nation people.	NOTED
		6.03	In the past from personal, unpleasant experience, the baseball club members or players have arrogantly demonstrated their perceived ownership of the park and rights of occupation. The nature of sport is to do battle. As the President of the United States said when the Gaza Hospital was bombed and innocents killed and maimed, "It was the other team that did it" How does Council intend to clearly define, without causing distress to our Community all of the areas we shall not be permitted to enter and or trespass so they can employ missiles and train. What penalties will be applied to trespassers? Who will police these no go areas? What authority will these individuals have and how will it be displayed? What are the Council's rules and regulations for fines and what defence do people have against false or inadvertent misdemeanors? What happens if a child or someone's pet encroaches on the occupiers land? The list goes on.	NOTED
		6.04	Why does goodwood have a place in colonel light gardens? We would like to play and sue the space as intended not for organised paper for few in the suburb. I would be interested to know how many locals are in the club	NOTED
		6.05	asking me to agree but I haven't seen it.	NOTED: Leasing arrangements/document have not been finalised until after community consultation.
		6.06	The leases currently proposed are patently unfair to community members. Please consider "fair and equitable use" as stated in the heritage guidelines for CLG	NOTED
7	Lease length	7.01	10 years is too long, I would be more comfortable with a 5 yr lease so that if any problems should arise in that time they could be ironed out before issuing a second lease which could then be for 10 years.	NOTED
		7.02	A standard lease for building use is typically one year. The standard lease for used by the City of Mitcham is 5 years. Because of the sensitive nature of this issue, a 2 year lease should be used.	NOTED
		7.03	However, automatic renewal or lease/licensee extension options must not be included and specific provisions must be included around hours of use, behaviour (with specific focus on limiting disturbance to nearby residents and other reserve users), social use including where alcohol will be consumed, and specific obligations regarding litter and care of the facilities.	NOTED: Any renewal of lease would trigger more community consultation in line with Council's Public Consultation Policy
		7.04	10 years is too long for lease contract, it must be kept at 5 years for renewal.	NOTED
		7.05	10 year lease FAR TOO LONG. Baseball at Mortlock Park has shown increasing growth, particularly since 2010 when issues became a serious concern to residents. Licenses have always been an issue and a 5 year licence was fortunately overturned by Council due to some legality (perhaps lack of appropriate consultation!). A 10-year licence would grant the baseball club literal ownership of the land and its surrounds, limiting the community to just 26% of total green space compared to 74% of space currently under lease.	NOTED:Licenses are dealt with in another section
		7.06	I STRONGLY OPPOSE a 10 year lease for the Goodwood Baseball Club. With the vast number of changes/renovations being proposed, a 6 year lease is necessary to ensure appropriate community consultation takes place to review how these changes have progressed and impacted the community and whether revisions need to be made.	NOTED
		7.07	The lease should be 2 years, subject to review	NOTED
		7.08	Lease is too long and gives way too many rights to non residents and a very limited subset of residents. The leases disallow community use of the green spaces and this is unacceptable.	NOTED
8	Greening	8.01	Funds would be better spent on the Mortlock Masterplan, towards shade plantings and landscaping,and further tree planting	NOTED: This section discusses the lease of the Gil Langley building
9	Noise and anti-social issues	9.01	In the realm of Mortlock Park, the baseball club, in its relentless pursuit of sporting glory, extends its dominion beyond the limits of its lease. These diamond denizens, yearning for prowess, trample upon the hallowed grounds without respite, disturbing the peace held dear by other patrons and neighboring souls.  Amidst this discordant stage, the resonant clangor of their metal bats, a cacophony echoing over half a mile, shrouds the once serene precinct in disquiet. The mechanical ping of bat on ball, sharp and intrusive, becomes a symphony of disruption, assaulting the ears of those seeking solace in the park's verdant embrace.	NOTED: This information has been forwarded to the appropriate team for review  There may be an opportunity for residents to further discuss this point during a future Development Application process should the proposal gain approval from Council.
		9.02	I am also concerned that if the Gil Langley building is refurbished and the sporting clubs receive their new 10 year lease, we will have to "put up" with the social noise pollution as has happened in the past. I have tried reporting excessive noise from the club rooms to the police in the past, only to be told that because it is a sporting club, they (the Police) will not attend. So! who do we turn to???	
		9.03	In addition, baseball including practices has significant noise overflow to nearby residents and poses a risk to concurrent users of the reserve. The development sought by the Goodwood Baseball Club is likely to support its further growth and exacerbate these problems, with the club already seeking to extend its usage hours under the proposed new licence.	
		9.04	they keep using the space for parties. And they don't clean up on the weekend so the area near the clubrooms is unusable until Tuesday (after their cleaner has picked up most of the mess). Right now there is a big fat stain near the door to the downstairs canteen where they put their bbq and it drips sausage fat onto the bitumen. They could put cardboard and sand to catch that fat but they don't care. Sometimes they put the bbq on the lawn and that kills the lawn.  When they get really drunk they drop bottles off the balcony and those smash on the paving below. They should not be allowed glass containers outside the building including on the balconies. And they should not be allowed a PA system outside for USA style crowd entertainment. The entertainment should be the sport and not sing alongs and musical tag lines played at full volume. The park is in a residential area and we should be able to enjoy our back yards in peace.	
		9.05	Many members and affiliates to the baseball club have been aggressively rude to local residents during this time. This has been especially evident online. The club and many of its members disregard the concerns of the community. I believe having a local CLG sporting club would bring the community together rather than divide it like the Goodwill Baseball club has done and continues to do.	
		9.06	I would like to bring it to your attention that on many occasions the baseball community have shown aggressive and rude behaviour to local residents. They have also used the buildings regularly on multiple occasions for private functions and this leads to disruptions in the area as well as mess. Instead of bringing the community closer together, this club has caused division and I do not think this is the place for such a club. I strongly suggest you find an alternative location for the Goodwood baseball club.	
		9.07	The baseball club is generally arrogant. I would be happy for another sporting club to come into Mortlock Park that respects the local community. The baseball club are often rude to the community that are trying to enjoy the green space that we pay for as ratepayers.	
		9.08	Also, I strongly oppose any consideration of subleasing of the building as subleasing for 16ths/18ths/21sts are INCREDIBLY disruptive to surrounding residents, especially when they are only restricted by their liquor licence and these can (and have) taken place on weeknights, continuing past midnight.	

10	Community Engagement	10.01	There is absolutely no information about the terms and conditions and you are asking us to consider basically thin air. Please provide sufficient detail to be able to make an informed decision. Cynically it appears that there is an attempt to push this through without any detail and calling it "consultation". I understand that these licences are not even written yet ???? and when they are we cannot be given information because they are "commercial and in confidence". I would like clarification on what is the commercial merit (of this unwritten licence) and for what reason is it confidential. I believe this action is contestable or that the awarding of such a long term licence should be delayed until appropriate information is provided so an informed decision can be made. I believe your approach is invalid as a consultation.	NOTED: Leases will be drafted following public consultation, :Licenses are discussed in a further section
		10.02	Apparently, the entirety apart from Areas and Times are for all intents and purposes, 'commercial in confidence'. I want the full lease to comment on, not a 'trust us she'll be right' assurance.	NOTED: Leases will be drafted following public consultation

Morklock Park LEASE CLG Football Club (Submissions and Freetext)

The data presented here represents a minority view - 4.6% of the full dataset who oppose the proposal offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Equity of use	1.01	The majority of residents have no access to the facility	NOTED
		1.02	Please read above the same for both clubs. Not exclusive use.	
		1.03	Same as above	
		1.04	For the same reasons as I have stated above.	
		1.05	Please refer to comments regarding the Goodwood Baseball Club. These comments apply to both clubs, I cannot support a 10 year lease for the Colonel Light Gardens Football Club if I do not agree with the future use of the park by the club.	
		1.06	I feel the exclusive use in time and space of the park by the CLG Football club is inequitable for residents. I would like more shared use for the community	
		1.07	Again you are preventing all people in the area to use the grounds fairly	
		1.08	For same reasons as stated above re baseball club lease.	
2	Heritage	2.01	Sport should be in sporting hubs. The clubrooms is used to promote a drinking culture that Charles Reade was opposed to (he deliberately did not plan a place for a pub) and it's probably bad to be indoctrinating junior athletes into that.	NOTED
3	Financial considerations	3.01	Mortlock Park is not a sports oval. Also I understand that a minimal 'peppercorn fee' is paid by clubs that have fee paying members and therefore should pay for the use of the oval.	NOTED
4	Lease length	4.01	Nothing should be locked in for so long . At least the football club does not completely monopolise the area like the baseball . Also at least they are from CLG unlike the baseball club	NOTED
		4.02	Whilst I am totally opposed to the baseball clubs 10 year proposed lease I would support a 2 year by year lease for the football club as it does have community inclusiveness.	
		4.03	Same reasons as above	
		4.04	I think a 5 year lease should be issued followed by a 10 yr one if all was running with no problems.	
		4.05	A standard lease for building use is typically one year. The standard lease for used by the City of Mitcham is 5 years. Because of the sensitive nature of this issue, a 2 year lease should be used	
		4.06	As above. 5 year lease only.	
		4.07	I do not have any issues with the Football Club using Mortlock Park. I have found them to be always polite, considerate and undemanding of time and space needed for their games and/or training. They have been respectful and have always entered into conversations with an open mind. I am opposed to a 10-year lease and would prefer the lease to be on an annual roll-over basis however, as it is unknown what the future holds for Mortlock Park and its residents.	
		4.08	As above, I oppose a 10 year lease for the CLGFC. With the vast number of changes/renovations being proposed, a 6 year lease is necessary to ensure appropriate community consultation takes place to review how these changes have progressed and impacted the community and whether revisions need to be made.	
		4.09	Lease is too long and gives rights to out of area club members over residents.	
		4.10	Again, far too long. The main reason being as above, council can give the club more time and space on the park without consultation with the public. While they are not as greedy as the baseball club with their use and much easier to get along with history shows the council is most likely to grant the wishes of the sporting clubs without considering the impact on the wider community, so 10 years is far too long. Who knows what will happen in that space of time re growth and needs of the club.	
5	Noise and anti-social issues	5.01	In the melancholy precincts of Mortlock Park, I propose an end to the pursuit of sport upon its grounds, deeming neither the requisition of clubrooms nor the ink of a lease requisite. Let the echoes of raucous merriment be silenced, bidding farewell to the company of loud, inebriated souls who fling debris from the balcony.	NOTED: This information has been passed onto the relevant team.  There may be an oportunity for residents to further discuss this point during the Development Application process should the proposal gain approval from Council.
			No longer shall the air be tainted by the clamor of wild revelry, nor shall the eve witness the indulgence of sleepovers and the clandestine transactions of illicit substances in the car park. The charm of Mortlock Park, once beleaguered by such unseemly endeavors, deserves a reprieve, a restoration to the tranquility that befits its verdant bosom.	
		5.02	Making the west balcony three time as big is going to encourage a lot of appalling behaviour and encourage throwing things on the ground. Its disruptive and not ok. And it's not like we can call a ranger to deal with it. They don't want to be trying to enforce the lease conditions if they even knew what they are. And on the weekend - it's really hard to get a ranger at all. No business licences either. And no hiring out the building for anything incluing tafe.	
		5.03	s place to review how these changes have progressed and impacted the community and whether revisions need to be made. Also, I strongly oppose any consideration of subleasing of the building as subleasing for 16ths/18ths/21sts are INCREDIBLY disruptive to surrounding residents, especially when they are only restricted by their liquor licence and these can (and have) taken place on weeknights, continuing well past midnight. I do, however, trust in the current leaders of the football club to sublease responsibly, but would like to see some restrictions placed (e.g. types of functions/hours) so it is not entirely up to their discretion.	
6	Community Engagement	6.01	havent seen it, can't support it.	NOTED: Leases will be drafted following public consultation



Morklock Park LICENSES Goodwood Baseball Club (Submissions and Freetext)

The data presented here represents a minority view - 20% of the full dataset who oppose the proposal offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Noise and antisocial issues	1.01	As an immediate resident, Monday nights are the one night of the week I have peace. It is the one night of the week I can put my son to sleep at a reasonable hour. The one night we are not subjected to the incessant 'ding' of baseballs on a metal bat playing on a loop from inside our living room.	NOTED: There may be an oportunity for residents to further discuss this point during the Development Application process should the proposal gain approval from Council.
2	Equity of use	2.01	This makes the majority of the park inaccessible to other community users for most of the week when community members are home from work, including an entire day of Sunday. The club has demonstrated that they do not adhere to these limitations (as large as they are) and regularly take up much of the oval space as well. Off-lead dog walking is a huge part of community gathering and this cannot occur when baseball is on.	
		2.02	You can't be serious.....!! The club does not need all that space and times, they don't even use the time they already have. They do not need the grassed space south-west all day on Saturday and Sunday. This is not fair use of the space, as well they also require gassed space north west on Sunday? Baseball is grasses space east and east alone. The oval is for community use and not for a Club, this is not a fair and equitable. How can the community use the park during weekends?	
		2.03	Lease of the Grassed Space North-West is excessive and the grassed area adjacent to the playgrounds should be kept open to the public for local community. Especially on a Sunday.	
		2.04	It's a huge area so please remove the North-West section so they don't take the entire park all Sunday and part of Tuesdays. Asking for every grassed section is not sharing the community resource.	
		2.05	Also the baseball club monopolise the entire Oval several nights a week so that no residence can use the facilities whatsoever.	
		2.06	Please refer to my previous comments	
		2.07	The areas allocated are taking up the entire park. The times on the weekend leave little for any other use aside from Baseball.	
		2.08	Whilst I have indicated that I support sport being played at Mortlock Park, I support it as long as the space is shared. The times of use above are literally the definition of 'not sharing' the space. When people work, the only time they can use the oval is after work and weekends. The baseball club is literally wanting to use the entire space all the time. This is just horrible and I'm surprised they have even suggested these changes, complete disregard for the rest of the community. Goodwood Baseball Club should be based in Goodwood anyway. it may be an older club but it certainly hasn't been using Mortlock park for as long as the council has intimidated. If the club is not prepared to share the space adequately they will get locals, like myself, off-side and should move elsewhere.	
		2.09	Late use past game time finish should not be allowed, except week night practice. Weekend late use should not be allowed especially on Sundays when families want and need access.	
		2.10	Unreasonable closure of the open spaces for residents especially on the weekends	
		2.11	The club should not have use of the West section of the park , it monopolises the East section and that is more than enough .	
		2.12	Leaves little to no space for families with children and dogs	
		2.13	They have an unequable use of the whole of Mortlock Park. This is to the exclusion of the residents and the community who wish to use it during the peak hours of 4-8pm weekdays and on the weekends during the most desirable warmer times of the year. Their requests for time and space are unreasonable and have no concern for residents and their recreation mal needs. Consider the Sturt Baseball Club, their need of time and usage is almost half that of the Goodwood Baseball Club, why is that?	
		2.14	The baseball club should not have any other area included in their licence except for grassed space East. The increased space and increase in hours are ludicrous. Mortlock Park should be an area for the community to use, share with sporting clubs, the space is big enough for all.	
		2.15	Not a baseball oval	
		2.16	I don't want the baseball club to have use of all the south west area for such an extended time. It should be available on weekends for families, recreational sports people and dog walkers.	
		2.17	Excluding the hours of darkness and the typical work week, non-baseball users would have very limited access during the prime day-light savings hours 430pm to 830pm. As a father of a 3 year old who currently uses the park 3-4 times a week, I wonder where my family will fly a kite, play a small sided game of soccer with school friends, or play ball with our dog in the years to come if we have virtually no access to the grassed surface. Consider that, according to the 2021 ABS Census ( <a href="https://abs.gov.au/census/find-census-data/quickstats/2021/SAL40286">https://abs.gov.au/census/find-census-data/quickstats/2021/SAL40286</a> ) there are 965 families and 1833 children living in Colonel Light Gardens. How many of those kids will lose access to the majority of the Park if Mitcham Council's proposal gets up? The majority will.  I propose at the very least, the football oval north of the centre circle (part of the grassed space south-west and north-west) be left exclusively for non-baseball families and other users during the day-light savings hours 430pm to 830pm each day. That will still leave the relatively few members of the baseball club (relative to the 1833 children who reside in CLG) with the majority of the grassed surface. In my opinion that is more than fair. I will be extremely disappointed if the council sees fit to allocate the entire blue section marked out on the aerial photograph to one special interest group for 80% of the prime 430pm to 830pm time period.	
		2.18	Mortlock Park essentially becomes a dedicates baseball stadium. If usage hours become enforced due to increased club size the only community park of this size in CLG is lost to the community.	
		2.19	Again this is a community space, this should not be a sporting venue for the sole use of 1 club. There is no reason to award a 10 year licence.	
		2.20	This proposed lease agreement gives way too much park use exclusivity and extended hours of exclusivity to a sporting group that isn't even local to the Colonel Light Gardens community. I live in the same street as Mortlock Park and we already have issues with the current lease agreement and not being able to use the park for non-sporting activities. The park was never designed to be a sporting facility and take up so much of the beautiful space that could be much more community-focused and provide varying spaces for multiple uses.	
		2.21	Exclusion of residents too often	
		2.22	It just feels too much of the beautiful space we never get to use the lawn area in baseball season	
		2.23	I strongly object the sporting club is monopolizing the use of the park.	
		2.24	The proposed exclusive use of the vast majority of Mortlock Park by the Baseball Club is totally at odds with its purpose as a community space, paid for by the ratepayers of Mitcham Council. It does not permit reasonable access to the park for casual users, Out of school Hours Care students of CLG Primary and local residents. The existing licence times are already excessive and do not fit with the intended purpose of the park as a shared space. Further extensions to the times of exclusive use are not appropriate.	
		2.25	This essentially provides a monopoly of weekend and evening access to most of Mortlock park for the baseball club during the best months of the year. Why should surrounding residents be subjected to constant traffic, noise and activity, and why should locals be excluded from such an welcoming and accessible open space for such an extended period of time? Until 8pm Saturday and 7pm Sunday seems particularly excessive! The changes would see baseball happening every day of the week, which severely restricts access for other groups in the community.	

2.26	<p>I oppose the Baseball Club having any use of the NW grass area at all. They have 2 green spaces of their own, namely the EAST grass area &amp; the Practice area; plus they have use of a 3rd area, the SW grass area when not in use with the Football Club. They should not have any access at all to the NW grass area!</p> <p>The Football Club has every right to use the football oval (NW &amp; SW grass areas) on which they practice &amp; play matches, in season. The public and other users of the Park acknowledge this right. The Football Club is not over-reaching their use. Not so for the Baseball Club!</p> <p>There are many people who use this NW grass area such as: - Football Club -Bike track riders, -Dogs &amp; dog walkers, -OSHC, -CLG School, -Girl Guides, -Families-ball play, -sprinters, -picnics, -family birthdays -family gatherings, -bbq gatherings including ball games, -general public use. The Baseball Club has no right to monopolise Mortlock Park to their own advantage, especially the NW GREEN SPACE, which would propose a danger to other nearby users of the green space, eg. getting hit by a hard baseball etc., especially the nearby bike track riders! <b>NO USE OF THE NW GREEN SPACE BY THE BASEBALL CLUB, AT ALL!</b></p>
2.27	The club monopolising the time of the entire area 7 days a week.
2.28	The use of the entire grass area on Sundays will result in no play areas for family and children that may be celebrating a birthday or cooking a BBQ or just a day in the park. Strongly oppose the Sunday use of all areas for the entire day.
2.29	The time use of the proposed area is basically all weekend. This is a public area and should be available for residents during this time period. I do not support the proposed grass areas be licensed as proposed to the baseball club
2.30	Lease times would restrict community access with a considerable impact on the social, mental and physical well-being of current users
2.31	I feel that the times the baseball club are wanting are unreasonable as the oval is for community recreational use and as it appears they are wanting the whole oval for their use. I believe that the grassed north west section and a portion of the grassed south west of the oval should at least be left alone for leisure use.
2.32	Need hours for use after work and on weekends for everyone.
2.33	<p>As stated above, I believe that the Baseball Club has already encroached too far into community space and community recreation time. The Baseball Club's use of Mortlock Oval (Southwest and Northwest grassed areas) should be curtailed to ONLY weekend mornings and ONLY for children's sport. Mortlock Park is used by families,, two adjacent schools, runners, dog walkers, cyclists, children and adults for a variety of healthy outdoor activities. The Baseball Club is seeking exclusive use to the detriment of the rest of these community activities during the peak daylight times. I cannot express my opposition to this breathtaking overreach and entitlement strongly enough.</p>
2.34	We often want to play soccer or throw a ball on the oval during the weekend, and are unable to do so because of the Baseball Club's extended use of the entire field.
2.35	The club is taking up most areas of the oval at weekends which is the only time some families are able to visit the park due to school and work commitments on weekdays.
2.36	I think that the North West section of the oval should be accessible everyday for others that want to use the park. 4.30-6.30pm is a time that many people want to use the park. Why do the baseball need the entire space of two ovals??
2.37	Loss of use by the local general public
2.38	The proposed area and time allocated to baseball is too great. It leaves the majority of residents with little space and time to spend time with their kids, family, friends and neighbours
2.39	<p>Mortlock Park will become a sporting precinct rather than community space. The local community will be substantially shut out at weekends, the time when they are most likely to use it. The exclusive use provisions on weekends and after-school hours are inequitable and unreasonable- giving a single club with minimal local participants sole access during the hours when local residents are most able to use it. Strongly opposed.</p>
2.40	The suggested license, in its disposition, casts a shadow over residents, leaving them bereft of daylight hours post work and during weekends, a time to safely relish the park's embrace. The entirety of these precious hours is bestowed upon sports endeavors that do not cater to the preferences of the majority of residents.
2.41	This proposal is a horrible use of this park. It will exclude the recreational use of the park to all others with no interest in the sports played by the clubs. The times and areas that are proposed are excessive. They take most of the usable space for most of the usable time - it is simply outrageous. The community will use this park, their park, less often. They will be forced to go somewhere else where it's not so complicated and unsafe to visit. The pre-season shared-use proposal should also be rejected on these grounds.
2.42	During season, too much space proposed for exclusive use to club, particularly during weekend daylight hours.
2.43	I do not support an extension of hours of usage. I also do not support full use of all grassed areas at the same time on a regular basis. This should be limited to major events or a limited prescribed number of days.
2.44	<p>Mortlock Park is in the heart of a heavily residential area in a heritage listed suburb where Council has obligations to provide fair and equitable access to the local community. Baseball, particularly with the current size and likely growth of the Goodwood Baseball Club, requires extensive space, infrastructure and oval usage time that, during the baseball season, deprives the local community of access to the majority of the reserve across prime leisure hours. In addition, baseball including practices has significant noise overflow to nearby residents and poses a risk to concurrent users of the reserve. The development sought by the Goodwood Baseball Club is likely to support its further growth and exacerbate these problems, with the club already seeking to extend its usage hours under the proposed new licence.</p>
2.45	The oval does not seem to be available to the greater community, especially for families on the weekends.
2.46	I am strongly opposed to the additional hours being requested by the Goodwood Baseball Club: the grassed space east on Monday evenings and grassed space south-west on Wednesday evenings. As it stands, the club uses Mortlock Park on every day of the week except Monday, thus restricting the use of the park for Colonel Light Garden residents, particularly during times residents are home to use the park: weekday early evenings, and on the weekend. It does not seem fair that the club is asking for further exclusive use of the park.
2.47	Baseball Club is demanding too much grassed area of Mortlock Park. Residents are given a small amount of time for leisure activities - especially on weekends. This grassed area should be for community use, not only for sporting clubs. Use is not equitable.
2.48	Not enough space nor suitable time frames for community use has been given.
2.49	People love to walk their dogs, exercise, enjoy the area with their children during the late summer evenings. I do not agree with extending the times of use for the baseball season.

2.50	This is a public park. The only large space in Colonel Light Gardens and originally designed for the use of residents - not outside sporting clubs whose use of the area at the times specified preclude the public from using the space. Baseball uses a hard ball with the aim of hitting the ball out of the defined playing area. There is no safe place within the park for the public while baseball is being playedThis is a public park. The only large space in Colonel Light Gardens and originally designed for the use of residents - not outside sporting clubs whose use of the area at the times specified preclude the public from using the space.
2.51	It is not their park. Council is obliged to consider the residents and abide by the long standing plans for the intentional use of the park.
2.52	refer above
2.53	Not fairly equitable to all people using this space.
2.54	There is no way for people who work normal hours use the park for recreation if the baseball take up the entire grass space. Again there are thousands more people that use the green space to recreation in the community than the baseball. If they want to put up more safety fences how can they play and use the whole space?!
2.55	Excessively restricts the broader community use of the park. These changes do nothing to benefit the majority of the residents of the Colonel Light Gardens or adjacent suburbs
2.56	I oppose the provision of such a large extent of the park to the baseball club at the expense of the general public for safe recreational activities. Mortlock park should primarily be a shared space.
2.57	
2.58	I strongly disagree with the limitations put on the community for access to Mortlock Park. Hours and demands which are increasing to accommodate the increasing size of the club. A 10 year licence is far too long, till reviewed.
2.59	I oppose the proposed use of the Grassed Space North-West as outlined in my previous answer to question 15 & 16
2.60	The Council should not agree to the wholesale monopoly of Mortlock Park by the Baseball Club for all of the daylight hours in the period outside of school hours and regular or traditional work hours. The club should manage team practice requirements to a maximum of 3 nights a week. The licence for practically all of the daylight hours and the entire park on Saturdays and Sundays is excessive. The council should consider managing the lease around the clubs actual home and away calendar and actual match times.
2.61	mortlock park has been used by community members for personal exercise and exercising their dogs for years. The proposal limits community members access to the areas required for these key activities. Excercise and animal excerise is a key component of strong mental health and by taking away community members access to the park in these times will create unnecessary stress and impact the health of the community.
2.62	There needs to be access to enjoy all of the park at the convenience of the residents. I am sick of half a team of baseballers occupying the entire football oval by hitting balls at other park users. They should not be allowed to use the football oval at all if the east side is available. Warm up should not involve hitting or throwing balls towards the playground from the middle of the football oval or east side. Warm up behind the south football goals should not be allowed -too many balls end up in the front yards of the houses on Sturt Ave. Licenced areas and hours should not be able to be increased at all. The current hours and area should be halved. Breaking the grassed areas into east, west, north west... is just confusing. The shedule should be stuck to the clubrooms window so that everyone can see what it is.
2.63	Whilst I am a full supporter of the growth of sports in the community, it seems the council has no consideration to the residents wholistically, nor any planning itself in regards to the direction and use of common spaces as a policy. I have also seen a very similar issue with other council owned parks that have sporting leases. having two entities take up the park every afternoon of the week covering all three areas, and also across full daylight on both weekend days, shows there is no community use consideration. The council needs to consider a defined percentage of the park that can be utilised by singular entities and create a hard line on that, before the sports come back again in another two or three years for a further time grab. Where is the parks policy for Mitcham council?
2.64	For the physical and mental wellbeing of the residents of Colonel Light Gardens who have and do regularly use Mortlock Park the current and proposed hours of use directly impacts. During the best time of the year where people can enjoy good weather and extended sunlight hours, the availability of the park space is very minimal due to the baseball players. Residents do come after work to play with their family and friends have been accosted and verbally abused by the baseball co-hort for daring to be at the park.  The residents mostly are able to walk to the park, those that cannot physically do so do drive. 99% of the Goodwood Indians drive to Mortlock Park from other outlying suburbs. The baseball assoc. only requires a baseball club to have ONE diamond to be a club. I feel that if the Goodwood Indians think they continue to need two diamonds they should utilise the diamond of their previous site, or search elsewhere for another. The excessive space that the club demands is DETRIMENTAL TO THE PHYSICAL AND MENTAL WELLBEING OF THE RESIDENTS WHO USE AND ENJOY MORTLOCK PARK.
2.65	Because it severely limits the public's use of the area.
2.66	The hours and area are too much over the summer months, by taking up practically 2 ovals worth almost every day after work, and a significant amount of the weekend time, it limits the use by local residents and the community.
2.67	The leases currently proposed are patently unfair to community members. Please consider "fair and equitable use" as stated in the heritage guidelines for CLG. There needs to be a section of the grassed areas that is available to the community at all times, the current lease proposal is so sport intensive residents would have trouble finding an appropriate time and area even with preplanning a visit. I think a local park needs to have at least one section accessible at all times.
2.68	This is meant to be an area for all residents to enjoy and increasing the restrictions for general public does not allow access for general recreation.
2.69	The baseball club is growing and has taken over exclusive use of large parts of Mortlock Park. Community use needs to be prioritised.
2.70	Excessive time allocated to the baseball club.
2.71	The baseball club currently occupies Mortlock Park for 121 hours per week. These hours coincide with the times that it is most convenient for families to access the park. The current licence conditions favours the baseball club at the expense of the majority of the community and in particular, the residence of Colonel Light Gardens. This is neither fair nor equitable. Any increase in hours for the baseball club benefits, the minority at the expense of the majority this is neither fair nor equitable. A fair and equitable arrangement would be for residence who are not playing organise sport to have access to the Oval for at least 50% of the time or to 50% of the physical space of the Oval.
2.72	My reasons are the same as the ones given for the lease.
2.73	<p>The primary issue at hand is the limited access for the majority of local residents. The baseball clubs peak time will increase from an already unacceptable 71% to 74%. Consequently, further limiting the opportunities for the broader community to enjoy this public space. There are approximately 200 players from the Goodwood Baseball Club, some of whom reside outside the local area, who are given priority use and space of a public amenity. Meanwhile, the 3000-4000 local residents of Colonel Light Gardens and neighbouring wards are experiencing restricted access to this public space. Ensuring fair and inclusive access to Mortlock Park is vital to meet the recreational requirements of the broader local population and maintain the park's status as a communal asset. As numerous studies have emphasised, green natural environments not only provide opportunities for physical activity but also foster social interactions among community members, contributing to improved mental health outcomes.</p> <p>Equally concerning is the lack of consideration for resident safety during activities involving hardball sports. This concern is further supported by the NSW court case: <a href="https://www.caselaw.nsw.gov.au/decision/549fac213004262463b67f4d">https://www.caselaw.nsw.gov.au/decision/549fac213004262463b67f4d</a>. In this case, the trial judge found that Canterbury Municipal Council had negligently caused a fatality and injuries suffered by allowing simultaneous dual use of the area. Our residents' safety should be a paramount concern, and we urge the council to reconsider the proposed licensing arrangements so that there is land available for residents without duel use of hardball sports so that we are not in fear for our safety when we use the park.</p> <p>As it currently stands, this is not fair or equitable to many, many residents who would like to use the park. Rather than an increase in allocated time, there should be a decrease. Consider finding this club alternative grounds, please.</p>

NOTED:

2.74	Public access is nearly completely removed on the weekends and afternoons when it is greatly used by the general public and they dont propose to allow public access
2.75	Take up too much room and prime time away from people who actually live in the area. Go back to good wood.
2.76	There has been a lack of transparency regarding the proposed lease extension. In addition, the increase in hours and space usage seems surplus to current requirements and does not leave much room for residents to use the park safely during daylight hours.
2.77	A 10 year licence IS UNACCEPTABLE. Mortlock park is used by residents for a variety of reasons: A 10-year licence would grant the baseball club literal ownership of the land and its surrounds, limiting the community to just 26% of total green space compared to 74% of space currently under lease. It would also encourage further growth and development of the club, further disabling the community and other sporting clubs from accessing such a valuable commodity. The green space is used for a variety of reasons: mental health, relaxation in a green open-spaced environment, exercise, walking, playing with kids, throwing a frisby or flying a kite, kicking a footy, dog walking, casual practice by local soccer team. IF THE BASEBALL CLUB has access to parts of Mortlock Park, all of the above is in jeopardy. Even when NOT USING the western oval, residents are aware it is STILL licenced to the baseball club and will not attend. It is unrealistic to expect residents to turn up hoping to have some free space only to turn away dejected and have to return home or travel further to another venue. This too, could motivate additional screen time for teenagers or children who would need little encouragement to have to return home.
2.78	Do not support any increase in hours. Better general community use needs to be provided and the grassed space south west should have more general community use.
2.79	There is already significant use of the park each week by the baseball club over half of the year. There is limited access for the community without the risk of flying balls and potential injury to people and animals. The increase of the club should not impact the community in this way, meaning there are no evenings for dog walking, families and other community members to use the park. The weekends are overrun by baseball and allow even more limited access. Community members should have equitable access to the park, especially during the spring-summer-autumn months where people are more active and keen to use outdoor community spaces.
2.80	The GBC have a sizeable monopoly on usage of both ovals at Mortlock Park and to accomodate this, the council has been complicit in delineating new boundaries to 'move the goal-post' and accomodate their needs, whilst taking away from the wider community. On most nights and weekends we have been relegated to the 'NW end', comprising of <1/3 of the Western Oval. Here, a community of 3000+ are expected to picnic with our family, kick footballs, play soccer, throw a frisbee/ball etc., walk our dogs, run and walk and let our kids play, all on top of each other, in 16% of the total oval space (<5000 sqm), whilst the Baseball Club have 84% (27,000sqm) (NW area = 4,875sqm, SW = 13923 sqm, East = 13,108).
2.81	Wednesday is also the only other night of the week where the community can use the full Western oval and by adding another 2 hours, this just adds to the overwhelming presence a single club is exerting on the community. By their own admission, spoken directly from a leader at the baseball club, they are able to operate with their current hours of leasing and this proposal is merely 'future proofing'. The council cannot continue to hide behind the notion that the community has access between the hours of 8:30am and 4:30pm, not only because both St Therese and CLG primary have usage throughout this time, but because this should not be considered sufficient 'usable' time. And in a disgraceful comment from councillor Kruse, it is not practical for working parents to jut suffice with 'taking their dogs for a walk at 10pm now that we'll have lights'. We have young children who want to use the park, and children who need to have dinner and go to sleep. Anything after 7:30pm is not practical for any families. Not to mention the absolutely unjust division of weekend use. For an ENTIRE WEEKEND of peak use (8am-5pm at the earliest) the community is allocated the NW 1/3 on a Saturday, with NO access on a Sunday. How can the council justify the cost of new infrastructure/facilities as benefiting the community, when the community does not have access and will not benefit? In addition, the current division of areas restricts any access across to the playground/school/NW end when both Eastern and Western ovals are leased (6 days a week with the proposed plans). Residents are already being told they aren't allowed to cross the oval by the club, which is a significant restriction on accessibility. Again, directly from the baseball club, is the accusation that the community does not actually utilise the space, citing minimal use they observe when they are not using the oval. This is a furphy and deeply flawed argument. The oval is not utilised by the community to its full capacity because those areas are licensed to the Baseball club, regardless of whether or not they are using it. Why would we plan an outing, pack up the kids and the car and head to the oval in the hopes that we just 'may' get to use the space in scattered intervals between their training drills/games? I understand the benefits of the sport to children and community, but what about the benefits to those who are not part of sporting clubs? Do those children (whether restricted by age or accessibility) not deserve a place to live and play? We should not have to be a member of the GBC to have reasonable access to our community space. I grew up in this area, have lived here more than 20 years and am now raising young children here. I felt restricted to access as a child, and it is sad that not only have those restrictions continued to restrict my time with my own young children now, but these are potentially going to be systematically increased again. As residents, we have been pushing for an equitable 50/50 arrangement since I was a child. If the baseball club maintain they do not use some of the time they are allocated, they need to actively engage in discussions with the community to develop a compromise that accommodates their schedule/fixtures, whilst reaching equitable access opportunity for the community. It should not be up to the wider community and rate payers to continue to sacrifice when they are not doing the same. If they cannot do this, alternate sites must be considered.
2.82	Disagree with the exclusive use of grassed areas after 5pm
2.83	I've previously stated my opposition to increased use of the park by the baseball club.
2.84	What the baseballers are proposing is not reasonable and takes away the whole purpose of the space being for the whole community to enjoy. Why I agree to the footballers and not to the baseballers is the proposed times and days for the footballers is completely reasonable and still allows time for dog walkers and other people to use the space still. The proposed spaces and times for the baseballers are significantly more and they currently aren't using all the space that they have at the moment so I don't think it is reasonable for them to be asking for more space. So really every night of the week and the weekend all the spaces will be used by the baseballers and there will be no spaces for everyone else! This is not a baseball oval if they are wanting that much space they should be finding an oval that they can use for only that purpose. I strongly oppose to what the baseballers are requesting.
2.85	A 10-year licence would grant the baseball club virtual ownership of the land and its surrounds, limiting the community to just a quarter of total green space and that is intruded upon by high trajectory baseballs dropping from the sky.  The 2013 Mortlock Park Concept Plan clearly sets out that Baseball should be limited to the Eastern space while trees and pathways should be planted around the 'Grass Fields Recreation Park'.
	The current Carpark becomes a green space and the Warm Up area becomes the Club House Car Park. The residents fought hard for this and yet the Council is proposing to overturn it?
2.86	That is WAY too much time/too many for the park to be used by one sporting group to the exclusion of the general community.
2.87	The proposal does not represent fair and equitable use for all residents, it supports one club taking the majority of time and resources at the expense of other residents. It is not Mitcham council's responsibility to provide this facility for an Unley Council sporting club. I strongly oppose this. In order to live in this beautiful garden suburb I need to work to pay my rates. The only times I have available out of business hours for running and exercising at Mortlock park are unavailable in the proposed lease due to the baseball club use. This proposal says I should go to work to pay my rates so they can be spent on a baseball club that prohibits my use of the green spaces that were the reason I bought and chose to live in Colonel Light Gardens. I cannot be more clear in stating how strongly I oppose this proposal, which does not represent fair and equitable use of Mortlock park as Charle Reade designed it.
2.88	A breakdown of these times shows there is extremely limited availability of green space usage for rest of community.
2.89	Why are they asking for more space and time and why is the council even considering it? Enough is enough. If the club is growing at a rate that they continually need more time and space when they already have 74% usage the question should be, have they outgrown the park? Do they need to find an alternative ground that better suits their needs? Why do they think it's ok to keep taking what little time there is allocated to the wider community. It's an unwarranted sense of entitlement that purveys the whole club and which has been catered to by Mitcham Council.

3	Safety	3.01	Refer to previous comments about the safety of residents while baseball practice sessions are underway and the limited access to the oval by residents when both sections are in use at the same time.	NOTED: All safety issues will be passed to the relevant team to assess
		3.02	Please refer to my previous comments on the danger baseball exposes other uses of the park too.	
		3.03	When I do try to use the park and baseball is either being practised or played there is a feeling of being unsafe and have personally witnessed balls landing very very close to members of the public. I have also heard people being abused by the baseball players.	
		3.04	Spring and summer weekends are the only time we use the park with our grandkids but it's unavailable now and too dangerous	
		3.05	Cant use park when baseball is on, I feel unsafe.	
		3.06	The community cannot walk through this area without fear of being hit almost every weekday evening (when most people would use it) and almost all the daylight hours in the weekend.	
		3.07	Baseball uses a hard ball with the aim of hitting the ball out of the defined playing area. There is no safe place within the park for the public while baseball is being played	
		3.08	The one night of the week residents know they can visit the oval, walk their dogs, meet with friends, do laps, kick a ball with their kids, without having to worry about infringing on baseball space or being hit by a stray ball.	
4	Heritage	4.01	The baseball club has been encroaching on residents use of the park more and more every year . It is not part of the Heritage plan to have the area completely monopolised by sport . It must stop !!	NOTED: All proposals were subject to a Heritage review prior to community consultation.
		4.02	Organised sport is further alienating open space from local residents. These proposals are contrary to the heritage of CLG.	
		4.03	The infrastructure required for baseball is large, unsightly, not consistent with heritage obligations and a potential risk to wildlife.	
		4.04	The licence takes away too much access for local residents to use the oval. This is NOT in line with the CLG heritage plan or original intentions for the use of Mortlock Park. Shame on you Mitcham Council for proposing something so obviously favouring people from outside the suburb. The vast majority of baseball club members are not part of the CLG community.	Any action will be subject to a Heritage Impact Report prior to commencement.
5	Financial considerations	5.01	If the club wants to upgrade clubrooms for exclusive use it should pay for the upgrade.	NOTED
		5.02	Noting that the Goodwood Baseball Club does not represent the Mitcham LGA, the club must be required to meet the full cost of maintaining its facilities through commercial licence terms and should not be subsidised by Mitcham ratepayers.	
6	Assorted	6.01	Mortlock oval is a community oval not a designated baseball club oval. I can't believe the arrogance of the baseball club. They are called the "Goodwood Saints" why are they not using Goodwood oval?	NOTED
		6.02	Council has not indicated how and by whom the leases and activities will be monitored. What grounds would Council have to amend or cancel a lease? In the event of perceived and/or actual poor practices, management, behavior etc, what costs and or penalties for both parties and for that matter, individuals would be applicable once the club's been given ownership of this multi-million dollar parcel of land.	NOTED: Leases and Licenses are monitored as per any Council service. Issues discovered by the public should be forwarded to Council for review.
7	License length	7.01	10 years up to 42 years with rollover extensions is too long. month by month automatic holdover should not be in the licence agreement. No business licences either.	NOTED: The leases and licenses are out for consultation based on a proposal of 10 years. Any renewal will require further community consultation as per Council's Public Consultation Policy.
8	Increase in licensed hours	8.01	10 year Lease is OK. Requesting an additional time both the Mondays and Wednesdays is a bridge too far. So no to this!!!! Leave as.	NOTED
		8.02	There should be no increase in days or hours of use. They already have more than a fair share of the spaces available.	
		8.03	There appears to be no valid reason to change the current timeslots.	
		8.04	I am strongly opposed to the proposed time changes for the Baseball club. They utilise the area most days for 6 months of the year then to extend their use is unfair to the other people that would like to enjoy the park during these months. Given that it is a community space and , I do not think this is a reasonable request and should not be accepted	
		8.05	Totally opposed to this most unreasonable monopoly of Mortlock Park by the Goodwood Baseball Club. Current hours should remain unchanged.	
9	Community Engagement	9.01	As Council has not provided a copy of the proposed new licences it is not possible to comment on specific terms in the event the licence is renewed. However, automatic renewal or lease/licensee extension options must not be included and specific provisions must be included around hours of use, behaviour (with specific focus on limiting disturbance to nearby residents and other reserve users), social use including where alcohol will be consumed, and specific obligations regarding litter and care of the facilities.	NOTED: There was comprehensive information provided on the YourSAY platform during the consultation period providing relevant, timely and balanced information to allow community to contribute in a meaningful way.
		9.02	Apart from delineated areas and usage times (both of which are unacceptable- both have expanded from previous licences), there is absolutely no information about the terms and conditions, and you are asking us to consider basically thin air. Please provide sufficient detail to be able to make an informed decision. Cynically it appears that there is an attempt to push this through without any detail and calling it "consultation". I understand that these licences are not even written yet ???? and when they are we cannot be given information because they are "commercial and in confidence". I would like clarification on what is the commercial merit (of this unwritten licence) and for what reason is it confidential. I believe this action is contestable. The awarding of such a long-term licence should be delayed until appropriate information is provided so an informed decision can be made. I believe your approach is invalid as a consultation.	
		9.03	I STRONGLY OPPOSE the proposed changes to the licence for use of Mortlock Park to the Goodwood Baseball Club with conviction. The resounding voice from the community at consultations echo this sentiment (>40 comments collated regarding the baseball club licence across the 3 council information sessions, all of them negative, along with multiple circulating petitions with +120 signatures).	



Morklock Park LICENSES CLG Football Club (Submissions and Freetext)				
The data presented here represents a minority view - 4.6% of the full dataset who oppose the proposal offer a qualifying statement.				
NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Equity of use	1.01	Again, don't license the entire park. The grassed space East should be free for community use whilst the oval is being used.	NOTED:
		1.02	Again, why should the football club get 6 months of the year of the entire Mortlock Park grassed area on the only times that people who work can use it? For 6 months the only evening that residents can use the space is Monday! Where is the shared use of space concept?? Strongly opposed. Mortlock Park is not just for sport. it is for everyone. My son and I like to kick the football and soccer ball together after school regularly and we want to have the space to do that.	
		1.03	Please read above for same reasons.	
		1.04	Leaves little to no space for families with children and dogs	
		1.05	The proposal for the grassed space east, north-west and south west for the space to be used on Sta and Sun for the proposed time period is too much and doesn't allow residents to access the space during these times.	
		1.06	As for the baseball club comments. I do not oppose the south and north west usage but not the entirety of both ovals	
		1.07	As in the previous answer, the residents are being denied access to parts of the oval on weekends which is the only time some of them are able to enjoy the oval due to work and school commitments on weekdays, this oval was bequeathed to the residents and their families to enjoy and this will make it difficult and/ or impossible for some.	
		1.08	In the absence of football, behold, baseball takes its place. The overlap of these transitional seasons, like weary travelers on a crowded thoroughfare, allows no respite for the local folk to safely enjoy the park.	
		1.09	The pre-season shared-use proposal should also be rejected on the grounds that park use should return to the community when the license holder is not using it. The proposal is the clubs playing 'keeping-off' where the park is the ball and the community are trying to hold it.	
		1.10	The oval does not seem to be available to the greater community, especially for families on the weekends.	
		1.11	Not enough space nor suitable time frames for community use has been given.	
		1.12	Again not a fair and equitable approach to all people wanting access to this community space.	
		1.13	The Football Club should not have a wholesale monopoly on the green spaces at Mortlock Park for the majority of daylight hours in the out of school hours and out of traditional work hours during the week and nearly all of the daylight hours on Saturday and Sunday.	
		1.14	Based on the above times the entire grassed spaces would be taken over by baseball and football for 4 months of the year while overlapping their preseasons. There should always be one oval not in use to allow for exercise and dog walking.	
		1.15	Whilst I am a full supporter of the growth of sports in the community, it seems the council has no consideration to the residents holistically, nor any planning itself in regards to the direction and use of common spaces as a policy. I have also seen a very similar issue with other council owned parks that have sporting leases. having two entities take up the park every afternoon of the week covering all three areas, and also across full daylight on both weekend days, shows there is no community use consideration. The council needs to consider a defined percentage of the park that can be utilised by singular entities and create a hard line on that, before the sports come back again in another two or three years for a further time grab. Where is the parks policy for Mitcham council?	
		1.16	Because it severely limits the public's use of the area.	
		1.17	I think a 10year licence is far too long for any sport. A one-year rollover is more suitable to suit the growth of the area and thus, Mortlock Park. HOWEVER, our experience over the years with members of the football club have proven they are willing to converse with the community, share the space equitably and be respectful of people they are in contact with. CONVERSELY, many baseballers have been known to be rude, disrespectful, elitist in their claims to the park and overall an unpleasant group to deal with (there must be exceptions I am sure).	
		1.18	Unrestricted Oval access for school soccer is required not less than two afternoons a week and Saturday mornings	
		1.19	Limited availability of green space for community use	
		1.20	For similar reasons already stated in previous reply.	
2	Heritage	2.01	The Heritage requirements and wishes of locals are being ignored to fill the wants of a small minority in the sports club	NOTED: All proposals were subject to a Heritage review prior to community consultation.  Any action will be subject to a Heritage Impact Report prior to commencement.
		2.02	The park as part of the Garden City Movement and a Model Garden Suburb is intended for use by the local residents but as a template, its size and attributes were supposed to be copied in all new suburbs and subdivisions so there would be parks for everyone not just Mortlock Park.	
3	Assorted	3.01	All this interclub sport requires a lot of driving on the weekends to get players to various venues. Even if they all have electric cars - interclub sport causes unnecessary carbon pollution.	NOTED

Morklock Park LICENSES CLG Primary School (Submissions and Freetext)				
The data presented here represents a minority view - 0.8% of the full dataset who oppose the proposal offer a qualifying statement.				
NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	General comments	1.01	F##k the kids	NOTED: Obscene language aimed at children has been edited
		1.02	No	NOTED
		1.03	It's tolerable for the schools to make use of Mortlock Park, but the question arises: why is there a need for a licence if there's no intention to bar the local folk from partaking in the park's pleasures? Considering the conditions, space, and hours specified in the licence—commonly referred to as the schedule—can be altered through an understanding between the school and the council. However, the disquieting matter lies in the clandestine nature of these licenses. Changes can transpire without notifying or consulting the residents. A licence shrouded in secrecy, open to modifications at any instance, and wielding the power to exclude residents is, by no means, fitting.	NOTED
		1.04	While it is heritage appropriate to allow school use - I don't understand why they need a licence to keep people off. I worry that a licence will permit them to store stuff in temporary sheds on the park. This is not ok and council will not let anyone look at the leases and licences.	NOTED: CLG Primary School will not have access to storage on community land at Mortlock Park

Morklock Park LICENSES St Therese School (Submissions and Freetext)

The data presented here represents a minority view - 0.6% of the full dataset who oppose the proposal offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	General comments	1.01	Kids suck	NOTED
		1.02	It appears permissible for the schools to make use of Mortlock Park. However, the query arises: why necessitate a license if there's no intention to preclude the local populace from partaking in the park's delights? Considering the conditions, dimensions, and hours specified in the license—the colloquially known schedule—can be altered through a mutual understanding between the school and the council. Yet, the disquieting aspect lies in the clandestine nature of these licenses. Changes may transpire without notification or consultation with the residents. A license shrouded in secrecy, open to modifications at any instance, and wielding the power to exclude residents is, by no means, fitting.	NOTED
		1.03	Why do they need a licence plus they seem to hate heritage - licence too long.	NOTED



Morklock Park Demolition Guides Hall (Submissions and Freetext)				
The data presented here represents a minority view - 9% of the full dataset who oppose the proposal offer a qualifying statement.				
NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Assorted	1.01	A community meeting space	NOTED: there is a discussion concerning development of the Former Scout Hall in a later section
		1.02	Unlikely to be rebuilt, it's a good resource for the community in its current state and location	
		1.03	it is still a useful hall for community groups	
		1.04	The playground is an excellent place to host children's birthday party's, but there is nowhere to shelter from inclement weather. The halls should be retained for community members to hire out for birthdays etc	NOTED: Girl Guides use this building Aikido utilises the Former Scout Hall
		1.05	Currently, there are several local clubs (including the girl scouts and aikido) that use this building. It would be good to see it renovations so that these clubs do not lose their space.	
		1.06	Guides provides an important service to kids in the local area (my daughter is one of them). This is an important part of the community and should be supported as much as possible.	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall.
2	Issues regarding relocation	2.01	Where will they go? What would be there instead? If they are still using it let them be	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall.
		2.02	I strongly oppose the demolition of the Guide Hall until a suitable "one for one" or better building is available at the same location. There is a huge amount of green space in this immediate area, I do not see the value in demolition of this building.	
		2.03	That being said that we are opposed to the idea is true, but if Council are prepared to consider the possibility of giving the Guides the former Scout Hall for use (some of it exclusively for storage etc), we would consider this as a positive venture, as upgraded facilities etc would make the space a cleaner and brighter environment.	
			We have been aware for many years that the longevity of the Guide Hall was limited, it has been known it was earmarked for demolition I think for at least the past 20 years. I personally have been one of the leaders at CLG for the past 27 years, prior to that I was at St Mary's Guides for 14 years, I moved to CLG when the hall was taken back by council and demolished, so this isn't new to me.	
			What disappoints me the most is the community members that actually want Guides removed from the area completely. There are many that over the years and recently it seems, see the hall as an eyesore to their prestigious heritage homes and see the disruption of parents delivering their daughters to the hall as an inconvenience to them. Over time we have had many residents come and complain to us about the noise or activities we do that disturbs them.	
			Girl Guides and Scouts for that matter have been at Mortlock Park for many many years - the "new residents" that complain, knew that the Guide and Scout Halls were there when they bought their houses! Guiding and Scouting are wholesome groups - that is one of the reasons we are flourishing at the moment, after COVID, many parents wanted their girls off the screens and out their DOING stuff in a safe and controlled environment.	
			Guides aren't the kids creating issues on the trains to Belair and Blackwood with their bikes, they are girls and young women being given leadership opportunities to set them up for success in the future. They are the future!	
		2.04	I oppose this, until such time as a proposal is made to support the Guides with access to another local facility.	
		2.05	Our daughter has been attending CLG Girl Guides for the last 3 years and we hope she will attend for many more. If the hall is knocked down I would hope that they would have access to a similar sized space. The volunteers that run it do an amazing job of creating a safe and supporting place for girls that may not want to engage in other activities such as sport or feel overwhelmed in a mixed gender Scouts Group. Which could be the nearest similar activity if the CLG did not exist.	
3	Amenity	3.01	I am opposed on the basis that moving the existing Girl Guide units to the old Scout Hall will result in loss of a number of amenities that the existing hall provides, particularly if it is open to anyone leasing the hall: Storage of camping and outdoor event equipment, kitchen facilities, Scout Hall has worse heating and cooling than the Guide Hall, Scout Hall doesn't have a ceiling. The existing Colonel Light Garden's guide unit is a strong unit with a high number of girl members compared with other units. It is a pity to lose their 'home' and not have a suitable alternative already planned. If the Scout Hall is to become their 'home' then the following items need to be considered: kitchen upgrade - needs fridge, freezer and proper oven and cooktop, and suitable room for microwave. If shared use, then need to determine how kitchen equipment, cutlery and crockery will be shared. Current Scouts hall kitchen is not overly useable by multiple people at the same time and caterers would not consider it sufficient. Guides SA will need some exclusive storage both inside hall and in the shed with shelving. Need ceiling, airconditioning, heating, cleaned and re-painted, floorboard resurfaced or new vinyl, replace/update window louvres and add flyscreen. Need toilet/bathroom upgrade. Fix roof leak. If a community space to hire, then new tables and chairs	NOTED
4	Keep status quo	4.01	I'd like the Girl Guides to be expanded. My daughter would be interested in joining.	NOTED: The demolition of the Guides Hall was referenced in the decades old Concept Master Plan and is linked to the development of the Gil Langley Building (Option 02).
		4.02	This Hall is still in use by the Guides. The existing building should be refurbished as the Gil Langley Building should be if it is in need.	
		4.03	If Girl Guides SA are currently using this building for meetings and storage then I suggest that these activities continue. I cannot see the reasoning for considering it's demolition when the building is providing a meeting place for this group.	
		4.04	No need for removal. Still in use by the Girl Guides and could be hired out to other groups, individuals or schools.	
		4.05	The hall should be renovated and updated instead. I would like to see Scout clubs and Martial Arts clubs continue to thrive in CLG	
		4.06	Money should be spent on upgrading the existing facilities for girl guides	
5	Link to Gil Langley (Option 2)	5.01	WHY ?? it is a useful structure that could be used by the community . Don't exppand the sports club footprint and retain the hall	NOTED
		5.02	The Guide Hall is being used by the Girl Guides Society as their clubroom and is and has been their facility in CLG for a long time. Therefore, the Girl Guide building should not be demolished at the whim of the Mitcham Council. It would seem that the Mitcham Council and the Goodwood Baseball Club have together created a conspiracy of removal of same, so as to facilitate the extended building footprint of the new extensions to the Baseball/ Football Clubrooms, at the expense of other Mortlock Park users - shameful!	
6	History	6.01	Our daughters were Girl Guides who attended Guides at that hall. They had an amazing experience. It doesn't matter if the building is slightly run-down as it serves a great purpose. Everything should be done to keep Girl Guides at that location as part of our community.	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall.
		6.02	I am disappointed of the idea of the council and some members of the community thinking that it is ok to kick out a flourishing unit, that supports Girls in Mitcham council. The Guides at CLG were established in 1939 and the hall was built and fundraised for by the parents and community members in 1965. The unit has always been an integral part of Mitcham Council offering a range of valuable programs and services to girls and young women, and fostering their personal development, leadership skills and community engagement. Guides has had a long history of empowering local girls to become responsible, confident and contributing members of society.	
		6.03	as a leader and former guide for 13 years i would sad to see my childhood memories of the guide hall go as i have found Guides as well as this hall a second home and for the upcoming guides and current guides this as well (32 Current guides, 6 leaders)	

7	Loss of community space	7.01	In a time when spaces for women and girls are being built, a proposal to destroy a girls only space is outrageous. It is a massive park and demolishing the Guides hall simply removes a community space, it does not create more	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall.
		7.02	Dint waste the building. Repurpose it. Keep the roof and part walls for a wet weather play area.	
		7.03	It seems entirely unreasonable in this day and age that in a consultation plan discussing expansion of a baseball club and football club (both heavily male dominated), that we are talking about demolishing a hall that is devoted to empowering girls and women in the local community.	
			The CLG Girl Guides unit is a strong and flourishing unit, with a solid leadership team. I have seen first hand how they have trained and supported the development of girls into confident young women who care about the community, each other and our broader environment. GGSA has a long history of empowering local girls to become responsible, confident, and contributing members of society.The Colonel Light Gardens Unit was established in 1929 and the hall built in 1965.	
			It would be devastating if this group was to be left without their own home on Mortlock park. I could see some benefit of shared facility model that benefits multiple community groups, but this would need to make provision for specific need of the Guides - for example, a peppercorn lease, storage sheds for equipment, kitchen facilities for meal preparation and food storage, notice boards, patrol boards, air conditioning, art spaces. I'm surprised that the council would realistically consider removing such a group from the Mortlock precinct. I'm even more surprised that this plan is not considering the renovation and upgrade of both the scout hall (as a community space) and the guide hall (as a devoted guide facility) to encourage greater community engagement for girls, boys and other local community groups (e.g. martial arts, bridge, chess, etc)	
		7.04	Use for other community ventures or commercial ones	
		7.05	Community hall space that should be retained and made available for additional community use.	

Morklock Park Demolition Guides Hall (Submissions and Freetext)

The data presented here represents a minority view - 3.2% of the full dataset who oppose the proposal offer a qualifying statement.

NUMBER	THEME	INDEX	SUMMARY OF SUBMISSION COMMENTS (NOTE SIMILAR ENTRIES MAY BE COMBINED)	PROJECT RESPONSE
1	Assorted	1.01	Rebuild	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall.
		1.02	Needs to be 1 community building combined guides and scout for all group's to access.	
		1.03	If the Guide Hall is demolished, the Scout Hall should be made available to the Guides. They need their own space for meetings and to store their gear and equipment. Let's grow Guides at that location.	
2	noise - antisocial issues	2.01	Not to the general public, ie Parties, drunken behaviour, noise, increased vandalism at the school and crime in an area with an increasing problem.	NOTED: information contained herein has been forwarded to the relevant team for review
		2.02	Hiring during the day is fine but it must not be licenced for alcohol or be hired at night or it will cause drunken/ antisocial behaviour and affect adjacent property. Local residents are prepared to take this to court if council intends to hire the venue out at night.	
3	Amenity	3.01	This depends on what the Scout Hall would be used for. If this is to become the main site for the Girl Guides, they need safe and secure storage; kitchen facilities - including an oven; and building upgrades. I dont believe it would be suitable for the building to then be leased out as a shared space.	NOTED: There are discussions with the Guides SA to relocate the Guides as near to Mortlock Park as possible, including relocation to the Former Scout Hall which has adequate storage.
4	Demolish Scout Hall	4.01	This building is hardly used - people want open space demolish this as well.	NOTED
		4.02	Again - this building really needs demolishing. It is very ugly and is frequently vandalised. Hiring out for one off birthday parties is a nightmare of late night noise, screaming teenagers and rubbish everywhere. Hiring out for business use just seems to provide unfair competition to other businesses like the cafe in the shops - where it belongs, and for personal trainers who have to pay market rates for their spaces near Mitcham Shops. You think it could be part of a park exercise class - to get equipment from the trainer's car and put it where they want it for class?	
5	Link to Gil Langley (Option 2)	5.01	Expanding the vision for the existing sports building would be preferable.	NOTED
6	History	6.01	Historical Building.	NOTED: The Former Scout Hall has limited heritage value.

# City of Mitcham

Mortlock Park Projects Advisory Group:

Presentation and Minutes

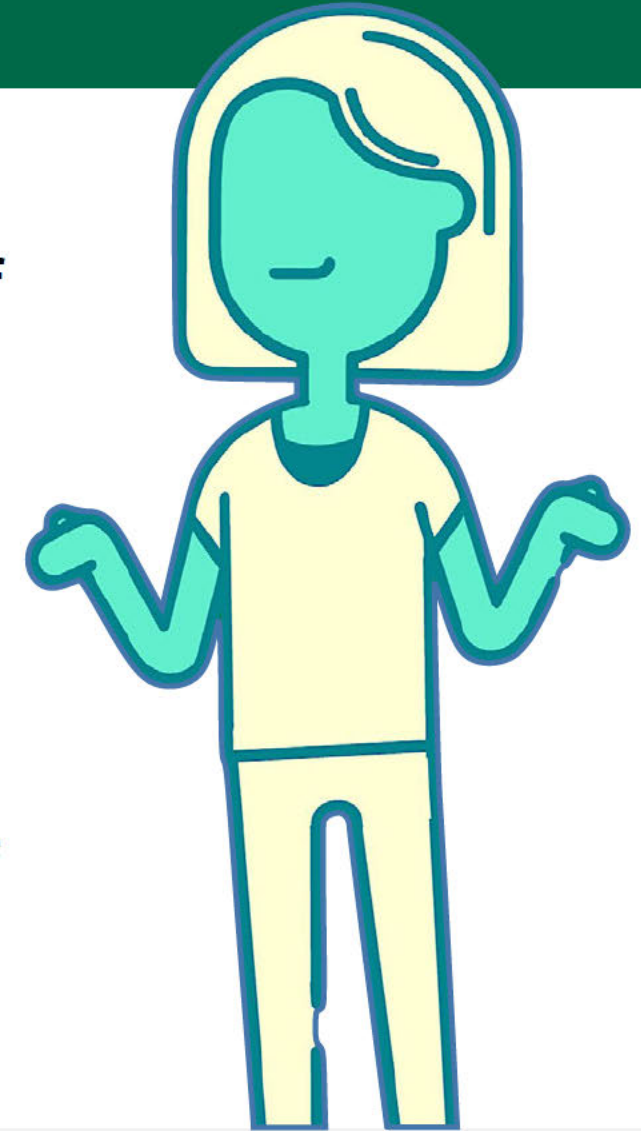
# Mortlock Park Projects Advisory Group Feedback



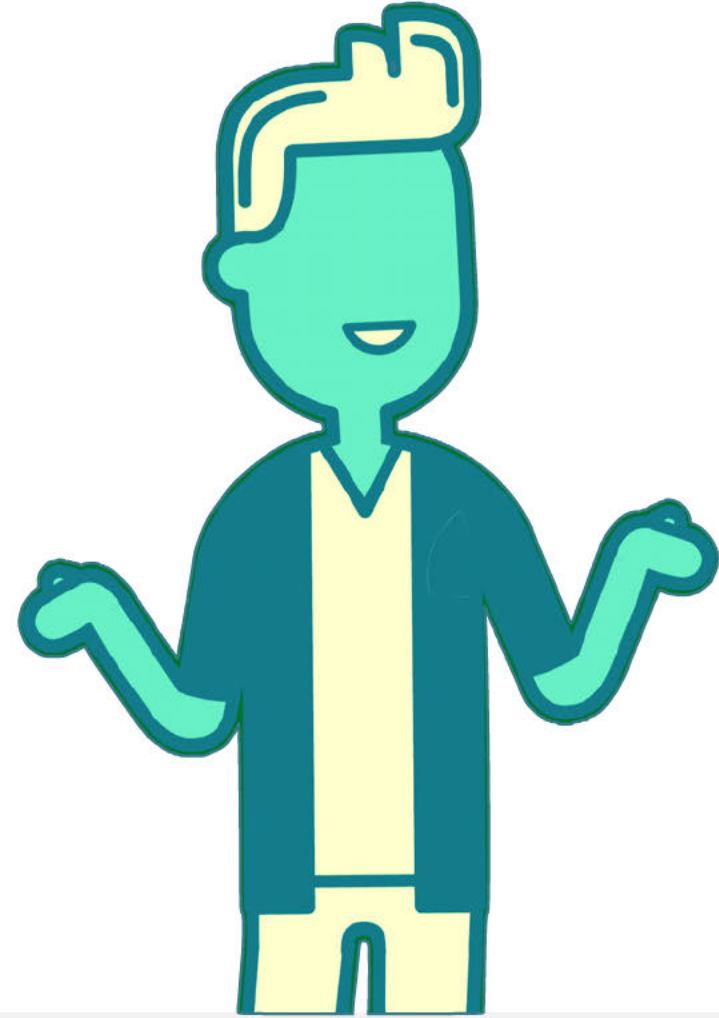


# Objectives

- Give an overview and importance of the role of the Advisory Group;
- Gain an understanding of the work conducted by the Group;
- Gain insights into the findings of the Group, and;
- Have an opportunity to ask questions of the Group.



# Introduction



- Who - composition of the Advisory Group;
- Why - reasons for the formation of the Group;
- What - role of the Group, and;
- How - the Group would work together.

# Findings - Gil Langley Building

Guest speaker - Alex Mackenzie (Manager Development Services)

## Discussion Points:

Heritage;

Development Application process (and Community engagement process);

Lease and hours of use - including restrictions/amendments;

Function first, and;

Link to Guides Hall.

## Advice:

Option 02 selected (unanimous - support Guides Hall removal at a future date), and;

Staff review pros and cons (noise mitigation etc).





# Findings - Guides Hall and Former Scout Hall

## Guest speakers

Cathie Hancock (Girl Guides SA)

Sean McNamara (Manager, Community Development and Libraries)

## Discussion Points:

History of Guides Hall at Mortlock Park;

Overview of Guides SA;

Review of Guides SA needs (building requirements: facilities, assets, access);

Aikido at the former Scout Hall, and;

Restrictions and future use of the former Scout hall.

## Advice:

The Scout Hall should be for community and/or Not-For-Profit groups.

1 weekday evening and 1 day per weekend should be left licence-free for casual hire;

No disruptive groups should use the facility late at night, no alcohol and a curfew time,

Development to Scout Hall required to make it fit for purpose



# Findings - Lighting

## Guest speakers

- Adrian Braddock (Sport Lighting SA)

## Staff in attendance

- Mason Willis, Simone Harvey, Tim Birkett

## Discussion Points:

- Background on lighting uniformity, operation, lens options, glare (candela), lux levels and potential capacity for use;
- Heritage advice;
- Sport requirements (Football), and;
- Community benefits/concerns (trust).

## Advice:

- 18 metre poles (6-1 - Heritage approval a requirement);
- Replacing existing baseball lighting within existing usage hours is not an issue;
- Maximum lux level should be limited based on the nature of the play, and;
- Low level lighting for casual community use should be considered.



# Findings - Fencing

## Discussion Points:

2015 Risk Audit;  
Safety;  
Heritage advice;  
Hedge height, density and condition, and;  
Sporting requirements (standards).

## Advice:

Backstop fencing supported at 10m and should be the hybrid option (mixture of temporary and permanent) ;  
Eastern section of the fence should be at 2.4 metres with the hedge maintained providing screening, and;  
Home run fence should be somewhere between 1.5m and 2.4m.



# Leases and Licences - Overview

- Schools' Licences;
- CLG Football Club Licence;
- Gil Langley Leases;
- CLG Football Club, and;
- Goodwood Baseball Club.
- Goodwood Baseball Licence;
- Hours of use, and;
- Zones.





# Findings - Leases and Licences

## Schools' Licences (Grassed Recreation Spaces)

- CLG Primary School
  - Advice: to grant a 10 year licence (unanimous)
  - Advice: hours proposed supported (unanimous)
- St Therese School
  - Advice: to grant a 10 year licence (unanimous)
  - Advice: hours proposed supported (unanimous)

**General Advice:** Any permanent change of hours or major changes to hours in any licence should require community consultation before adoption.

# Findings - Leases and Licences

## **Gil Langley Building Leases (Building)**

### **CLG Football Club & Goodwood Baseball Club**

Advice: Leases to be granted (unanimous)

- Five (5) of the Group opted for a 10 year lease, and;
- Three (3) of the Group opted for between a 5 - 7 year lease.



# Findings - Leases and Licences

## **CLG Football Club Licence (Grassed Recreation Spaces)**

- Advice:
  - Agree to grant a licence – proposed hours (unanimous)
  - Agree to grant a 10 year licence - term
    - Five (5) in favour of a 10 year licence
    - Three (3) in favour of a shorter term: 5 - 7 years



# Findings - Leases and Licences

## **Goodwood Baseball Club Licence (Grassed Recreation Spaces)**

### Discussion Points:

- Weekend hours minor shift;
- Weekend hours in general;
- Additional hours proposal (Monday and Wednesday);
- Weekday hours (excluding additional hours proposal);
- Impact on Baseball (current commitments and future commitments), and;
- Possibility of increased Community access to grassed areas (zones).



# Findings - Leases and Licences

## Goodwood Baseball Club Licence (Grassed Recreation Spaces)

### Advice:

- Weekend adjustment of hours agreed (no increase in overall hours);
- General weekend hours:
  - Four (4) agree hours are acceptable;
  - Four (4) agree hours should be reduced.
- Additional hours proposed (Monday and Wednesday):
  - Four (4) agree hours are acceptable;
  - Four (4) disagree and hours should be reduced.
- Existing hours Mon-Fri:
  - Six (6) agree hours to be reasonable.
  - One (1) disagree and hours should be reduced

# Findings - Leases and Licences

## **Goodwood Baseball Club (Grassed Recreation Spaces)**

### Advice:

- Six (6) Agree the North West Grassed area should be given over to community when possible and reflected within the licences hours;
- Two (2) disagree and propose that only half the space being utilised at any time.

# QUESTIONS



Mortlock Park Projects Advisory Group:

Minutes - 26 October 2023

Subject - Gil Langley Building

# **\*\*Mortlock Park Project Advisory Group Meeting Minutes\*\***

**\*\*Date:\*\*** 26/10/23

**\*\*Time:\*\*** 6:02pm - 8:20pm

**\*\*Present:\*\***

Izzy, Hayley, Travis, Alex, [REDACTED]

**\*\*Opening:\*\***

The meeting was opened at 6:02 pm.

## **\*\*Agenda:\*\***

### 1. **\*\*Overview of the Session:\*\***

- A comprehensive overview of the session presented to the group.

### 2. **\*\*Background on Proposed Projects:\*\***

- Staff presented the background on steps taken for proposed projects, including grant funding, Public Realm Heritage Guidelines, CLMP documents, and Council's endorsement of \$30k for investigation into building options and designs.

### 3. **\*\*Heritage SA Involvement:\*\***

- Group inquired about Heritage SA's engagement in the development of original designs.
- Staff confirmed Heritage SA's involvement but highlighted their limited role in the early stages.

### 4. **\*\*Internal Building Alignment with Heritage Values:\*\***

- Group asked if the internals of the building need to align with heritage values.
- Staff clarified that internal aspects are not defined in the heritage listing.

### 5. **\*\*Involvement in Building Design Options:\*\***

- Group queried if individuals outside of Council, Heritage SA, architects, and clubs were involved in the building design.
- Staff stated that the designs were tailored to meet the needs of sporting clubs and AFL standards.

### 6. **\*\*Community Engagement Process:\*\***

- Staff discussed Council Administration's community engagement process.

## **\*\*Mortlock Park Project Advisory Group Meeting Minutes\*\***

- The Group raised concerns about the distribution of flyers, which were addressed by Staff – discussions have been held with the distribution company (2000 households received the flyer). There is an issue that they may have been discarded by residents as junk mail.

### **7. \*\*Lease and Hours of Use:\*\***

- Group inquired if the hours of use would be linked to the lease.
- Staff clarified that hours of use are linked to the Development process, that they can be amended before finalising the lease. The hours of use, themselves, are not stipulated in the lease document as the lease grants exclusive access, however, these are included in the development approval and/or liquor licence.

### **8. \*\*Development Application Process:\*\***

- Staff provided a background on the Development Application process.

### **9. \*\*Documents Available to the Public:\*\***

- Group asked about documents available to the public during the Development Application public notification.
- Staff listed the documents available for public review.

### **10. \*\*Independence of Reports:\*\***

- Group asked if reports during the DA process would be independent.
- Staff confirmed their independence.

### **11. \*\*SCAP Decision:\*\***

- Group asked if SCAP is involved in the decision.
- Staff confirmed that SCAP is responsible for the decision.

### **12. \*\*Hours of Use for Gil Langley Building:\*\***

- Group asked if there is a cap on the hours of use for the Gil Langley building.
- Staff confirmed that hours are tied to the liquor licence.

### **13. \*\*Criteria for Hours of Operation:\*\***

- Group inquired about the criteria for determining hours of operation.



## **\*\*Mortlock Park Project Advisory Group Meeting Minutes\*\***

- Staff explained that records of complaints from SAPOL and Council Administration are considered.

### **14. \*\*Hours of Use in Development Approval:\*\***

- Group sought clarification if the discussion was specifically about the hours of use in relation to the building.

- Staff affirmed that it was.

### **15. \*\*Appeal Rights for Residents:\*\***

- Group asked if residents have the right to appeal SCAP decisions.

- Staff clarified that residents do not have appeal rights.

### **16. \*\*Changes to Hours of Use:\*\***

- Group asked if the hours of use could change in case of ongoing disturbance.

- Staff and Staff explained the process for addressing non-compliance and altering the lease.

### **\*\*Break:\*\***

The meeting took a break.

### **\*\*Advisory Group Discussion:\*\***

### **17. \*\*Heritage Advice on Gil Langley Building Upgrade:\*\***

- Staff explained the process of seeking heritage advice, including specific advice on the Gil Langley building upgrade.

### **18. \*\*Group Discussion on Building Options:\*\***

- Staff divided the advisory group into two groups to discuss pros and cons of the two options. The group decided to work together as a single group.

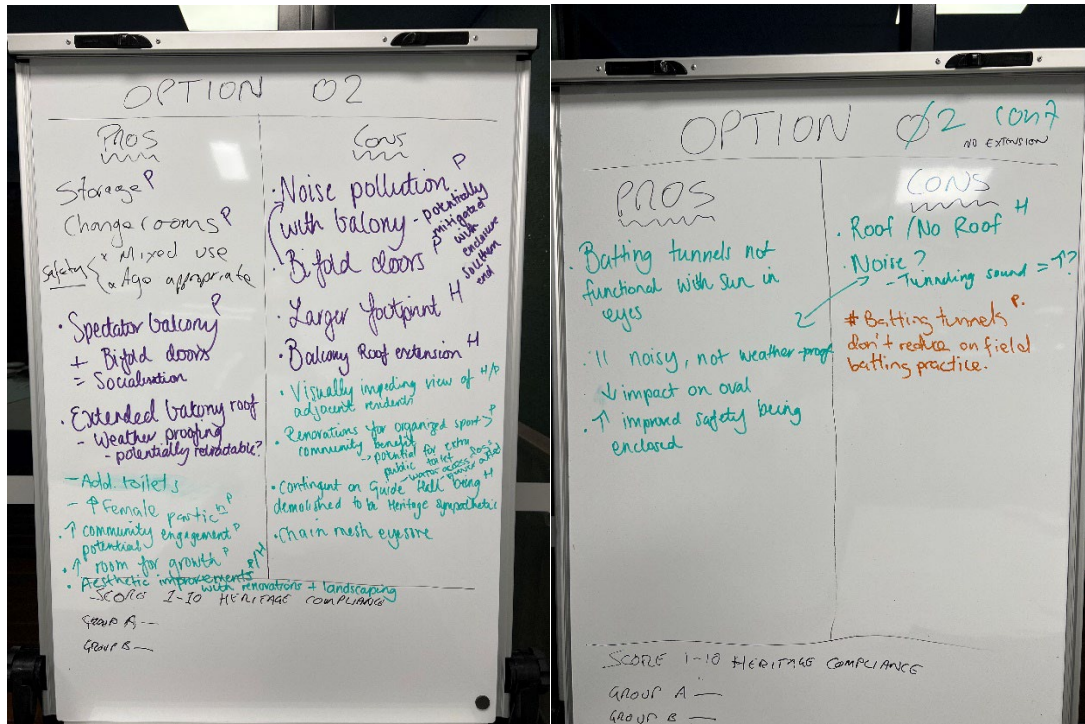
### **19. \*\*Preference for Option 2:\*\***

- The Football Club representative explained to the group why Option 2 was preferred by the clubs, emphasising the need for additional facilities to enable a safe environment and the need to separate groups based on age and/or gender.

## **\*\*Mortlock Park Project Advisory Group Meeting Minutes\*\***

### **20. \*\*Focus on Functionality:\*\***

- The Group stressed the importance of focusing on function first in the Gil Langley building designs.
- The Group unanimously endorsed Option 02 as their preferred design.
- The Group indicated that there were some elements of the design of Option 02 they would like to investigate.
- Group's pros and cons were captured during this time on white boards.



### **21. \*\*Discussion on Balcony:\*\***

- The group discussed the proposed extended balcony and its use, considering noise concerns raised by nearby residents.

### **22. \*\*Football Club's Viewpoint:\*\***

- The Group discussed the Colonel Light Gardens Football Club's perspective on the balcony.

### **23. \*\*Merits of Balcony Roof:\*\***

- The Group deliberated on the merits of a roof on the balcony, considering noise implications and heritage impacts.
- The Group put forward several ideas for sound buffering and mitigation (plant or solid screening on the balcony).

## **\*\*Mortlock Park Project Advisory Group Meeting Minutes\*\***

### **24. \*\*Monday Info Session:\*\***

- The group discussed the demographic of attendees at the Monday info session and how to capture opinions of residents both in favour or opposed to proposals.

### **25. \*\*Guide Hall and Heritage Impacts:\*\***

- Staff mentioned heritage advice outlining the Guide Hall may need to be demolished if Option 2 proceeds.

### **26. \*\*Public Toilet in Gil Langley Building:\*\***

- Group inquired about the inclusion of a public toilet in the Gil Langley building upgrade.
- Staff stated it's not currently included but could be considered.

### **27. \*\*Hedges as Noise Screen:\*\***

- Group noted resident concerns about hedges around the park acting as a screen for noise.

### **28. \*\*Group Decision:\*\***

- A recap of the discussion so far was followed by the Group unanimously endorsing Option 02, subject to a Staff review of the considerations of the pros and cons listed earlier (point 20)

### **29. \*\*Goodwood Baseball Club's Position:\*\***

- The group discussed the batting tunnels – assist in reducing batting practice on grassed recreational spaces.
- Group provided background on Goodwood Baseball Club's preference for enclosed or roofed batting tunnels.

### **30. \*\*Water Access Points:\*\***

- Group suggested water access points for dog walkers and community members, which could be considered in final designs.

### **33. \*\*Closing:\*\***

- Staff thanked the advisory group for their input and officially closed the meeting at 8:20pm.

Mortlock Park Projects Advisory Group:

Minutes - 02 November 2023

Subject: Scout and Guides Hall

## Mortlock Park Advisory Group Meeting – Minutes

Thursday November 2<sup>nd</sup> 2023

Location: Mitcham Memorial Library

Attendees: City of Mitcham – Anneke Polkamp, Sean McNamara, Ismael Abuleela, Travis Beard.

Apologies: City of Mitcham – Hayley Ashworth,

Meeting opened 6:01pm

- Anneke gave a brief introduction to the session and acknowledgement of country.
- Izzy noted apologies and gave rundown of tonight's session.
- [REDACTED] asked for group to adopt minutes before continuing.
  - o Group accepted minutes.
- Izzy continued rundown of the session.
- Cathie provided provided history of Guides Hall and background of the Girl Guides organisation and use of the site.
  - o Built in 1965 by Girl Guides SA.
  - o Site has 31 Guides and is run by 6 adult members
  - o Run weekly sessions on Tuesdays and regional sessions on Thursdays monthly.
  - o Need space to dry tents and storage for equipment.
  - o Membership made up mostly of Mitcham residents from CLG and neighbouring suburbs. Many students from CLG Primary and St Therese.
- [REDACTED] - Where the nearest Guides group is outside of CLG.
  - o Cathie – Highgate and Dover Gardens.
- [REDACTED] – How many guides are there in SA?
  - o Cathie – Around 1300.
- [REDACTED] – Is there any reason the group couldn't move to the Scout Hall?
  - o Cathie – No. Scout Hall would be fit for purpose. Would require access to storage and area for tent drying. Would also like to have a lockable noticeboard and wall for mural as well as space to hang 2 plaques from the current Guides Hall.
- [REDACTED] – Do you have an honour board that you want to keep?
  - o Cathie – Yes.
- [REDACTED] – Is there anything else you would need in the Scout Hall to function?
  - o Cathie – Kitchen, lockable storage indoors.
- [REDACTED] – What is the current condition of the Scout Hall?
  - o Sean – Modest but structurally sound. We get regular enquiries for use but have held off so for the sake of this community consultation.
- [REDACTED] – How big is the Scout Hall in relation to the Guides Hall?
  - o Cathie – The Guides Hall is smaller.
- [REDACTED] – Are there grants available through Girl Guides SA for updating buildings?
  - o Cathie – Guides have funding available but it would be difficult to gain funding for something like this as the building is not owned by Guides.



- [REDACTED] – Who owns the building if Guides paid for the original build?
  - o Anneke – As it is on Council land, it is Council owned.
- [REDACTED] – Would the Guides get compensation if Council were to knock down the building as Guides paid for it?
  - o Anneke – Not sure but I can look into.
- Cathie noted that the Guides pay for building insurance on Guides Hall. Anneke noted that it is under Council's name but they on-charge costs to Girl Guides SA.
- [REDACTED] – What is your (Girl Guides SA) ideal scenario?
  - o Cathie – Most of the group is happy to move next door to the Scout Hall although not as supportive of a move to a completely different site as the connection to Mortlock Park is strong. Many members go to CLG Primary or St Therese. Happy to move as long as the points previously raised throughout this meeting are satisfied.
- Izzy noted the Mortlock Park Masterplan and that it had slated the Guides Hall was to be demolished.
- [REDACTED] noted that feedback from the Mortlock Park CLMP consultation noted the Guides had small fires near the building occasionally. Do you need a firepit?
  - o Cathie – Maybe best not to have a formal area, as long as there is dirt, so that other groups don't see it as a space specifically for this. As long as the Guides can continue to do it.
- Izzy noted that the Aikido representative is next on the agenda but is not present.
- Group discussed the different historical users of the Scout Hall.
- Izzy handed out floor plans for the Scout Hall, noting 2 minor changes.
- Sean gave a description of the building and the opportunities for it's use, outside of the Girl Guides and Aikido.
  - o Noted the building would need modernising if Council were to hire out more regularly.
  - o Accessibility to building and amenities and a kitchen update would be the 2 most important elements to upgrade.
  - o Funding is available for building updates via State and Federal Government grants.
- [REDACTED] – What spaces do the current user group use?
  - o Sean – The main hall mostly.
- Sean noted that the site was formerly used for parties when managed by the Scouts.
- [REDACTED] – What types of groups regularly enquire about the use of the Scout Hall?
  - o Sean – Dance, martial arts, kids parties.
- [REDACTED] noted that CLG Primary have previously used the Scout Hall for Sports Day and would like to do so again. Also potential for other uses.
- [REDACTED] – Is there any reason that it isn't used more?
  - o Sean – We wanted to wait for community feedback via consultation process.
- Break from 6:48pm to 6:56pm
- Izzy provided a background of the group's key task for the session – what do you want to see happening in the building? He noted that it could cater for 1-off casual hire or ongoing use by not-for-profit or commercial users.
- [REDACTED] – Do Council charge additional fees to commercial users of facilities vs. community?
  - o Sean – Yes. \$11 per hour for non-commercial, \$22 for commercial.
- Anneke provided an explanation of Councils Fees & Charges vs. Lease fees vs. Licence fees for buildings.
- The group noted that book clubs, art classes, playgroups and dance groups could use the Scout Hall and that Council could put out for expressions of interest.

- Cathie noted that the Guides would like to lease a storage area and is happy to licence the rest of the building.
- The group noted that priority user groups should be decided upon.
- [REDACTED] noted that comments from people aligned to the Aikido group in the Mortlock Park CLMP consultation indicated that they are happy to share the space and would be open to contributing funds to upgrade the building. Izzy agreed with this sentiment based on conversations he'd had with them.
- [REDACTED] – Could Council licence to groups rather than charge casual hire rates?
  - o Anneke – This would require a Council decision.
- Anneke provided background on the facility usage arrangement for the new building getting built at Karinya Reserve, Eden Hills.
- [REDACTED] – Why were Eden Hills Scouts and Blackwood Rotary given leases/licences?
  - o Anneke – Because of their long history at the site.
- [REDACTED] noted that the group needs to make sure it balances the Scout Halls use between different user groups.
- The group discussed limiting licences so that casual hire can still occur and noted that a review of this arrangement would be required after 12 months.
- The group agreed that 1 weekday evening and 1 day per weekend should be left licence-free for casual hire.
- The group agreed that no disruptive groups should use the facility late at night.
- Sean noted that Council charge a bond for hiring of community facilities where staff deem it to be at risk of causing damage to the building.
- Sean noted that the definition of casual bookings is debatable, with some casual groups wanting to hire the same time every week for a period of a few months.
- The group agreed the Scout Hall should not be used for loud parties (i.e. no alcohol etc.)
- The group agreed there should be a defined 'cap' (i.e. close time) for the building to ensure residents aren't adversely affected.
- Izzy noted that the idea of demolishing both the Guides and Scout Hall's was raised at the pop-up session on Sunday.
- [REDACTED] – Could you add further to the Gil Langley building to make up for the loss of both buildings?
  - o Anneke – This would be unlikely due to heritage aspect and available funding.
- [REDACTED] – Could you knock down and rebuild on the same space?
  - o Anneke – It would be possible but unlikely due to available funding.
- [REDACTED] noted he would be against demolishing both buildings as this would displace the Guides.
- Anneke – What does the group suggest to do with the space if the Guides Hall is demolished?
- [REDACTED] suggested that the BMX track could be enlarged.
  - o [REDACTED] noted dust issues for nearby residents.
  - o [REDACTED] noted noise issues for nearby residents.
- John suggested cricket nets.
- [REDACTED] suggested a BBQ area.
- [REDACTED] – Would cricket nets be possible from a heritage perspective?
  - o Izzy – Would have to get feedback from heritage consultant but believe this would be possible, as long as they are always accessible to the public.
- The group discussed the merits of cricket nets.



- The group discussed the possibility of demolition, funding for it and what the likely time frame would be.
- [REDACTED] suggested that more shady trees could be put in the space.
- [REDACTED] – If Gil Langely Building Option 2 goes ahead, what does the Masterplan have in the space where the building is extended?
  - Izzy – That space is slated for Open Space, so heritage advice suggests that the Guides Hall demolition would directly replace this on the site.
- The group discussed the merits of a path around the entire park and how this would be good for accessibility.
- The group agreed that the preferred use of the Scout Hall should be for community and not-for-profit groups, rather than commercial operators.

Meeting Closed 7:42pm.

Mortlock Park Projects Advisory Group:

Minutes - 09 November 2023

Subject: Fencing and Lighting

## Mortlock Park Advisory Group Meeting Minutes

Thursday 9<sup>th</sup> of November 2023

Mitcham Memorial Library

Attendance: City of Mitcham – Ismael Abuleela, Hayley Ashworth, Travis Beard, Mason Willis, Tim Birkett, Simone Harvey. Sport Lighting SA - [REDACTED]

Apologies: [REDACTED]

Meeting opened 6:00pm

- Attendees introduced themselves individually.
- John asked for clarification re. last week's minutes that noted "the group agreed" upon certain points.
  - o Izzy clarified and recapped last week's advisory group session and points which the group agreed upon for recommendation.
- [REDACTED] arrived 6:05pm
- Izzy gave a rundown of tonight's agenda, purpose of the session and introduced [REDACTED] from Sports Lighting SA.
- Mason provided background on the current and proposed lighting including factors considered (i.e. heritage, AFL standards)
- [REDACTED] arrived 6:08pm
- Mason provided background on different lighting design heights and lux levels
- [REDACTED] arrived 6:10pm
- [REDACTED] provided background on lux levels and AFL/SANFL standards
- [REDACTED] gave background on their product, lighting uniformity, operation, and potential capacity for use.
- [REDACTED] provided background on differences of 2 lighting design options
- [REDACTED] showed and provided explanation for different lighting lenses and shields
  - o [REDACTED] asked for clarification re. different lenses. Adrian provided explanation.
  - o [REDACTED] asked for clarification re. difference between narrow/medium/wide beam lenses and shielding.
  - o [REDACTED] noted they recommended LO light shield which cuts off the most obtrusive lighting to neighbours.
- Izzy noted that the heritage consultant stopped higher light poles
  - o Hayley clarified that heritage consultant said 6 lower poles were better than 4 higher poles
- Mason and [REDACTED] noted that the higher the pole, the better lighting on the ground and better for residents in relation to obtrusive lighting/light spill.
  - o Mason referred to 20-25 metre poles at Kingswood Oval and 12 metre poles at Hawthorn Bowling Club.
- [REDACTED] asked if 12 metre poles were considered. [REDACTED] noted that it would not work on such a large surface area as the centre of the ground would be too dark.
- [REDACTED] noted the life expectancy of light poles is 20-30 years depending on corrosion and the risk associated with the current old ones.

- [REDACTED] asked how many poles there are currently.
  - o [REDACTED] clarified there are currently 3 light poles.
- [REDACTED] explained that they have not done an audit on the current lighting because they are visually far below the standards.
- [REDACTED] explained he ran a simulation which calculates light lux, spill, obtrusive lighting etc.
  - o Explained lighting intrusion for residents is remarkably high currently, per simulation.
- [REDACTED] asked whether the new lighting would be less obtrusive than the current poles.
  - o [REDACTED] said it would be less obtrusive.
- [REDACTED] explained the concept of candela and that candela is higher the lower the pole.
- [REDACTED] explained candela numbers from simulation on current lights is 3000, 18 metre poles is 900.
- [REDACTED] asked if there is any disadvantage for having the 18 metre poles over the 15 metres
  - o Mason noted that the personal preference of residents may differ
  - o Izzy noted that heritage advice says both are OK but the lower the better
  - o [REDACTED] noted that the football club prefer the higher poles for better lighting and limiting the impact to the residents.
- Hayley noted that 3 poles is not an option as it does not meet AFL standards
- [REDACTED] described the lux levels of the current lights and position of poles. It is extremely poor
  - o highest level is in the centre of the ground and is only 25 lux.
- [REDACTED] noted that the baseball club uses the lighting for late pre-season for a week or two prior to the start and near the end of the season.
- [REDACTED] noted that much of the oval is not able to be used during the winter which limits the number of teams that can play and increases foot traffic on certain parts of the oval that are most well-lit. Also noted that lighting is a safety issue which they have dealt with for an extended period.
- [REDACTED] asked whether lighting on the baseball side of the ground is being removed.
  - o Mason noted that it has not been considered
  - o [REDACTED] noted that the baseball club currently use it and the baseball would prefer to have this ability in future.
- [REDACTED] asked how quickly the lights become bright when turned on.
  - o [REDACTED] noted that it slowly turns on over about 5 seconds although it can be programmed to take longer.
- [REDACTED] noted potential consideration for slow light turn on to not startle people. [REDACTED] noted that start up is not an issue, turning off can be for people moving off the ground although the lights can be programmed to avoid this.
- Hayley noted that times of use for lighting can fall within the development application process.
- [REDACTED] asked if there is anything to stop the club from using the lights at max. capacity all the time.
  - o [REDACTED] clarified both designs can go to 150 lux maximum.
  - o Hayley clarified that she is not sure if this can be linked to the DA process, but it can be a condition of the lease and can be limited via programming of the lights.
- [REDACTED] asked if the DA restriction is linked to this consultation or whether it is separate.
  - o Hayley clarified that the CAP would consider this consultation as it will be presented by us, although it is done through a different process. The public will have the chance to comment, however.

- [REDACTED] asked how much time the community would be allocated to comment on the DA process – Hayley clarified it is normally 15 days.
- The group discussed the DA process and community representations.
- [REDACTED] clarified difference between lux levels and candela from both designs.
- [REDACTED] noted that she believes the community may be confused that lower poles = less light obtrusion when this is not the case.
- [REDACTED] provided expected candela level measurements at different points around the oval.
- The group discussed the difficulty with people understanding the lighting in the consultation documents.
- Hayley asked how best to put lighting information forward for consultation in future.
  - [REDACTED] noted that a visual representation of lighting angle would be useful.
  - [REDACTED] **proposed that research and surveys in recent years has clearly indicated government bodies, businesses, politicians, and organisations have a low trust rating and therefore it is now generally more difficult for these bodies in consultations to present a case that will be believed. Some hard yards are needed to earn the trust of the community.**
  - [REDACTED] noted that numbers are useful for people to compare (in reference to candela levels).
  - Hayley clarified that Councillors recommended that too many numbers would be confusing to the community and recommended that we omit them in the consultation documents.
  - The group continued discussion around this.
- [REDACTED] asked if the group agrees that 18 metre poles is better.
  - [REDACTED] **further notes that as a first intuitive response, the general community is likely to think that 15m lights would give better and more focussed lighting than 18m lights. That is, it is counter-intuitive that 18m lights are technically better. Therefore, a clearly presented technical presentation is needed to explain 18m poles are better for all concerned - as what has been done with this advisory group by Adrian.**
  - [REDACTED] noted that heritage may be an issue.
  - Hayley and Izzy noted that heritage advice so far has been that both are fine.
- [REDACTED] asked if the group agrees that 18 metre poles is preferred.
  - All preferred 18 metre poles. [REDACTED] noted so long as it is supported by Heritage advice, he is in support of 18 metre poles.
  - [REDACTED] on the fence as she believes the majority of the residents, she has spoken to prefer 15 metre poles and that this is based upon an incorrect understanding of the 2 design proposals.
- The group unanimously agreed that the maximum lux level should be limited based on the nature of the play (i.e. junior training vs. junior matches vs. senior training vs. senior matches).
- The group unanimously agreed that use of the lighting for casual community use should be considered.
- [REDACTED] noted that car park lighting is an issue.
- The group agreed that the baseball specific lighting is not an issue so long as it does not adversely affect residents.
- The groups discussed the merits of lighting for the baseball diamond.

Break 7:32pm

Restart 7:40pm

- Hayley gave background on baseball fencing
  - o Risk audit done by consultant in 2015 and provided safety controls
  - o Council implemented short-term recommendations from this report.
  - o Council got consultant to review this audit earlier this year.
  - o Proposed higher fence heights which are higher than currently, and most/all baseball facilities around Adelaide, including up to 14 metres at its highest.
  - o Heritage consultants did not approve of fencing this high.
  - o Council's risk staff said that 10 metre height would be acceptable. Heritage consultant agreed this was OK due to risk issues.
  - o Baseball homerun fencing recommended to be increased to 2.4m
  - o Hedge along Freeling Crescent raised and that it is deteriorating
  - o Fencing is proposed exactly where it is now.
  - o Gates can be included.
  - o Heritage advised that charcoal colouring is best.
  - o Heritage advised that if baseball ceased at the site, the baseball infrastructure would need to be removed straight away.
- ██████ noted that the retractable backstop netting from X height is preferable for football viewing from the Gil Langley Building balcony.
- █████ spoke to the baseball club's preferences and why.
- The group discussed the merits of 10 metre permanent fencing vs. partially permanent and partially retractable (hybrid).
- █████ reiterated that the football club would prefer the option with retractable so that spectators can view the football oval.
- The group agreed that the backstop fencing should be the hybrid option.
- The group discussed the baseball dugouts. █████ noted that the football club would like to be able to utilise one of the dugouts for a coach's bench. Hayley noted any new ideas put forward would need to be reviewed by a heritage consultant.
- █████ asked if the baseball fencing is increasing in length.
  - o Hayley confirmed there will be no change to the length, only height.
- The group discussed the homerun fencing and need for increasing height, the risk audit's conclusions in the homes on Freeling Crescent not being high risk.
- The group discussed the colour of fencing and heritage recommendations. Staff noted this is recommended to be charcoal.
- The group (aside from █████) agreed that 2.4 metres is preferred. █████ noted that she **believes that the community should not have to continue to compromise on heritage and open spaces to protect our own safety and perhaps the grounds are not conducive to the current Baseball requirements if the three cannot occur in conjunction.**
- The group discussed the hedge along Freeling Crescent. █████ noted the hedge should be kept at a high height and restored to full health.
- Mason gave Council's background on work around the hedge and why it has not been maintained well, as well as sections of the hedge being "pest" plant species.
- Mason left meeting 8:35pm
- The group agreed that the hedges around Mortlock Park need to be fixed so they are in good health, thick, kept tall and done with uniformity amongst species in each section.
- Kelly left meeting 8:41pm
- The group agreed that the home run fence should be somewhere between 1.5m and 2.4m along the northern section and 2.4 metres along the eastern side.
- Meeting closed 8:43pm

## Agreements

- The group unanimously agreed that the maximum lux level should be limited based on the nature of the play (i.e. junior training vs. junior matches vs. senior training vs. senior matches).
- The group unanimously agreed that use of the lighting for casual community use should be considered.
- The group agreed that the baseball specific lighting is not an issue so long as it does not adversely affect residents.
- The group agreed that the hedges around Mortlock Park need to be fixed so they are in good health, thick, kept tall and done with uniformity amongst species in each section.
- The group (aside from [REDACTED]) agreed that 2.4 metres is preferred. [REDACTED] **noted that she believes that the community should not have to continue to compromise on heritage and open spaces to protect our own safety and perhaps the grounds are not conducive to the current Baseball requirements if the three cannot occur in conjunction.**

**After further discussion a second vote was conducted where:**

- **The group agreed to increase the eastern section of the fence to 2.4m**
- **The group agreed that the home run fence should be somewhere between 1.5m and 2.4m along the northern section.**



Mortlock Park Projects Advisory Group:

Minutes - 16 November 2023

Subject: Leases and Licenses

## Mortlock Park Advisory Group Meeting Minutes

Thursday 11<sup>th</sup> of November 2023

Location: Committee Room, City of Mitcham Civic Centre

Attendees: City of Mitcham - Izzy, Hayley, Travis, [REDACTED]  
[REDACTED]  
[REDACTED]

Apologies: Anneke, [REDACTED]

[REDACTED] has supplied his thoughts and perspectives on the leases and licences via email (Tuesday 14 November 2023)

Meeting opened 6:07pm

- Izzy opened the meeting. All attendees introduced themselves to the group.
- Minutes accepted.
- [REDACTED] asked to clarify what Baseball Standards were referenced for fence heights from last week. Hayley clarified this was from Baseball Australia 2019. [REDACTED] referenced Baseball SA Local Playing Rules and Conditions document which says 1.83m – which was updated on 01/02/2022. Hayley mentioned she would discuss this with Baseball SA and Australia and clarify the standards. Izzy referenced that the group may choose to rediscuss the fencing at the end of tonight's lease/licence content.
- Izzy introduced the session and agenda.
- Hayley provided background on leases and licences, including the existing agreements and proposed.
- [REDACTED] gave background on reasons for CLGPS licence request.
- [REDACTED] asked to clarify what area CLGPS are requesting – [REDACTED] confirmed it was from the northern end of the football oval up to level with the tank on the western side of the ground.
- [REDACTED] asked if she could request that the OSHC avoid being in the bushes. [REDACTED] said that would be fine.
- [REDACTED] gave background on reasons for St Therese School's licence request. Mentioned lunch break is 1:10pm to 1:40pm. [REDACTED] mentioned CLGPS have recess/lunch breaks 11:30-12:00pm and 1:40pm to 2:10pm.
- [REDACTED] asked if school sport matches are held at Mortlock Park. [REDACTED] unsure. [REDACTED] clarified they occasionally have all day carnivals. Hayley clarified St Therese requested occasional use for after school sport between 3:30pm and 4:00pm.
- [REDACTED] asked when dogs should be on lead in relation to school use. Group understanding is that dogs should be on lead within 20 metres of organised activities. Hayley clarified City of Mitcham website mentions the same distance from BMX track and playground also.

- Group agreed that publishing schools regular use times (i.e. lunch, recess) on the Council website would be useful.
- █████ requested that the lease/licence agreements be made public. Made clear that he does not believe there is any reason that they should not be available. Izzy/Hayley clarified that legal advice is that it would require both parties (Council/Lessee) to agree to be able to do this and the documents can contain information which is 'commercial in confidence' to the lessee. There was a commitment to review the legal advice before the final report.
- █████ asked to clarify if the agreements are proposed for 10 years or 10+ additional time. Hayley clarified these are 10 years only. Agreements are reviewed after 10 years and consultation is required for anything over 5 years as per now.
- Izzy noted that he would recommend in his role that any substantial changes to leases/licences at Mortlock Park in future be required to undergo community consultation.
- **The group endorsed the proposals for the school's licence agreements as proposed.**
- █████ suggested that the leases/licences should be less than 10 years for sporting clubs.
- The group discussed the requirement for community consultation for changes to licence hours.
- **The group agreed that a permanent change of hours or major changes to hours in a licence should require community consultation.**
- Izzy mentioned that the CLGFC proposed licence hours have not changed from what they are using currently. █████ provided background on the club's requirements and need for requested days/hours.
- Hayley clarified that at the beginning/end of football and baseball season, the 2 sports can not use Mortlock Park concurrently at any stage. █████ mentioned that both clubs pay extra money to use alternative grounds during their preseason periods. Hayley clarified that they also pay to use Mortlock Park.
- █████ clarified that most CLGFC members live in the City of Mitcham and around 65%-75% are from CLG and immediately adjacent suburbs.
- █████ mentioned that women's growth can be catered for inside current/proposed licence hours with better lights as the whole oval can be used under lights, which is not the case with the current lights.
- █████ clarified that the eastern/baseball grassed area is used for pre-match warmups on weekends.
- █████ mentioned she has seen what looks like an 2organised football match running on the eastern side on weekends. █████ said this is not the football club.
- █████ asked if there is no dedicated non-football community use during licenced hours on weekends. █████ clarified that this is true however he mentioned that the club only use on average every second Saturday because they play away games. **There is opportunity for the football club to publish the dates when it is not being used.**

- The group discussed the percentage of use and the definition of “prime” time for use (i.e. times when most people want to utilise<sup>3</sup> the grassed areas).
- [REDACTED] clarified that the General Community Use table in relation to the hours of use on Saturdays and Sundays is incorrect as not available when football club is using. Hayley said it was an error, however the football clubs licence hours within the document do include this usage.
- [REDACTED] noted that she didn’t see any objections to the football club’s hours of use at the community pop-up sessions.
- [REDACTED] suggested that 10 years for the oval licences is too long. Suggested 6 or 7 years. [REDACTED] mentioned she would be in support of an agreement shorter than 10 years also due to changes to lights, building etc.
- [REDACTED] disagrees – changes are better for community so doesn’t see how shorter-term lease benefits anyone.
- The group discussed the merits of 10 years vs. shorter lease.
- [REDACTED] agreed that 10 years should be offered.
- [REDACTED] mentioned the baseball club wants security for the amount of money being invested in the projects at Mortlock Park.
- [REDACTED] voted for 10-year licence term. [REDACTED] and [REDACTED] suggested a 6-year licence term. [REDACTED] proposes a 5 year term.
- [REDACTED] asked that the CLGFC publish when there are no matches so people can plan casual usage. Group suggested Council website, Gil Langley building and Mitcham Community News.
- **The group unanimously endorsed the proposed licence hours for the football club. [REDACTED] submitted the usage of the Football Club is not a concern.**
- Break 7:42pm. Restarted 7:46pm.
- Hayley/Izzy gave background on proposed lease – encompasses Gil Langley building, batting tunnels and any extensions to the Gil Langley building should they go ahead.
- Izzy handed out DA Factsheet to group members.
- [REDACTED] mentioned that CLGFC use the building predominantly on Tuesday-Friday nights, Saturdays all day, Sunday’s daytime. Club do meals and open bar on Thursday and Friday evenings and Saturdays.
- [REDACTED] asked if there is anything formal in place which limits use of the balcony. Hayley noted that she doesn’t believe there is currently however would need to check old records to be certain.
- [REDACTED] mentioned GBC use Gil Langley building on Wednesday, Thursday and Saturday evenings for meals and drinks.

- █████ asked if the clubs casually hire out the facility – █████ noted CLGFC do very rarely and are very selective. █████ noted GBC also very rarely and very selective after a bad experience a few years ago.
- █████ noted that she is wary of allowing clubs to have the ability to hire to external groups even though they are now very selective on who they hire to, in case club powerbrokers change and have different opinions.
- █████ voted for 10-year lease term. █████ and █████ suggested a 6-year lease term. █████ submitted a term of 5 years for sport at Mortlock Park
- █████ mentioned GBC has around 400 members and around half live in 5041 postcode. Provided background on the club and aims and goals for the club. Mentioned they are preparing for the future. Junior teams have grown from 3 to 9 in the last several years, mirroring the growth in the nearby schools. The club hire West Beach indoor centre, Panorama school (assume Springbank Secondary?) and Flinders University. The club wanted to look at an indoor centre at Mortlock Park to reduce use of oval but too expensive and not compliant with heritage. The club do not always use the oval during all licenced hours but it allows flexibility for changes in fixture.
- █████ noted that communication of unused hours can be communicated a lot better to community. Could do so as suggested re. the football club earlier.
- █████ asked if the club use the hours to the very latest point on weekends. █████ mentioned it depends on how long the last game goes for. █████ said if the weekend hours could be condensed somehow, it would be preferable as people tend to be outdoors more during summer.
- █████ asked if CLGPS can still host presentation night once per year if baseball club have licence for Monday night. █████ mentioned it would always be allowed for by the club. Hayley mentioned that this can be written into agreements.
- █████ spoke about what his opinion of equitable use of the park is. Mentioned that he doesn't agree that any increase in current hours is reasonable.
- █████ mentioned she does not think that residents have enough access and this is historical. Does not believe the time is adequate nor the space afforded when only the north-west space is available. Does not agree with any increase in hours and noted the hours proposed in general are too many.
- █████ asked if there is a way that baseball club use of the eastern side could be increased to allow for more non-baseball community access on the western side. Mark mentioned that they have condensed as much as possible and already use alternative grounds on top of Mortlock Park.
- █████ asked about Council's potential acquisition of Women's Memorial Playing Fields and whether this could reduce the baseball club's use of Mortlock Park. Hayley provided background on WMPF. Big process to occur before any indication of whether the Club could use WMPF or WA Norman.
- █████ clarified clubs use of different spaces for trainings and games. Juniors don't require homerun fencing.

- Izzy asked [REDACTED] what would happen if the club could not have additional hours. Mark mentioned that club trainings would remain as is now with the club paying additional fees to hire other facilities and would not be able to grow.
- [REDACTED] mentioned that the drawn licenced areas do not allow for thoroughfare. Hayley mentioned that the licence plan may be able to be updated to allow this however would need to ensure its ok from a safety perspective. [REDACTED] mentioned that this would potentially be a safety issue at times.
- [REDACTED] said that community members have been told they can't walk between eastern and western side by people from the baseball club. [REDACTED] said that club members would warn if a safety issue but people walk dogs etc. through there regularly during training sessions but had not told people they could not walk through at all.
- The group discussed options for safety and allowing thoroughfare between eastern and western half.
- **The group agreed the swapping of 1 hour from a Saturday and Sunday is fine.**
- [REDACTED] agreed proposed weekend hours are OK. Marco, [REDACTED], [REDACTED] believe they should be reduced. Kelly suggested a later start on a Sunday.
- [REDACTED] [REDACTED] not in support of proposed increase on Monday/Wednesday hours without reducing hours on other days. [REDACTED] in favour of baseball proposed hours.
- **Existing hours Mon-Fri for baseball club agreed by Group except for [REDACTED] who believes existing licenced spaces and hours are too many.**
- [REDACTED] suggested that having the western side of Mortlock Park at all time would be preferable although at a minimum, north-west should be available to the public if the south-west and east sections are being used by the baseball club.
- **Group decided that if possible the North West Grassed area should be given over to community when possible and reflected within the licences hours. [REDACTED] prefers 50/50 with only half the space being utilised at any time by a sporting club. [REDACTED] submitted the Baseball Club usage should be restricted to the eastern oval and a maximum of half of the football oval so residents can access the rest of the complex.**
- Discussion around actual use by baseball club and licenced use. Mark suggested the club would do their best to juggle times and spaces to allow for more non-baseball community access.
- [REDACTED] suggested the baseball club may have outgrown Mortlock Park.
- Hayley provided background on available sporting grounds and that there is no excess City of Mitcham land and generally in metropolitan Adelaide.
- [REDACTED] thinks that the hours should be increased if the north-west space can be increased, otherwise maintain existing hours. [REDACTED] thinks that equitable use = 50% each between sport and non-sport community use (either based on east vs. west space or [REDACTED]s defined "prime time" hours of use). [REDACTED] agrees. [REDACTED] thinks hours should be as proposed by GBC.

- [REDACTED] clarified Baseball document in reference to fence height from start of the meeting was from 2022/23.
- Izzy provided information about next week's session and opportunity to present to Councillors.
- Hayley provided information on consultation process from here and Council process for decision making.
- Izzy thanked group for their participation and decorum throughout all sessions.
- [REDACTED] thanked CoM staff for running the advisory group.
- Meeting closed 9:10pm.

## Agreements

### Gil Langley Leases

- [REDACTED] voted for 10-year lease term. [REDACTED] and [REDACTED] suggested a 6-7 year lease term. [REDACTED] submitted a term of 5 years for sport at Mortlock Park (5-3)

### General Licences

- The group agreed that a permanent change of hours or major changes to hours in a licence should require community consultation. (7-0)

### School Licences

- The group endorsed the proposals for the school's licence agreements as proposed. (8.0)

### Football Club Licence

- The group unanimously endorsed the proposed licence hours for the football club. [REDACTED] submitted the usage of the Football Club is not a concern. (8-0)

### Goodwood Baseball Club Licence

#### Weekend adjustment

- The group agreed the swapping of 1 hour from a Saturday and Sunday is fine.
- [REDACTED] agreed proposed weekend hours are OK. [REDACTED], [REDACTED], [REDACTED] believe they should be reduced. [REDACTED] suggested a later start on a Sunday. [REDACTED] submits a statement that there is huge concern over the Baseball Club's proposals to significantly increase the area of use of the football oval and significantly increase times of use Monday to Sunday. (4-4)

#### Increased hours (Monday and Wednesday)

- [REDACTED], [REDACTED], [REDACTED] in favour of baseball proposed hours. [REDACTED], [REDACTED], [REDACTED] not in support of proposed increase in Monday/Wednesday hours without reducing hours on other days. Therefore no increase in overall hours. [REDACTED] submits a statement that there is huge



concern over the Baseball Club's proposals to significantly increase the area of use of the football oval and significantly increase times of use Monday to Sunday. (4-4)

Weekday Hours (Mon-Fri)

- Existing hours Mon-Fri for baseball club agreed by group to be reasonable. [REDACTED] believes existing licenced spaces and hours is too many. (6-1)

Grassed areas

- Group decided that if possible the North West Grassed area should be given over to community when possible and reflected within the licences hours. [REDACTED] prefers 50/50 with only half the space being utilised at any time by a sporting club. John submitted the Baseball Club usage should be restricted to the eastern oval and a maximum of half of the football oval so residents can access the rest of the complex. (6-2)

GIL LANGLEY BUILDING

General Comment/ Feedback	Option 1	Option 2	Noise	Landscaping	Heritage	General	Comment
The outside storage was in chainmesh enclosures - the new facility looks like its more of the same outdoor junk yard - at least there should be landscaped screening				☑			The storage areas are enclosed and won't present an unsightly look to the area.
Extending balcony will create much more noise pollution for residents. Need time limit for use.			☑				The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process. OPTION 01 footprint is the same as the current building
You are proposing to double the size of the footprint of the building already takes up, meaningless green space and more room for the baseball club to monopolise. Batting tunnels, etc just make it even more of a baseball park - and this is not what Mortlock Park was intended for. If they <u>need</u> all these upgrades then maybe they should find an area that is not Heritage listed. Leave the park to the residents.					☑		OPTION 02 footprint is larger and offset with the demolition of the Guides Hall  There are already batting tunnels in situ at Mortlock Park
Are there any consideration of heritage standards in these designs?					☑		A Heritage Impact Report will be compiled to ensure heritage is not impacted Heritage advice has been sought and had significant influence on the designs presented to the community
Are there time/ hour limitations for balcony use? - How will the council mitigate noise pollution/ spillage with open bifold doors?			☑				A Heritage Impact Report will be compiled to ensure heritage is not impacted The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
Too much balcony on west side. Previous schedules have restricted use because it disturbs the residents, many have small children			☑				The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
More time for residents to use the park. <u>NO</u> to subletting clubrooms for private parties - too noisy for residents - constant 'pinging' noise from batting cages (metal bats) is a problem			☑				The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
The footprint of the proposed clubrooms needs to be shown better on the satellite photo of park the licenses areas and now clubroom sizes are inaccurate esp west side						☑	Community access to open space is addressed in Leases and Licences  Thank you for your feedback
Suggest the proposed extension to the balcony will have a significant noise impact on direct residential neighbours. Suggest the balcony be extended on the northern side rather than the western side			☑				The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process. Heritage advice has been sought and had significant influence on the designs presented to the community
How does this conversion and development into a sporting complex meet heritage objectives of a mix of passive and active space?					☑		A Heritage Impact Report will be compiled to ensure heritage is not impacted
How will council mitigate the impact on residents (and adjacent property values) of these proposed changes?						☑	The proposed changes are not anticipated to affect property values
Noise mitigation for outside balcony needs to be considered regardless of extension. Can hear noise in home regularly. Particularly annoying at night time.			☑				The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
Hours of use Gil Langley? Parties - weeknights?						☑	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
Consider a small café (coffee and toasties etc, not a full-scale café) within building to lease to private operator, to increase vibrancy and use of reserve (see Glenunga Hub - Frank's café)						☑	Thank you for your feedback

Noise buffer? Esp. for balcony trees/ hedge can hear people - balcony loud - door bifold x	<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
Relocate BMX track to open area near clubrooms to discourage continual anti social behaviour.	<input checked="" type="checkbox"/>	Thank you for your feedback
Are 2nd change rooms needed? Why - need? Are they larger	<input checked="" type="checkbox"/>	2nd changerooms required to allow for a seperation of groups by gender (male/female) and age (seniors/juniors)
Question why baseball requires another change room when they don't get changed? Refurbishment of existing changeroom complies with AFL standard.	<input checked="" type="checkbox"/>	2nd changerooms required to allow for a seperation of groups by gender (male/female) and age (seniors/juniors)
Additional visual impact of new building from opposite houses.	<input checked="" type="checkbox"/>	Thank you for your feedback
Issue with baseball "warm-up area". Balls hit cars along Sturt Ave as nothing to stop ball from players who miss their catch.	<input checked="" type="checkbox"/>	Thank you for your feedback
Noise reduction needs to be considered particularly on the balcony at night and night time functions! Please consider local residents!!*	<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
Fantastic to see the increase and encouragement of female participation in football and baseball. These upgrades will bring facility up to a level seen at most other community sporting facilities. Option 2 provides more flexibility as the participation grows.	<input checked="" type="checkbox"/>	Thank you for your feedback
Option 2 - better plans for future growth - if going to upgrade/ may as well do it properly	<input checked="" type="checkbox"/>	Thank you for your feedback
Option 2 Brilliant use of the space for women and girls. We love the option to grow for future generations	<input checked="" type="checkbox"/>	Thank you for your feedback
Option 2 Great design that would cater for future sports clubs	<input checked="" type="checkbox"/>	Thank you for your feedback
Option 2 Would work well	<input checked="" type="checkbox"/>	Thank you for your feedback
Option 2 - gives equal opportunity for boys and girls. It's a must	<input checked="" type="checkbox"/>	Thank you for your feedback

LEASES & LICENSES

General Comment/ Feedback	General comment/suggestion	Heritage	Scale back hours	Happy with hours	General licence	General lease	Conditions of lease	Response
Can the local community have input into the conditions to be put in new lease arrangements particularly in relation to the Gil Langley Building.							<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions during the Development Application process.
If the building is upgraded will it be used more frequently for non recreational activities at night time?							<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
Can conditions be placed to keep noise after hours to a minimum as we are in a residential area?							<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
What are the current lease arrangements for thr ovals and buildings? What time are the lights supposed to be turned off. What is the curfew for the building supposed to be?							<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
No room for community to safely walk or run or have dogs. Area needs to be dramatically scaled back.			<input checked="" type="checkbox"/>					Thank you for your feedback
Please compare Goodwood baseball club use of Mortlock to other clubs in the Mitcham council. Are other clubs hours of use more or less than Goodwood.					<input checked="" type="checkbox"/>			
Goodwood baseball clubs needs to go. They don't belong here and cause lots of noise pollution in the summer.			<input checked="" type="checkbox"/>					Thank you for your feedback
Council cannot allow members to have birthday parties at night.							<input checked="" type="checkbox"/>	The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
Community use limited by school use 1. Formal activity 2. Lunch Recess. Signs say to keep dogs away from children on oval.					<input checked="" type="checkbox"/>			Thank you for your feedback
Need guaranteed hours access for public that are predictable					<input checked="" type="checkbox"/>			Thank you for your feedback
License hours - should be to those clubs only not give/ subtained to other clubs					<input checked="" type="checkbox"/>			Thank you for your feedback
Isn't a 10 year license really code for 10 + 10 = 20 years? A lot has changed in 20 years						<input checked="" type="checkbox"/>		No, this is a proposal for a 10 year lease, a 10 year extension to this lrease would require community consultation
We are local rate-paying residents - we bought in CLG due to the open green space available for community use. This proposal does not support the intendedn use of shared space in CLG. We walk our dog and exercise on Mortlock evert evening. Baseball should not have the monopoly of this space. We work during the day to be able to <u>pay our rates</u> . We want open community space available for our recreational time. Make it fair for everyone. We don't want a bigger sporting prescence with more to fix and noise and Saturday night events in our QUIET suburb.			<input checked="" type="checkbox"/>					Thank you for your feedback
Please advice hours of use of new batting cage					<input checked="" type="checkbox"/>			Thank you for your feedback
Has council asked for legal advice to confirm that Mortlock Park CLMP is consistent with the statement of heritage significance and Heritage standards.		<input checked="" type="checkbox"/>						Yes, the Mortlock Park CLMP fulfils both Heritage and
The needs of baseball clubs is inconsistent with our heritage suburb - there is <u>no way screens will blend with heritage requirements</u> . No baseball		<input checked="" type="checkbox"/>						A detailed heritage Impact Report will be undertaken before recommendations are taken to Council
No to goodwood baseball club extension of lease - they do not belong and take up too much room			<input checked="" type="checkbox"/>					Thank you for your feedback
Baseball club has monopoly of oval use			<input checked="" type="checkbox"/>					Thank you for your feedback

10 years far too long. Should be minimal renewal periods to allow for contingencies				<input checked="" type="checkbox"/>	Thank you for your feedback
10 yr lease way too long. Too much of a monopoly				<input checked="" type="checkbox"/>	Thank you for your feedback
What heritage documents is council relying on to say that sport is intended for model garden suburb as designed by Charles Reade				<input checked="" type="checkbox"/>	A detailed heritage Impact Report will be undertaken before recommendations are taken to Council
How can we make an informed feedback on schedule that are completely flexible between Staff and clubs with NO more consultation?	<input checked="" type="checkbox"/>				???? DO WE ADD THAT ANY CHANGES WILL BE SUBJECT TO CONSULTATION???
A definite <u>NO</u> to a 10 year license for the Baseball Club. Considering their inequable entitlement to the use of the space it should not be even considered until this issue is addressed.				<input checked="" type="checkbox"/>	Thank you for your feedback
What are the lease arrangements for the Gil Langley Building? What will be the arrangements for the club rooms in terms of licensing hours.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
Previous shcedule license conditions stop metal baseball bats because of noise and distance the balls can go can this please be re-instated and enforced	<input checked="" type="checkbox"/>				??? CHECK ???
How is it community (ie for all) if its only sport, school and guides/scouts? How about locals??	<input checked="" type="checkbox"/>				Thank you for your feedback
The use of the clubrooms for private events at night times is extremely disruptive to residents. With an extended balcony this will only be made worse. It is a residential neighbourhood and the baseball club should not be allowed to lease this out.					<input checked="" type="checkbox"/> The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
There should be distinctions between baseball and football club. Baseball are asking for more hours (increasing to 7 days a week), but football club aren't asking for changes.			<input checked="" type="checkbox"/>		There is a distinction within the survey where you are able to comment on the individual schools or sporting clubs in terms of lease or licence.
Baseball must work with other users of the park and schedule games and practice around utilising <u>1</u> ground.			<input checked="" type="checkbox"/>		Thank you for your feedback
Concerns that clubs will use the clubrooms to hive out regularly for parties etc at night.					<input checked="" type="checkbox"/> The community will be able to express and/or suggest conditions or mitigating circumstances to be added to the liquor licence conditions.
Notification of Home/Away Games of Baseball to avoid unused areas when team is away. Baseball SA should have a Schedule for each level.	<input checked="" type="checkbox"/>				Thank you for your feedback
To my knowledge the Baseball asc. Stipulates a clubs need only 1x baseball diamond to be a club. I don't feel the baseball club are giving equitable use of this large park. Karen Egglinger			<input checked="" type="checkbox"/>		Thank you for your feedback
Grassed space North West Grassed Space South West NOT TO BE USED FOR BASEBALL AT ALL			<input checked="" type="checkbox"/>		Thank you for your feedback
I strongly oppose the extended lease and hours awarded to the baseball club. Make Mortlock park more accessible for LOCAL RESIDENTS!			<input checked="" type="checkbox"/>		Thank you for your feedback
Could the Council please provide a template of the general lease with sporting clubs.				<input checked="" type="checkbox"/>	CAN WE????
I feel expansive baseball play on the football oval where there is no fencing cuts off a much wider area than the physical area being played in	<input checked="" type="checkbox"/>				Thank you for your feedback Is there a RISK ASSESSMEBNT FOR THIS
The value of residents homes have a lot to do with access to Mortlock Park limiting community access to favour baseball access will negatively impact house values & new buyers deserve to be informed of that limited access.	<input checked="" type="checkbox"/>				Thank you for your feedback
Can Council vary hours and conditions and area to expand sport with no consultation?				<input checked="" type="checkbox"/>	???? DO WE ADD THAT ANY CHANGES WILL BE SUBJECT TO CONSULTATION???

I strongly support the 10 year lease



Thank you for your feedback

Does 10 year licence mean 10 + 10 = 20 years before next consultation?



No, this is a proposal for a 10 year lease, a 10 year extension to this lrease would require community consultation

No problem with a 10 year lease for CLG School, St Therese & Footbal Club. However I strongly oppose a 10 year licence for Baseball Club. They have a history of greed and wanting more & more time & space of the park what will stop them if they have a long lease? Council certainly don't!



Thank you for your feedback

My son is Autistic & both my children have ADHD. Mortlock Park is core to their wellbeing. They deserve as local residents access to an open air area of an oval to play & relax



Thank you for your feedback

Recommended that the baseball only had access to a maximum of the southern half of the football oval



Thank you for your feedback

We oppose the increase in hours that the baseball club are requesting. More hours are required for residents for recreation.



Thank you for your feedback

As a working parent I need access to my community space after 5 pm & on weekends. This is important for my & my childrens physical, mental & social health.



Thank you for your feedback

Why is there an increased lease and increased hours awarded to an outside sports institution with no consideration to local residents who pay council rates for amenities such as the use of ovals etc.???



Thank you for your feedback

I strongly oppose the size & amount of time & land as this does not adhere to true shared time community/ family use for working families.



Thank you for your feedback

LIGHTING & FENCING

General Comment/ Feedback	General comment/suggestion	Heritage	Scale back hours	Happy with hours	General licence	General lease	Conditions of lea
What are the current <u>allowances</u> for spillage?	✓						
Trees/ hedging to cover or manage the visual appearance of the 2.4m boundary fence. Current trees on Freeling Cres are bit well maintained	✓						
How will the impact of the new light towers on residents be mitigated?	✓						
Comparise of current fence and light pole heights please provide info	✓						
Information on the lighting system and potential benefits would be good to better understand proposal	✓						
What are the lux levels for residential surrounding areas currently? We have no basis for comparison.	✓						
Support higher fencing for safety. Could we add a few more gates into fence for greater ease of access to park?	✓						
Could we consider more larger trees on edge of reserve to help us w/ light spill (plant mature trees) - long term option	✓						
Concept drawings of lights need to show park boundaries fenced areas more accurately less imaginary vegetation	✓						
Please provide info of current lighting so we can compare to proposed	✓						
Is raising baseball fence justified by incidents?	✓						
DO NOT reduce the height of the hedges! Definitely agree!	✓						
I feel current outfield fencing is already ugly enough as they are without extending to 2.4m. I would like the current outfield fencing removed and the baseball club can use cones or witches hats when games are on and park them away after to retain a park like appearance.	✓						
Proposed lighting plan is WAY TOO MANY for a suburban oval! Please keep in mind the residents of the area. We do not want this lighting plan! Also not in line with the Heritage guidelines.	✓						
High level lighting is designed for sports at night not visibility and security for residents visiting and enjoying the park. More emphasis must be given to heritage, community, rate payers		✓					
Fencing proposal contravenes every heritage ruling for M/Park not to mention the unnecessary intrusion on community space. Totally opposed		✓					
Our house is in Freeling Cres is positioned directly across from the Oval. Would seek that the lighting spillage nopt exceed current levels	✓						
Please provide concept view from the north west corner back to the clubrooms so we can see the effect of the club expanse and nets on hills views	✓						
This fencing plan is for a baseball park, of which Mortlock Park is <u>NOT</u> . If they need this fencing it means it is not a safe sport to play here and they need to find somewhere else. It is also not in line with the Heritage guidelines of the area.	✓	✓					
What about the carpark? The current carpark lighting is significantly disruptive and on 24/7. Will these be upgraded too?	✓						
Ingress and egress from baseball field ie gates in new fence	✓						
Are there plans to reduce spillage with shrubbery/ hedge surrounding? Current hedging of carpark is sparce and inadequate.	✓						



OVAL LIGHTING

General Comment/ Feedback

18m lighting	Thank you for your feedback
Lighting is a must. It needs to be replaced, with the 6 @ 18 poles to provide better lighting and minimal lighting spill.	Thank you for your feedback
I fully support the lighting upgrade for the oval. A safer place in dark winter for all. 18mtr is fine by me.	Thank you for your feedback
18m x 100 lux	Thank you for your feedback
18 x 100 lux	Thank you for your feedback

BASEBALL FENCING

General Comment/ Feedback

Where is the Heritage option? Relocate sport and restore park?

Thank you for your feedback any development will be subject to a heritage review

If the B/Ball club needs this fencing to make it SAFE for nearby houses/ cars/ people then maybe they should find somewhere else that doesn't impact the community this way.

Thank you for your feedback

The proposed fencing plan does it align with the heritage guidelines??? It will be ugly & make the park look like a Baseball Parl - which is is not!

Thank you for your feedback any development will be subject to a heritage review

2.4 metre fencing on the North Boundary is too high cutting the park in half.

Thank you for your feedback

BUILDING UPGRADE

General Comment/ Feedback

OP 2

Thank you for feedback

OP 2, better for girls sports.

Thank you for feedback

Is it fair that 1 club - the Baseball Club is able to double the footprint of the original building - (for tunnels and changerooms) for their sole use? Particularly on green space that was originally intended for community recreational use (ie Mortlock bequeathment)

Thank you for feedback

The existing building is run down and in need of "upgrades" Option 2 would be preferred with the extra change rooms to help support female teams with their own space

Thank you for feedback

Where is the funding for this building coming from? Council rates?? Then why exclusive use to sports institution only? Is there any consideration to Heritage in these plans??

Thank you for feedback

Can we have a running track around the 2 ovals or at least 100 metre markers. It is probably 800m around the 2 ovals

Thank you for feedback

Will the current funding cover Option 2 renovations? If not, where will the \$ come from?

Thank you for feedback

Op 2 will help benefit the growing family involvement in the community

Thank you for feedback

Move stair case/ ectera to oval side - Screening balcony on south side - sound absorbing - planting

Thank you for feedback

SCOUT HALL & GUIDES HALL

General Comment/ Feedback	
Scout Hall to be available for groups to hive for one off hive eg party etc (as previously)	Thank yo feedback
Agree to demolish Guides Hall and move group into Scouts building. Would like to see some budget for refurb of Scouts building to make it more appealing and increase hire (comm. Groups on regular basis plus ad hoc parties)	Thank yo feedback
We agree to demolition of Guide/Scout Hall. Area to be converted to diminished green space for community by increasing demands from sporting clubs.	Thank yo feedback
Would be good for use of hall by smaller children/ park users for parties/ and other day time community uses ie sporting people/ coaches/ gym fitness. Needs some refurbishing/ re roofing and kitchen facilities. Not older parties at night please :)	Thank yo feedback
Removal of the Guides Hall should only be considered in conjunction with relocation of the BMX track. Track usage and behaviour would impact the utility of any landscaped area in place of the Guides Hall and attract gatherings of track users.	Thank yo feedback
Agree that BMX track needs to be relocated to a more open area to reduce anti-social behaviour	Thank yo feedback
Removal of girl guide hall causes issues to the current girl guides as they won't have a defined space where they are comfrtable and feel like home. As they currently have designed boards and building equipment that will have to be removed if in a shared space. As they are many girls that have issues moving to and trying new things, they will have a hard time with the relocation.	Thank yo feedback
Agree with demolishing the Guide Hall especially if its not well patroned. An opportunity to demolish an eye sore.	Thank yo feedback
Scout hall <u>CANNOT</u> be leased at night for parties. No issue during day for kids parties - but no 18th or 21st etc parties @ night.	Thank yo feedback
Baseball training hours - not reasonable that they be here every night. Dogs need to be walked!	Thank yo feedback
If the current/ very active guiding unit moves, the facilities in the Scout hall will need to be equivalent!	Thank yo feedback
Concern for the guiding unit to not display plans/work from the term due to having to take them down for hall hire events!	Thank yo feedback
Thought needs to be given to preserving the facilities for the Guides who have been meeting there for over 50 years. The Scout Hall would need significant refurbishments and improvement in order for it to be 'fit for purpose'. Please consider reasonable storage for Guides equipment etc. A ceiling should be lifted and proper kitchen facilities provided.	Thank yo feedback
Put a skatepark in along side the BMX track for the youth.	Thank yo feedback
Might be better to demolish all and start over.	Thank yo feedback
Scout hall cannot be hired out for parties at night - would massively increase noise, rubbish, and anti-social behaviour	Thank yo feedback
If the Guides are to move to the former Scout Hall, the facilities provided needs to be equivalent to the existing Guide Hall eg kitchen with oven. We are concerned about lack of ceiling and insulation in the Scout hall - it will be very hot/ cold. Is air conditioning being considered? Is refurbishment being considered? If the former Scout hall becomes a community hall and is available for Community hire/ use, it will be necessary to provide similar lockable storage options for the Guide unit.	Thank yo feedback
The demolition of guides hall would provide potential for more recreational shared spaces, providing accessibility for community during organised sporting events.	Thank yo feedback
Demolish Guides Hall (non-compliant too expensive to upgrade & retain - its defunct) Redevelop that western area to planting/ some paving for safe flat access (elder, strollers, etc) & seating (much lacking/ including backed seating away from busy playground. ie a quiet area/ rest etc.	Thank yo feedback
As a resident I support the proposed knock down and green open space in the park.	Thank yo feedback
Happy for Scout Hall to be demolished	Thank yo feedback
The scout hall as it stands is <u>not</u> suitable for groups it has no visible air-con there are holes/gaps in the wall. Our guides & other groups deserve better	Thank yo feedback

Short-sighted to demolish GG Hall - once its gone it will never be rebuilt

Thank yo  
feedback

TELL US YOUR THOUGHTS

General Comment/ Feedback

The more ppl out being active and playing sports @ Mortlock the better.

Thank you for your feedback

Active and playing sports - yes - but with equitable distribution of space for community use. Space and time currently minimal for community use. 71% b'ball 29% community

Thank you for your feedback

Baseball club haved too much time for use of the oval 50/50 fair equitable use minimum (64 of hours useable, 26 of 90 hours useable)

Thank you for your feedback

Very active Girl Guiding community promoting future female leaders and building young girls self esteem and confidence

Thank you for your feedback

Consider space in Gil Langley for business to sell coffee (like @ Glenunga Hub)

Thank you for your feedback

Consider the residents of CLG that don't play baseball and would like to use the park. Currently they have a majority of time and space. We ask for equitable use. 71% for baseball is not equitable.

Thank you for your feedback

Ditto to above. We live and share and pay rates - sports clubs - haave missile practice no interest in heritage and view this priceless area with greed

Thank you for your feedback

Where is the garden space in CLG? There isn't any!

Thank you for your feedback

# Thematic Analysis Summary of Correspondences Regarding Mortlock Park and Community Concerns



# Thematic Analysis Summary of Correspondences Regarding Mortlock Park and Community Concerns

## Introduction

This thematic analysis examines a series of letters and proposals related to the use and management of Mortlock Park, Colonel Light Gardens. The analysis identifies recurring themes that reflect the community's concerns, priorities, and aspirations, offering insights into the complex dynamics of urban planning, community engagement, and public space utilisation.

## Equitable Access and Public Space Management

A dominant theme is the equitable access to Mortlock Park, with residents expressing concerns over the park being disproportionately allocated to the Goodwood Baseball Club. The historical intent of the Mortlock family's donation is cited frequently, emphasising the park's purpose as a communal recreational area. Residents argue for a fair share in accessing the park, reflecting broader issues of public space allocation and community rights.

## Community Needs vs. Organised Interests

Another prominent theme is the contrast between community needs and organised sports interests. Residents advocate for the park to cater to a broader range of activities, balancing passive and active recreational needs. The preference for inclusive, family-friendly activities over exclusive sports events indicates a desire for a diverse use of public spaces.

## Quality of Life and Well-being

The correspondence highlights the park's impact on residents' quality of life. Limited access is seen as diminishing the quality of life, with families and individuals expressing frustration over being unable to use the park according to their schedules. The park is valued not just as a recreational space but as a key component of community well-being and social cohesion.

## Proposals for Change

Several letters propose specific changes, such as revising the allocation of park space and enhancing amenities. These proposals are often grounded in the Mortlock Park Concept Master Plan, advocating for a strategic approach that considers long-term planning and flexibility to adapt to changing community needs.

## Safety, Privacy, and Environmental Concerns

Safety issues, particularly regarding children and the potential risks from sporting activities (errant baseballs), are frequently mentioned. There are also concerns about environmental sustainability and the need to preserve the park's natural beauty and heritage. Residents advocate for practices that ensure the safety and privacy of park users while promoting environmental conservation.

## Governance, Transparency, and Accountability

The analysis reveals a significant level of distrust and disillusionment with local governance. Residents demand transparency, especially regarding financial aspects and lease agreements. There's a perceived lack of accountability and responsiveness from Council, with calls for governance that aligns more closely with community interests.

## Conclusion

The thematic analysis of the correspondences related to Mortlock Park reflects a community deeply invested in the management and utilisation of their public space. The themes highlight a collective desire for equitable access, preservation of community values, and responsible governance. The residents' voices resonate with a sense of urgency and a strong commitment to ensuring that Mortlock Park remains a versatile, inclusive, and cherished part of their community.

[REDACTED]

**Subject:** FW: Mortlock Park - Upgrade, Potential Demolition of Colonel Light Gardens Girl Guide Hall  
**Date:** Monday, 20 November 2023 1:10:42 PM

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Hi

Please see below email received for consideration for the Mortlock Park Proposals.

Cheers

[REDACTED]

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**Sent:** Saturday, 18 November 2023 8:53 PM  
**To:** yoursay <yoursay@mitchamcouncil.sa.gov.au>  
**Subject:** Mortlock Park - Upgrade, Potential Demolition of Colonel Light Gardens Girl Guide Hall

**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

## **[REDACTED] comments on the potential demolition of Colonel Light Gardens Girl Guide Hall**

My family and I have been long term residents of the area, since 1971 at Clapham until now at Panorama.

The following is a summary of my comments as discussed with [REDACTED] at the Sunday 29 Oct 2023 Information Session at the CLG Former Scout Hall, Mortlock Park

- Society/Government/communities need to develop beneficial activities for our youth as alternatives to mobile phones, social media etc. It was the same need for beneficial youth activity, that saw the introduction of the Scouting and Guiding movements a hundred years ago.
- For many years CLG Girl Guides has done an excellent job in fostering personal development, leadership skills and community engagement in girls and young women in the area. They have a very strong membership and leadership, and operate on a completely voluntary basis. They are a credit and a blessing to society, and should be encouraged in all they do. The existing Girl Guide hall has provided a meeting space and equipment storage so essential for their activities.
- To develop and provide more youth activity in the future would require an increase in meeting halls. Over recent years many halls have been demolished (St Marys Girl Guides, Westbourne Park Girl Guides) or repurposed (Panorama Sea Scouts, Centennial Park Sea Scouts) so there are now less venues for youth activities.
- The CLG Girl Guide hall was built in the mid sixties using contributions, fund

raising and the huge effort of parents and friends. It may well have cost \$150,000 or more (present value). It is of sound structure (Steel clad roof, masonry walls) but dated in some areas including the wet areas. It has electricity, water and sewer services connected (not cheap to provide). I imagine the potential demolition of this hall might cost \$15,000 or more, money which would be well spent towards updating the existing building.

- In five or ten years there may well be a pressing need for such a hall, to enable more youth activities, with the added advantage of proximity to Mortlock Park. It would then be a sad, expensive and hard learned lesson, knowing that this splendid asset had been demolished.

[REDACTED]

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[REDACTED]

## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

- 1. Community History and Continuity:** The speaker's long-term residence in the area since 1971 reflects a deep connection with the community's history and an understanding of its evolving needs. This perspective provides a sense of continuity and commitment to the locality.
- 2. Youth Engagement and Alternative Activities:** The text emphasises the importance of providing beneficial activities for youth as an alternative to digital distractions like mobile phones and social media. This concern highlights the ongoing challenge communities face in engaging young people in meaningful ways.
- 3. Value of Traditional Youth Organisations:** The speaker praises the CLG Girl Guides for their role in fostering personal development, leadership skills, and community engagement. The success and strength of this organisation underscore the continued relevance of traditional youth groups in modern society.
- 4. Infrastructure and Resource Challenges for Youth Programs:** The text addresses the practical challenges of maintaining and developing facilities for youth activities. It notes the demolition or re-purposing of several halls, highlighting a resource gap for such activities.
- 5. Historical and Financial Value of Community Buildings:** The speaker provides details about the CLG Girl Guide hall, including its construction history, structural details, and estimated current value. This information underscores the financial and historical significance of community buildings.
- 6. Preservation vs. Development Dilemma:** The potential demolition of the Girl Guide hall is presented as a short-sighted decision, given its value and the potential future need for such a facility. This reflects a broader theme in urban and community planning: the tension between preserving existing structures and developing new ones.
- 7. Future Planning and Foresight:** The speaker advocates for the foresight in planning community resources, emphasising that current decisions will have long-term impacts. The argument is made that preserving and updating existing facilities like the Girl Guide hall is a more sustainable and cost-effective approach than building new ones in the future.

***Overall, the text weaves together themes of community heritage, youth engagement, resource management, and strategic planning, highlighting the complexities and considerations involved in community decision-making.***



**Subject:**  
**Date:**



FW: mortlock Park proposal supplementary submission  
Monday, 20 November 2023 1:07:54 PM

Hi

Please see below email for consideration in the consultation for the Mortlock Park Proposals.

Kind regards



**Subject:** mortlock Park proposal supplementary submission

**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

No licences or development on Mortlock Park is legal because your Community Land Management Plan (CLMP) is broken. Mitcham Council has not identified which are "official plans" under 196(5) and 196(a) that apply to Mortlock Park.

One of the official plans is the State Heritage Standards (Colonel Light Gardens) (CLG). According to Justice Blue, official plans are mandatory considerations when creating CLMP. For CLG, there is a requirement to ensure all the CLMP are consistent with the State Heritage Standards - especially Chapter 2 "What is of Significance".

While you got legal advice that the Council's Heritage Guidelines Public Realm don't have legal standing - did that lawyer actually pay any attention to the overlap with the State Heritage Standards? Or say that your CLMP does not have to be consistent with the State Heritage Standards? Or that Council can act in a way that damages State Heritage Values?

Heritage Values extend way beyond mere architecture. The cultural significance of CLG relates to the origins of best practice in Town Planning and the first Town Planning Act in South Australia written by Charles C Reade. The Current PDI Act is a bloated decomposing meaningless remnant of the first Town Planning Act and this is why Colonel Light Gardens is so important. The specific town planning qualities expressed in CLG are continually endangered by economic greed and selfishness. Colonel Light Gardens is an immersive experience in the applied town planning best practice along

Garden City Lines. Most of the rules expressed in Colonel Light Gardens, are still considered fundamental to best practice in town planning now.

Heritage value - not just architecture or "development"

16. A place is of heritage value if it satisfies one or more of the following criteria:

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

Denying the local people access to their local parks flies in the face of our State Heritage Values for Colonel Light Gardens. CLG is heritage listed for the Garden City Movement Town Planning principles that expressly provided parks for the local people to use to meet their every day health needs and provide a restful change of scene from the busy city. A suburb in the Garden City Movement, blended the best of City and (non industrial) Rural life.

Charles Reade designed the Model Garden Suburb as a way of demonstrating all the rules to be applied. These were not the rubbery town planning rules we have now, they were strong and authoritative and designed to benefit the local people.

The need for local parks for the people within walking distance from home stretches back to the literal "Tragedy of the Commons". Colonel William Light experienced this as child when his village common was taken away. This was his inspiration for the Adelaide Parklands. There were health problems in industrial England because there was no safe place to walk, reconnect with nature, get some exercise, socialise with friends and neighbours. Providing naturally treated parks was seen as a way of providing a healthier happier more productive work force. The Garden City Movement was created specifically to provide a healthier way of life including large open green spaces. "all the fresh delights of the country—field, hedgerow, and wood-land—not prim parks and gardens merely—would be within a very few minutes walk".

The park, within a few minutes walk, must be available for the local people to use when they want - to be consistent with the Heritage Values defined by the Garden City Movement and Best work of Charles C Reade. Licencing the whole park, all the daylight hours after work and on the weekend makes the park unavailable for its intended purpose and damages the Heritage Values of CLG and the best work of Charles C Reade.

Heritage Values are not the same as Historic Values. We are not trying to restore the technology of the early 20th Century or go back in time. We are applying town planning rules defined by the Garden City Movement which was primarily about planning to benefit the local people and create a beautiful harmonious desirable place to live.

If Charles C Reade's plan for second Adelaide Parklands Belt - had been implemented,

sport would have plenty of room to call home. Sport should not be taking suburban parks. The State Open Space fund should be looking to buy more open space for natural "real parks" and for sports parks.

In John Sulman's book on Town Planning in 1921 he wrote "The ordinary Australian suburban park is too often utilised as a sports ground, and large parts are enclosed with fences for football or cricket ovals with their attendant grandstands, and thus all sense of retirement and beauty is lost. Dwellers in the suburbs, though they have more space than dwellers in the city itself, still need a change from their surroundings; and this only a real park can supply. The sports should be accommodated elsewhere"

John Sulman is referenced by both Christine Garnaut and Rob Freestone when describing the importance of Colonel Light Gardens. Charles Reade invited him to speak at the two International Town Planning Conferences that Reade organised. Charles Reade designed Colonel Light Gardens to be the best of the best - a Model Garden Suburb - and he intended for all that retirement and beauty and he did not include baseball nets or flood lights or ugly clubrooms. He didn't provide for spectators or car parking in his design of Mortlock Park. The majority of the space was intended for "a real park" with trees, shrubs, paths, seating areas, flower gardens and a water feature that doubled as storm water detention. Storm water capture - how modern is that? It's over 100 years old.

Please do not give Mortlock Park to the sports clubs, and deny access for a beautiful change of scene that the local people are meant to have. Mortlock Park should be like Heywood park or Tusmore Park and not like Norwood or Prospect Oval, and even those have only one sports field in the space, not two.



Resident of Colonel Light Gardens



## THEMATIC ANALYSIS

The provided text is a complex and multi-faceted argument that intertwines legal, historical, cultural, and town planning elements, particularly focusing on the heritage values and preservation of Mortlock Park in the context of the Colonel Light Gardens (CLG) and broader town planning principles. To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

### 1. Legal and Policy Framework

- a. Community Land Management Plan (CLMP): The argument posits, incorrectly, that the CLMP for Mortlock Park is not in compliance with legal requirements, specifically under sections 196(5) and 196(a).
- b. State Heritage Standards Compliance: Emphasis is placed on the necessity for CLMPs to align with State Heritage Standards, particularly in areas like CLG. The CLMPs in question achieve this standard.
- c. Legal Advice and Interpretation: Questions are raised, incorrectly, about the adequacy of legal advice received regarding the overlap of Heritage Guidelines and State Heritage Standards.

### 2. Heritage and Cultural Significance

- a. Beyond Architecture: Heritage value is argued to extend beyond mere architectural elements, encompassing cultural and historical aspects.
- b. Historical Evolution and Significance: The text highlights the role of CLG in demonstrating important aspects of South Australia's history, especially in town planning.
- c. Colonel Light Gardens as a Model: CLG is presented as a model for town planning, embodying the principles of the Garden City Movement and the work of Charles C Reade.

### 3. Town Planning Principles and Garden City Movement

- a. Best Practice and Original Intentions: The principles of town planning and the Garden City Movement, as applied in CLG, are considered fundamental and should be preserved.
- b. Public Access to Parks: The text argues for the importance of public parks in urban planning, providing health, social, and recreational benefits.
- c. Modern Relevance of Historical Planning: The continuing relevance of town planning principles established in the early 20th century is emphasised.

### 4. Local Community and Public Space

- a. Access and Usage of Parks: The argument is made that licensing or development that restricts public access to Mortlock Park contravenes the intended purpose of these spaces, as per the Garden City Movement and the legacy of Charles Reade.
- b. Recreational vs. Sporting Use: A distinction is drawn between the use of parks for general public recreation and for organised sports, with a preference for the former.

### 5. Conservation vs. Development Conflict

- a. Economic Interests and Urban Development: There is a critique of how economic and developmental pressures can endanger the heritage and town planning values of areas like CLG.
- b. Balancing Modern Needs with Historical Values: The challenge of respecting historical town planning principles while addressing contemporary urban needs is highlighted.

***In summary, the text is a plea for the preservation of the heritage and cultural values of Mortlock Park and CLG, advocating for adherence to historical town planning principles, especially those of the Garden City Movement, and opposing developments that would restrict public access or alter the intended use of these spaces.***

**Subject:** FW: Mortlock Park Project Survey  
**Date:** Monday, 20 November 2023 1:07:03 PM

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Hi

Please find below an email received for consideration in the community consultation for Mortlock Park Proposals. Please note this email was received at 10pm on Sunday 19 November.

Kind regards

Sent: Sunday, 19 November 2023 10:01 PM  
To: yoursay <yoursay@mitchamcouncil.sa.gov.au>  
Subject: Mortlock Park Project Survey

CAUTION: This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Dear Ismail Abulella,

I would like ask you a few questions RE the project survey

1. Did the council consult with the CLG community in the form of a survey for the very large number of hours during the week and on Saturday and Sunday by the Baseball Club ?
2. Did council consult with the CLG community in the form of a survey for the Grassed Space, in the South West corner?

Another point is the weather - in winter, it depicts when we can or can't go out, but in the summer and on weekends is the main times we the public want to use the Mortlock Park

I'm asking because these are some of the major sticking points in what seems as a nearly one sided survey, on how it can make the Baseball Club have every thing and the community take what is left

Mortlock Park is a community space for the community, which is allowing some sport to use part on the area, many sports have used the area eg. Previously hard court tennis, I think cricket, there was a trotting track around the oval, Football and Baseball so that the community is not anti sport But what's being proposed is unfair and not just and nor equal!

The fencing along the out field by the hedge and near the school is not to be considered as a permanent fixture as stated in the survey because, when erected for the Masters Games some 10-15 years ago on the proviso it would be removed BUT it seems that council and the Baseball club have either forgotten or deliberately turned a blind eye to this fixture.

Also the warm up pitching area is another like the fencing to be used and removed each season, But no, it was enlarged this year by a least double. Was permission granted for this on the grassed area? it's all small creeping uses of the grassed area

Now council wants the wire fixture to permanent because it suits them, BUT did they consult the CLG community first before putting in the survey? And to that the answer is NO!

If there is a need for spectators and residences to be protected being from being struck by Baseball, it is a must - no argument there!

The park must have no permanent wire fencing, the only form of protection to the public must be nets which can be any height but then taken down at the end of the Baseball season,

Leases must stay at 5 years for all uses of Mortlock Park

Guide Hall to stay, because if it's taken down the community is given a patch grass, probably never watered with low upkeep

No night games of any sport with improved lighting, which support 15 metre poles

Master Plan as I said earlier, was basically all about Baseball and little to nothing for the community  
Balcony enlargement is a no because of noise and extra traffic

If there is about \$3million in grant money, why can't the Gil Langley building be expanded out into the car park on the Sturt Ave side, lose 6-8 car spaces , to construct bigger and better changing facilities for both men and woman, instead of up 20 metres for what's planned in design option 2.

I hope heritage don't complain about the building, but would support the loss of more grass.

Yours sincerely,



Colonel Light Gardens

## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

1. **Community vs. Exclusive Use:** A central theme is the tension between community access and exclusive use by specific groups, such as Goodwood Baseball Club. The text emphasises that Mortlock Park is a community space meant for everyone, suggesting that the current plans disproportionately favour the Baseball Club at the expense of the broader community.
2. **Equity and Fairness:** There's a strong sense of unfairness and inequity in how the park's resources are being allocated. The text asserts that the community's needs and preferences are being sidelined in favor of sports organisations.
3. **Historical Use vs. Current Proposals:** The passage reflects on the historical multipurpose use of the park, including various sports and community activities. The text contrasts this perspective with current proposals that seem to limit these diverse uses, particularly emphasising the community's non-antagonistic attitude towards sports but opposing the perceived exclusivity of the current plans.
4. **Temporary vs. Permanent Structures:** A significant concern is raised about the transition of temporary structures (like fencing and warm-up pitching areas) into permanent fixtures. This shift is viewed as an encroachment on the community space and a deviation from original agreements.
5. **Transparency and Consultation:** There's a clear frustration about the lack of consultation with the community, especially regarding decisions that affect the park's use. The text questions the process behind these decisions, suggesting a lack of transparency and community engagement.
6. **Safety and Practical Considerations:** While acknowledging the need for safety measures like resident protection from stray baseballs, the text advocates for non-permanent solutions like nets, emphasising the importance of maintaining the park's versatility and accessibility.
7. **Preservation of Community Spaces:** The passage touches on the need to preserve existing community structures like the Guide Hall, highlighting concerns about reduced maintenance and care for community spaces if they are altered or removed.
8. **Restrictions on Activities:** The writer opposes the introduction of features that could lead to more intensive use of the park, such as improved lighting for night games, suggesting a desire to maintain the park's current state and accessibility.

*Overall, the text reflects a community perspective that values equitable, multi-purpose use of public spaces, transparency in decision-making, preservation of historical usage patterns, and respect for community needs and agreements.*

**Subject:** Colonel Light Gardens Guide Hall  
**Date:** Friday, 17 November 2023 5:26:14 PM

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**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Dear Izzy & Hayley,

**SUBJECT: Relocation of Colonel Light Gardens Girl Guides, 84 West Pkwy, Colonel Light Gardens SA 5041**

Thank you for receiving Girl Guides South Australia Inc's submission regarding the proposed movement of Colonel Light Gardens Guides. This proposal outlines some of the minimum requirements for potential relocation.

## **BACKGROUND**

Girl Guides South Australia (GGSA) was established in 1912 and serves as the leading organisation for girls and young Women. The Colonel Light Gardens Guiding Unit (CLGGG) was established in 1939 and in 1965 the current Guide Hall located at Mortlock Park was built.

CLGGG has always been an integral part of Mitcham City Council offering a range of valuable programs and services to girls and young women, and fostering their personal development, leadership skills, and community engagement. Our organization has a long history of empowering local girls to become responsible, confident, and contributing members of society.

GGSA Young Girls and Young Women play an active role in community engagement and service projects. By providing appropriate accommodation CLGGG will be sustained to continue to connect with the local community, contributing to its betterment and fostering a sense of belonging, and growth in citizenship.

## **KEY REQUIREMENTS**

### **1. Capacity and Accessibility**

In appreciating our current footprint and activity regime, CLGGG require the following to maintain current activities and plan for growth:

1. Access to facility is required in an ongoing capacity 24 hours per day, 7 days per week, on any day (with due consideration to any other hirers)
2. A square meterage footprint *no smaller* than what is hired currently
3. Large, lockable storage spaces for compiling and protecting resources
4. Adequate shelving to contain resources
5. Fully functional kitchen (inclusive of an oven)
6. Open rafters to hang tents as part of Camping Activity Learning Programs (these

currently exist in the shed)

7. Permanent 'Notice Boards' around the inside of the space. We currently utilise eight (8) Notice Boards that are maintained and decorated by our young Members as part of Program delivery. We request that we have access to up to ten (10) with an option to having covers (swing doors that are lockable) available in order to facilitate curriculum and adult Notices
8. Multiple power outlets

## 2. Safety and Convenience

We prioritise the safety and well-being of our members. A well-maintained location with modern facilities and improved accessibility features will ensure the safety and convenience of all participants. This includes:

1. Disability Access into, and throughout the premises
2. Air conditioners
3. An enclosed ceiling (for example, the current Scout Hall is corrugated iron with no ceiling installed)
4. Toilet inclusive of toilets and showers

## 3. Long-Term Sustainability

3.1 Any potential move needs to be sustainable and permanent. This will allow us to adapt to changing needs and continue to be a vital resource for girls and young women in the community.

We kindly request that the Mitcham City Council consider our requirements to maintain continuity of Community Services. We believe that this move will not only benefit our organisation but also contribute to the betterment of the local community.

We are open to discussing potential locations, financial arrangements, and any other necessary details to facilitate this transition.

We thank you for your time and consideration. We look forward to the opportunity to meet and discuss this proposal further.

Kindest regards,



**EMPOWERING GIRLS AND YOUNG WOMEN**  
to discover their potential as leaders of their world



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*Please consider the Environment before printing this email*

Girl Guides South Australia respectfully acknowledge Traditional Owners of the land we work on and pay our respects to their Elders past, present and future in maintaining the culture, country and spiritual connection to the land.

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## THEMATIC ANALYSIS

In reviewing the text provided, it becomes evident that a thematic analysis may not be necessary or beneficial.

The writer has already presented their concerns and suggestions in a clear, orderly, and well-structured manner. Each point is articulated with specific references to the situation at Mortlock Park, leaving little room for misinterpretation or the need for further thematic breakdown.

The arguments are direct, with a logical flow that effectively conveys the writer's stance and recommendations. As such, altering or reorganising this content through thematic analysis could potentially dilute the impact and clarity of the original message, which is already presented in an appropriate and compelling form.

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**Subject:** Re: Mortlock Park Proposal

**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Dear Mayor and Councillors,

Further to my email, please find attached a physical petition supporting equitable access to Mortlock Park for our community. Please note that this is in addition to an online petition that is currently underway.

On Fri, Nov 10, 2023 at 10:21 AM [REDACTED] wrote:

To the Mayor of Mitcham and Councillors,

I wish to express my concerns and dismay about the proposed changes to Mortlock Park as summarised below:

1. The Mortlock family donated the land for recreational use, not specifically as a sports field. The current proposal seeks an uneven allocation of resources between sports clubs and broader community needs and activities.
2. I believe that investments made by the Council should progress the Mortlock Park Master Concept Plan that considers the wider needs of the community. The current proposal to spend \$1 - \$2m+ on just the Gil Langley Building will not benefit the broader community.
3. When reviewing feedback received regarding the proposal, what measures have been put in place by the Council to prioritise the voice of the residents?
4. Do any Council members have children in the baseball club that uses

Mortlock Park.? Have any conflicts of interest been declared?

5. At the community meeting last Wednesday, Ismail Abuleena mentioned the distribution of flyers to residents' letterboxes in the past 3 - 4 weeks. I did not receive one, and neither did many others I've spoken to. My neighbours feel taken by surprise by this proposal, so I'm critical of the engagement process and the timelines for providing feedback.

I want to clarify that I support sports activities at Mortlock Park, but I have substantial concerns about park accessibility for other recreational uses and the considerable investment aimed at benefiting the sporting community.

I also took the opportunity to meet with [REDACTED] and communicated my concerns when she visited Mortlock Park yesterday.

--

Regards,

[REDACTED]

[REDACTED]

COLONEL LIGHT GARDENS

--

Regards,

[REDACTED]

--

Regards,

[REDACTED]

## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

### 1. Preservation of Original Purpose:

- a. Concern about the deviation from the original intent of the Mortlock family, who donated the land for recreational use, not specifically as a sports field.
- b. The current proposal is seen as favouring sports clubs over the broader community needs, suggesting a perceived imbalance in resource allocation.

### 2. Community Inclusiveness and Benefits:

- a. Advocacy for investments that align with the Mortlock Park Master Concept Plan, which presumably caters to the wider community needs.
- b. Concern that the current proposal, particularly the significant funding for the Gil Langley Building, is not perceived as beneficial to the broader community.

### 3. Community Engagement and Feedback Process:

- a. Questioning the effectiveness and transparency of the feedback process by the Council.
- b. Concerns about the representation of residents' voices in the decision-making process.
- c. The issue of potential conflicts of interest among Council members, specifically inquiring about their personal connections to the baseball club.
- d. Criticism of the community engagement process, including the distribution of information and the short timeline for feedback, as evidenced by the lack of awareness among residents about the proposal.

### 4. Accessibility and Multi-Use of Park Space:

- a. The writer supports sports activities but is concerned about maintaining park accessibility for various recreational uses.
- b. Worries that the current focus is too heavily skewed towards the sporting community, potentially at the expense of other forms of recreation.

### 5. Transparency and Governance:

- a. Questions about conflict of interest and the integrity of the decision-making process.
- b. A call for transparent and accountable governance practices in managing public resources and spaces.

*In summary, the statement reflects concerns about community inclusiveness, transparency in governance, preservation of the park's original purpose, effective community engagement, and equitable allocation of resources for diverse recreational activities.*

[REDACTED]

**Subject:** FW: Mortlock Park Upgrade survey  
**Date:** Monday, 13 November 2023 9:31:35 AM

---

Hi Izzy and Hayley

Please find below and email received via the YourSay email for consideration.

Kind regards  
[REDACTED]

---

[REDACTED]

Saturday, 11 November 2023 5:57 PM

**To:** yoursay <yoursay@mitchamcouncil.sa.gov.au>

**Subject:** Re: Mortlock Park Upgrade survey

**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

As a nearby resident of Mortlock for 43 years I have been concerned by what I consider quite biased information from opposition of the use by both Football and Baseball Clubs. The original plan for the Oval was for both community and sporting use. There is obviously room for both and to present otherwise is both biased and misleading. On occasions I walk past or through the grounds and this Saturday morning paid particular to sporting and dog exercising groups. I was under the impression dogs had to be on a lead, but none were. This concerns me greatly as there are children at the playground who stray onto the oval. Some of the dog owners let them run free while they chat in groups, and although there was not any risk at all on Saturday, the risk of a dog becoming angry or upset is always present. Imagine the repercussion should the worse happen.

With the Baseballers, the risk of a ball hitting someone is there and I'm pleased that extra high fencing is proposed and should be installed.

A Google search into the age of each Club amazed me, and as the suburb is heritage listed, then these Clubs fit right into the suburb's persona, and should be recognise for their part in our heritage.



## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

### 1. Community Involvement and Local Heritage:

- a. The author emphasizes a deep connection with the Mortlock community, having lived there for 43 years.
- b. There's an appreciation for the historical value of local clubs, suggesting that the baseball and football clubs are integral to the suburb's heritage.

### 2. Concern Over Biased Information and Misrepresentation:

- a. The resident expresses concern about biased information from those opposed to the shared use of the Oval by the Football and Baseball Clubs.
- b. The original intention for the Oval, according to the author, was for both community and sporting use, and they argue that this dual purpose is still feasible.

### 3. Safety and Risk Management:

- a. The resident is worried about the safety of children due to dogs being off-leash in areas where children play.
- b. Concerns are also raised about the potential risk of injury from stray baseballs, though the author is pleased with the proposal for extra high fencing.

### 4. Observation of Community Activities:

- a. The author notes their observations during a walk, paying special attention to the activities on the grounds, including sporting events and dog exercising.
- b. This observation leads to concerns about safety and compliance with rules (e.g., dogs being off-leash).

### 5. Preservation and Recognition of Local Clubs:

- a. The resident suggests that the age and historical significance of the local clubs should be recognized and preserved, aligning with the heritage status of the suburb.
- b. There's an implied suggestion that the clubs are an essential part of the community's identity and history.

*In summary, the text reflects a resident's deep engagement with and concern for their community's heritage, safety, and proper representation of information regarding local amenities and activities. The author advocates for a balanced approach that respects both the historical significance of local clubs and the safety and enjoyment of the community space.*

7/11/2023



To whom it may concern,

Thank you for taking time to read my perspective as a local resident of Colonel Light Gardens, on the future of Mortlock Park.

Mortlock Park is the heart of our suburb. It is where birthday parties are held, parents play with their children, neighbours meet, even sharing street Christmas parties together. It is where my 11 year old son, and 6 year old daughter make new friends on every visit, sharing jumps at the track, balls on the oval, kites in the air and tricks in the playground. It is the key to the value of our suburb, not only financially in the value it brings to our homes, but it is the values of community, heritage, open space and connection that Colonel Light Gardens is renowned for.

For me, Mortlock Park is also the key to my wellbeing and that of my family. I live in sight of Mortlock Park. I am a working mother, with my husband who is the father to my two children and our labradoodle. For us, Mortlock Park is where we connect as a family. We have had three of my son's birthday parties on the weekends at Mortlock Park, where we have strung up piñatas, played games across the open oval, and had face painting and shared food. They are forever core childhood memories for my children. I often go to Mortlock Park when I get home from work, to meet my Mum as we walk our dogs around the oval, while my son rides his bike at the track and my daughter plays on the playground, all within view of each other, often coming together to share excitement at a record time around the track or a new trick on the monkey bars. My son, who is Autistic and has ADHD, relies on this time and space to freely access the park and all that it offers. This allows him freedom to connect, with his sister, with his environment, and with our neighbours who all know and understand him. He can release from a day of intensity in managing his autism in a defined educational space. Allowing space for all children is so important for their wellbeing, but the additional benefits for a child with autism, through space, connection to family, community and environment where he is able to be exactly himself is intensely critical.

Mortlock Park provides me with space to focus on our physical wellbeing, where we can all exercise and move our bodies in the very different ways we need to, before we settle down for the night. My emotional and mental wellbeing is supported as I am able to relieve the stress of the day watching the sun set over the western side of the park and refresh my connection to country watching the changing colours of the hills to the east. My social wellbeing is uplifted by meeting with my Mum, my neighbours and other dog walkers and parents, as we share the common love for our community, and the beauty of Mortlock Park.

This impact on physical, mental, emotional, and social wellbeing for us cannot be understated. After losing my father suddenly in 2020, I have seen my Mum, who had only moved to South Australia months before, find her people at the park. She found connections, friendships and meaning that have supported her through the darkest of times following. I cannot imagine where her mental health would be if not for what this park has offered her.

For us, the proposals going forward at Mortlock Park will eliminate much of what I have shared. When I go to the park, even now, I cannot be guaranteed a safe environment to share with my children. We cannot fly the kites, kick the soccer ball, practice footy through the goals, or walk openly and freely when baseball is being played. The connection to the land and community will be near eradicated as the club continues to grow over the next 10 years as this licence accommodates.

I find the baseball licence proposal is directly discriminating against me and my rights to access the park, as well as for both of my children. There is allocated time for community access to the Park during summer, all of which, for the sunlight hours during the week, cannot be attended by a working parent or children attending school (if needing after school care as my children do and those of most working families). I cannot get to the park in the mornings as I prepare my children for school and myself for work. I cannot get to the park from work until 5:30pm, which is when the baseball commences. On weekends, I am being asked to check rosters for away games, or fit in around the edges of games. The baseball community are stating that there is always plenty of space for us in the community, but that is untrue. It is untrue that I can share that space freely, without concern that my children won't be hit by a ball. The proposed netting is only around one area, while 2-3 games on the open oval have no netting or barriers at all.

The request for baseball nets, as high as 18 meters will disrupt our views of our hills. We are a garden suburb, where we have bought into the suburb for the space, garden layout and ability to connect with nature. The nets directly



impact on the heritage requirements of our suburb. We are bound by significant rules as a community of local residents, as to what our homes and gardens and fences need to look like. For most of us, that is exactly why we have moved into the area, because it is preserved as a state heritage suburb. This absolutely abuses that for us residents, and will set precedent on changes outside of our heritage rules, that will degrade and deteriorate what I know you have represented you would like for our community, and certainly what our residents want.

I understand there is an election commitment for upgrades to the Gil Langley building. And I am supportive of upgrades to all of the buildings at Mortlock Park. I believe we can deliver on the election commitment, but in a way that is in keeping with Colonel Light Gardens heritage status. We want our girls' playing sports, including football, where they deserve appropriate facilities. We would like for the building to enhance our suburb. To demonstrate the values of our community of connection and belonging. We want the building to also meet the equal requirements of our homes. I have been advised that heritage advice to the building design was that if we cannot make it look heritage, we shouldn't try. That rule does not apply to local residents, as we must create all additions, re-builds and renovations that are visible to the public in accordance with the heritage state of our suburb. If the Gil Langley Building does not also comply with this, then again, we have a precedent that will erode the heritage status of our suburb, that will allow developers to argue against compliance, and we will move directly to the deterioration of the quality of our suburb's heritage status.

This is also true for the Scout and Guide Halls at Mortlock Park. It is proposed that the guide hall be demolished to create additional space. I can see that this argument will be used by the baseball teams to demonstrate the 'open space available to the community'. But from that demolished area there are no views of the hills, there are no views of the sunsets, it is small, isolated, and dangerous to encourage our children towards the car park. To demolish the guide building and expect the Scout Hall will meet the needs of the guides and other users of the building is unrealistic. The Scout Hall requires upgrades to close the gaps in the bricks, provide insulation and heating/cooling. It is not appropriate to expect the many users of that hall, to use such run-down facilities, while the Gil Langley building is upgraded so significantly. The message to our community from that would be that if you don't play football or baseball, we don't accommodate you in our Park. It would be wonderful if the election commitment could be shared to improve that space for community use. Where the parties involved bring in children of our suburb and surrounds, to engage in learning about country, environment, and connection.

You may note, I am not opposed to the use of the space by the football club. I have no affiliation with the football team, but I do feel they represent us as a community. They allow space on the baseball field for the rest of the community to continue to engage and connect together. The coaches are respectful, and the players are engaged sharing the space fairly and equitably.

I have seen and heard of 4 incidents where older women have had the baseball coaches' approach and berate them for coming too close to their games, or for asking questions about the space in which the teams are using. I cannot express enough the impact this has had on some of the women, my mother being one. Their confidence to attend whenever the baseball is on at all, is reduced. Women who use the park as their primary social access are fearful of perceived intrusions by the baseball coaches and members. Words matter to wellbeing and their sense of belonging at the Park, and I have witnessed that impacted directly. This does not align with the values of our community or the public users of Mortlock Park.

For me it is simple. Mortlock Park needs to remain an open space available to our community, aligning with our values. We need to respect the location and suburb in which it is located, including honouring its heritage status. We need to preserve the right of our community to use the park for our own physical, mental, social, and emotional wellbeing. We can each achieve our goals, including meeting the election commitment, but in a way that works and genuinely respects our community. We need the message to our community to be that even if you don't play football or baseball, we want you connected to our Park, that you matter and you belong.

Thank you again for your time in reading this. I am passionate about my family and community, and I hope you can read this and realise that this is a critical moment for our suburb and our community who use and access the park.

Kind regards,



## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

1. **Community and Social Connection:** The writer emphasises Mortlock Park as a central hub for community interaction, where neighbors meet, families gather for events like birthday parties, and residents connect with each other. This theme highlights the park's role in fostering social ties and a sense of belonging.
2. **Family and Wellbeing:** The importance of the park to the writer's family, particularly in terms of wellbeing and creating cherished memories, is a significant theme. The park serves as a place for exercise, relaxation, and family bonding, crucial for both physical and mental health.
3. **Inclusivity and Accessibility:** The letter touches on the need for inclusive spaces, especially for children with special needs. The park is portrayed as a safe, accessible environment where children can freely play and engage with their surroundings.
4. **Heritage and Environmental Preservation:** The writer expresses concern about maintaining the heritage status of Colonel Light Gardens, emphasising the importance of preserving the park's natural beauty and historical significance. This theme is closely linked to community identity and pride.
5. **Conflict Between Recreational and Organized Sports:** A significant portion of the letter discusses the conflicts arising from the proposed baseball license, which threatens to limit public access and enjoyment of the park. The writer stresses the need for balance between community use and organized sports.
6. **Safety and Community Rights:** Concerns about safety, particularly regarding the absence of adequate protective measures in the park during baseball games, are highlighted. The writer feels that the baseball license infringes on the community's rights to safely enjoy the park.
7. **Mental Health and Support Networks:** The park is depicted as a vital support network, particularly in the context of coping with personal loss and mental health challenges. It's a place for healing and finding community support.
8. **Urban Planning and Development:** The writer addresses the impact of potential changes on the suburb's character and the importance of urban planning that respects the community's heritage and values.
9. **Equality and Fairness in Community Resources:** The letter raises concerns about the equitable distribution of community resources, arguing that the needs of all park users should be considered, not just those involved in specific sports.
10. **Community Advocacy and Engagement:** The writer's active involvement in community affairs and advocacy for the preservation of the park's traditional role and structure is evident. This theme reflects a broader call for community engagement in local decision-making processes.

*Overall, the letter powerfully advocates for preserving Mortlock Park as a community-centric, inclusive, and safe space that honors the suburb's heritage and meets the diverse needs of its residents.*

[REDACTED]

**Sent:** Monday, 6 November 2023 4:07 PM

**To:** yoursay <[yoursay@mitchamcouncil.sa.gov.au](mailto:yoursay@mitchamcouncil.sa.gov.au)>

**Subject:** RE: Have your say on the draft Resilient South Regional Climate Action Plan

**CAUTION:** This email originated from outside the City of Mitcham. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

I would be more interested if you concentrated on solving the problem at Mortlock Park, where the planning seems to be more in favour of allowing the GOODWOOD Giants baseball association taking over a really large part of the oval.

My belief is that Mortlock Park was bequeathed to the Mitcham Community, for wider community use, rather than being squeezed out by a group who's name alone screams out that it is a group of outsiders.

Please inform me, just how much they are paying the Mitcham Council in fees ?

Would it be anywhere near the amount I have paid in rates over the fifty five years we have lived in The Mitcham Council area .

From what I believe, when this question was directed to councillors present at recent meetings , both at the adequate sized Football / baseball clubrooms, ( Which should be available to other community groups ) and the Scout Hall, and they squirmed, and evaded giving an answer.

If you are unable to address my email regarding the pressing park usage questions, I would appreciate it very much if you could forward this email on to someone who has the correct answers please.

Respectfully yours.

[REDACTED]



## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

1. **Community vs. Special Interest Groups:** The writer is concerned that Mortlock Park, which was intended for the broader Mitcham community, is being disproportionately allocated to the Goodwood Giants baseball association. This suggests a theme of community rights versus the interests of specific groups, highlighting concerns about equitable access to public resources.
2. **Local Identity and Outsiders:** The mention of the baseball group being perceived as "outsiders" because of their name indicates a theme revolving around local identity and the intrusion of external entities. This reflects a protective stance towards community resources and a preference for local over non-local entities.
3. **Transparency and Accountability:** The writer expresses frustration about the lack of clear answers from councillors regarding financial aspects, such as the fees paid by the baseball association compared to the writer's own contributions through local taxes. This suggests a theme of transparency and accountability in local governance.
4. **Equitable Use of Public Spaces:** The concern about the park being "squeezed out" by a particular group indicates a theme about the fair and equitable use of public spaces. The writer implies that the park should serve a variety of community interests rather than being dominated by a single group.
5. **Financial Concerns and Local Investment:** The comparison of the fees paid by the baseball association to the writer's long-term investment in the area through rates indicates a theme of financial equity and the perceived value of long-term community contribution versus recent or external investments.
6. **Communication and Responsiveness in Local Governance:** The writer's request to forward the email to someone who can provide answers demonstrates a theme of seeking effective communication and responsiveness from local authorities.

*Overall, the text reflects a deep concern for community values, equitable access to shared resources, concerns about the influence of perceived outsiders, and a desire for transparency and responsiveness from local government officials.*

Hi,

I'd like to provide some feedback regarding the licenses for Mortlock Park.

I will be sending this same email to my local members - Pia and Rod.

I'm very concerned about the virtual total lock out of local and nearby residents from Mortlock Park over the 6 month summer period for use by the Baseball Club.

I note the hours of total use by the baseball club will basically be Mon to Fri 4:30-8:30 and Sat 9-8 and Sunday 8-7 for North West, South West and East (the whole park).

When would you suggest people that work full time should access Mortlock Park for running, walking their dogs, frisbee throwing, kicking a football or soccer ball with their child??

The answer to that is there is NO time for workers to access their own Park.

This is literally the definition of NOT SHARING the space with the wider community (CLG residents and further afield).

The fact that the club has asked for this time and space shows a complete and utter disregard for anyone who DOESN'T play baseball. Which is a lot of people.

My questions also include;

Is the lease 10 years or 10 +10?? That has not been made clear.

Why is Mitcham council even entertaining this idea? Is it because the council will receive more money from the clubs the longer the clubs use the space? Monetary kickbacks should not be what the council is considering in terms of what is best for the community.

Is it because there is pressure from Nadia Clancy and Louise Miller Frost to spend the money? I have no issue with the building being upgraded and I also have no issue with sport being played at Mortlock park, what I take issue with is that I will no longer be able to take my 13 year old son down there after school and on weekends to kick a soccer ball or footy because there will be no space for us.

I am a CLG resident. I deserve to be able to access my local park (400m from my house) at any time.

The idea that the scout hall will be demolished and that residents could use that space is farcical. First off, the building may not even be demolished. Secondly, that will be a tiny space!

When I was recently at the oval with my son there were three different groups of boys trying to use the one set of footy goals available at the time. We all agreed that we would take one section of the goals each. There was nowhere else to go and balls flying everywhere.

Mortlock Park is supposed to allow a mix of passive and active recreational activities - apparently I have to get there at 6am in the morning before school if I want to kick a ball with my son, or after 8:30 at night??? Ridiculous.

Having been a previous councillor, I still get a lot of community members talking to me about issues.

There is absolute outrage presently - and not a single person has said they don't want sport, all they've said is could the baseball team please share the space! These are not anti-sport people!

There should always be an oval free for the wider community to use.

The hours being suggested are a terrible idea and should never have even been entertained.

The information sessions are pointless - no one is writing down anything - is this considered community consultation because it isn't. When will community consultation be occurring?

I really hope the council listens to ALL community members about this and not just a club that has been there 40ish years and only has, at most, a few hundred CLG residents playing for it, as opposed to the thousands of people who live in CLG and surrounding suburbs.

If this goes ahead I will be writing to the council expecting a rate reduction due to being unable to use a local council owned facility that I have paid for with my rates.

Please do not put my identifying details in the council agenda or online anywhere as I won't feel safe. Already online people opposing the house have been called 'pathetic' and 'whingers'. As a woman I don't feel safe having my details made publicly available, either as a result of this email or as a result of filling out the online survey.

I hope, and look forward to, the council agreeing to 'shared use' for the community and ensuring there is always a decent amount of space for residents to use the ovals.

Regards,



CLG

## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

- 1. Access and Exclusion:** The primary concern is the restricted access to Mortlock Park for local and nearby residents due to its extensive use by the Baseball Club. The writer emphasises that the scheduled hours of the baseball club effectively prevent full-time workers and other community members from utilising the park for their leisure activities.
- 2. Community Needs vs. Club Priorities:** There is a strong sense of the community's needs being overlooked in favor of the baseball club. The writer feels that the club's exclusive use of the park shows a disregard for non-baseball playing residents.
- 3. Lease Terms and Transparency:** Questions are raised about the specifics of the lease agreement (10 years or 10+10 years) and a lack of clarity or transparency from the council on this matter.
- 4. Financial Considerations and Council Motivations:** The writer speculates whether financial incentives or pressures are influencing the council's decision-making, hinting at possible monetary benefits from longer club usage.
- 5. Impact on Families and Youth:** The writer personalizes the issue by sharing the impact on their ability to engage in activities with their child at the park, highlighting the broader impact on family and youth activities.
- 6. Space Allocation and Infrastructure:** Concerns are raised about the proposed demolition of the scout hall and skepticism about the practicality of the alternative space offered.
- 7. Balance of Recreational Activities:** There is a call for a balance between passive and active recreational activities in the park, with the current proposal seen as heavily skewed towards organized sports, specifically baseball.
- 8. Community Engagement and Consultation:** The writer criticizes the current approach to community consultation, labeling it as ineffective and questioning the legitimacy of the information sessions.
- 9. Safety and Privacy Concerns:** The writer expresses concerns about personal safety and privacy, especially in the context of online harassment and public disclosure of personal information.
- 10. Call for Shared Use and Fairness:** The overarching theme is a call for shared use of the park, ensuring that it remains accessible to a wider community, not just the baseball club. The writer advocates for a fair and equitable allocation of park space.
- 11. Potential Action and Advocacy:** The writer indicates a willingness to take further action, like seeking a rate reduction or continuing to advocate for shared use, if the situation isn't resolved favorably.
- 12. Emotional Response and Community Sentiment:** There is a sense of frustration, outrage, and disappointment among community members, as conveyed by the writer, who is a former councilor and still engaged with community issues.

Mitcham Council , Town Planning Officer.

Dear Sir,

I wish to make a submission to Council regarding its proposals for the MORTLOCK PARK PROJECT, based on a hand out received at a public meeting called for the Gill Langley building on 22 October 2023.

I write in the capacity of a long term resident , living nearby at [REDACTED], directly facing [REDACTED]

My grandmother purchased the house from the builder in 1927, my parents lived in the house from 1948 till their death in 1993 and 2001. My father ran a business there as a plumber/gasfitter, and later was a maintenance fitter for Hills Industries. I inherited the property as the only child.

I attended CLG PS from 1951 to 1957, my mother used the local shops on The Strand, I played in the Council yard that is now a set of HTSA units, and raced billy carts among the gum trees opposite.

I have returned to live in my family home whilst my wife is now a permanent resident in [REDACTED] once our home was no longer adequate for her care needs. We originally lived in Netherby, adjacent to the Waite Research grounds for over 20 years.

As a 78 year old I bring a unique perspective to the suburb over an extended period. I was formerly a senior lecturer in educational/child/applied psychology in both UNISA (over 20 years) and FLINDERS UNIVERSITY (6 years). I then left to pursue a career as a child/ educational/ developmental/generalist psychologist for nearly 20 years. The practice included being a Rural Practitioner throughout Eyre Peninsula for 13 years, and suburban / rural work throughout Adelaide in multiple sites( Morphett Vale, Elizabeth, Golden Grove, Murray Bridge, University of Adelaide etc). This enables me to offer insight into changing family and development patterns and needs, I suggest.

I suggest your current proposals are too focussed given the long term significance of the potential future use and role of this public space. Mortlock Park has a vital place in a suburb with much social history regarding Town Planning policy Australia wide, and continues to attract widespread interest as the original "Garden Suburb " envisaged by Charles Reade.

I suggest there needs to be acknowledgement of larger principles of Town planning policy that are still pertinent, some still based on Charles Reade's seminal influence.

#### PRINCIPLE ONE

A suburb is in constant flux over time as its demographic profile changes in terms of the age, household structure and socio-economic character of its residents. There will also be further pressure on higher density living even in this archetypal Australian suburb in the future. Their recreational needs will inevitably change.

I have witnessed CLG change from predominantly mixed , younger families to an older suburb, and is now recycling again with younger families. This was evident in the changing profile over time of the primary school, once heavily dominated by wooden portables and large class sizes. When I was in grade seven there were four classes for that grade alone, two male and two female, each numbering around 40.

The demise of the Boy Scout and Girl Guide movements may be another marker of that change. The demise of the original horse training track around the footy oval is another kind of marker.

What is in demand now will not be the case in ten or twenty years. Major focus on certain team sports for children and younger adults will surely change. There will be more diverse passive recreation and greater need for parks and informal walking areas with mature trees.

Active large team sports will need to be augmented with other games such as Tennis courts and perhaps Half Court Tennis spaces. The latter have emerged strongly as catering to a wider age cohort and especially to older adults. They also require less space. There should also be scope for other sports such as volleyball, netball, and soccer in the future.

The grassed and watered areas we currently support are inevitably going to be more expensive to water and maintain . They should be multi-purpose for different sports as much as possible. Any infrastructure such as goal posts and line marking should be planned to get the best use out of available grassed and watered areas. At present this is Australian rules football and baseball. Other options in the future may be cricket and soccer.

The best local model for this appears to be the WAITE RESEARCH complex at Urrbrae, which successfully combines multiple uses : an area for team sports ( with adjacent change rooms ), open park areas with large trees, bushland, and larger teaching and research spaces, all operating side by side, with high levels of community usage.

#### PRINCIPLE TWO.



We face Global warming in terms of higher summer temperatures, humidity, and higher water and energy costs. The need for more mature trees in suburban areas is clear, especially the emerging varieties of fast growing deciduous trees such as Manchurian Pear, as an aid to shade, cooling and minimal water usage. Colonel Light Gardens is already effective with its garden design features such as street tree plantings, but any open space that can be utilised should plan for greater medium to large tree plantings in clumps or groves. This should apply to Mortlock Park in particular, but also greater plantings in other smaller available reserves as laid out in Reade's original design, both in CLG and equally in other parts of Mitcham. This has to become a larger planning priority. Many other small reserves in CLG could benefit.

Recent developments offer better varieties of mainly deciduous trees that are fast growing and effective (e.g. Manchurian Pear), and certain natives, and reduced reliance on some older deciduous trees such as 'London Plane' given problems in disposing of their leaves, or species with hard seed pods. Small pond areas as are being installed in other council areas for water cleaning and retention should also become a priority.

### PRINCIPAL THREE

We need to enhance the 'Amenity' of our suburban areas with more park like features for trees of varied sizes and appeal wherever possible. If we look at a map of the streets and layout in a circuit of around a one to two km radius around Mortlock Park we are struck by the paucity of parks and areas where people can walk, enjoy birds and living features, and enjoy a sense of being in nature. Much of Reade's original planning has been lost or "watered down". The only area that is park like within reasonable distance is up the hill in Hood Reserve, which is highly valued by local residents. Any opportunity to enhance the area should be grasped.

### RECOMMENDATIONS

1 The total area devoted to grassed/ watered open playing fields in Mortlock Park should be reduced. This includes areas beyond the main oval complex designed for multiple use large team games, the area currently disposed as facilities for Boy Scouts and Girl Guides, now obsolete, and other peripheral spaces.

The Scouts Hall should be demolished as a community facility as it duplicates a hall already available for rental nearby, with parking, in West Parkway. The Guides Hall is no longer viable and should be removed.

2 A policy of greater planting of fast growing medium and large shade trees should be implemented wherever possible in all available reserves, streets and corner sites throughout CLG and other parts of the suburb.

3 The upgrade of Gil Langley building is desirable to improve access for change facilities for sporting teams, and storage of sporting equipment, with a central shared meeting area. But the overall area of the building should be maintained and not increased. There should be no access to a license for serving alcohol given the proximity of the adjacent RSL club facility.

4 The two adjacent primary schools should continue to have access to the park site, as operates currently, with appropriate licences.

5 The two current sporting bodies in football and baseball should continue to share the main oval complex and change room facilities with 10 year licence arrangements. Changes to infrastructure in lighting, fencing and site definition will be needed to contain them within a single multi-purpose site.

6 New street planting of a single species along Freeling Crescent could be incorporated as part of a larger park structure in that area, with the existing old hedge and gum trees removed or incorporated in part in the new park area. The need for parking in the roadway adjacent to the SE corner of the school might be investigated.

7 The BMX area adjacent to West Parkway should be retained, but may need to be relocated.

8 A survey of parking for both the CLG PS and the two sports clubs should be undertaken to establish realistic need.

9 A review of sites should be made to consider location of scattered Half Court Tennis grounds and Volley ball sites for public use within the suburb generally. Current full size Tennis courts with public access should be retained, with prospect of conversion of some to Half Tennis sites if demand is demonstrated later.



## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

- 1. Historical and Cultural Significance:** The text emphasises the historical and cultural importance of Mortlock Park and its role in the development of the suburb as a "Garden Suburb" envisioned by Charles Reade. This theme underscores the need to respect and preserve the historical legacy of the area in any future development plans.
- 2. Town Planning and Urban Development:** The proposal highlights the importance of adhering to and acknowledging the principles of town planning policy, especially those influenced by Charles Reade. It suggests that these principles should guide the development and use of public spaces like Mortlock Park.
- 3. Demographic Changes and Evolving Needs:** The text points out the dynamic nature of the suburb's demographic profile, including changes in age, household structure, and socio-economic characteristics. It emphasises the need for urban planning to be flexible and responsive to these evolving community needs.
- 4. Recreational Diversity and Adaptation:** A major theme is the shift in recreational needs and preferences over time. The proposal advocates for a more diverse range of recreational facilities, including passive recreation areas, walking areas, and sports facilities for various age groups and interests.
- 5. Environmental Sustainability and Climate Change:** The text stresses the challenges posed by global warming, such as higher temperatures and rising water and energy costs. It advocates for environmentally sustainable practices, including planting fast-growing, water-efficient trees for shade and cooling.
- 6. Resource Management and Efficiency:** The proposal suggests a strategic approach to managing resources like water and space. This includes the idea of multipurpose sports fields and efficient infrastructure to maximise the utility of grassed and watered areas.
- 7. Community Engagement and Accessibility:** The text underscores the importance of community usage and access to public spaces. It suggests that facilities like Mortlock Park should cater to various community groups and be accessible to local schools and residents.
- 8. Infrastructure and Facility Management:** There are specific recommendations regarding the management and upgrade of facilities, such as the demolition of obsolete buildings, the restriction of alcohol licenses, and the maintenance of existing sporting facilities.
- 9. Green Space Enhancement and Biodiversity:** The proposal emphasises the need for more green spaces, including the planting of medium and large shade trees, and the creation of park-like environments that promote a connection with nature.
- 10. Long-Term Planning and Flexibility:** Finally, the text advocates for long-term planning that is adaptable to future changes. This includes considerations for evolving sports preferences, demographic shifts, and environmental conditions.

*In summary, the proposal provides a comprehensive perspective on urban planning, focusing on historical preservation, demographic responsiveness, recreational diversity, environmental sustainability, and community engagement. It calls for a balanced approach that respects the past while adapting to the future needs of the community.*

Last night there was a meeting at the club rooms located at Mortlock Park where it seems the GOODWOOD GIANTS are wanting to completely takeover the Mortlock Park Oval with no regard for Mitcham residents/ ratepayer's recreational activities on the oval.

So many Mitcham ratepayers use the oval.

If the GOODWOOD BASEBALL CLUB'S demands are met all other rate paying individuals will no longer enjoy the freedom that I guess was the reason the Mortlock family bequeathed the park.

There are family groups who have birthday parties, use the playground, and run freely over the oval.

There are joggers, a group who have been playing soccer for a number of years . I myself walk around the oval for cardio exercise following heart surgery.

You may say I can have the same exercise walking around the streets. As a ratepayer I shouldn't be denied access to a park that was bequeathed to MITCHAM residents,

Please take heed from the messages you may be receiving from local residents.

## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

- 1. Community Access vs. Exclusive Use:** A central theme is the conflict between the desire for exclusive use of Mortlock Park Oval by the Goodwood Baseball Club and the existing community use by Mitcham residents. This reflects broader issues of public space allocation and community rights.
- 2. Recreational Diversity:** The text highlights the variety of recreational activities currently undertaken at the oval, including family gatherings, playground use, jogging, soccer, and walking for health reasons. This diversity underscores the oval's role as a multi-functional community space.
- 3. Health and Well-being:** The mention of walking for cardio exercise post-heart surgery emphasises the importance of the oval for physical health and well-being. This is indicative of the broader significance of public spaces for community health.
- 4. Historical Intent and Legacy:** The reference to the Mortlock family's bequest of the park to Mitcham residents suggests a historical intent for the park to serve the local community. This introduces a theme of respecting the legacy and original purposes of public spaces.
- 5. Residents' Rights and Voice:** The emphasis on the writer's status as a ratepayer and the call to heed messages from local residents highlights themes of civic rights, taxpayer entitlements, and the importance of listening to community voices in decision-making processes.
- 6. Equity and Inclusivity:** The concern over being denied access to the park points to broader themes of equity and inclusivity in public space management, emphasizing that public amenities should be accessible to all segments of the community.
- 7. Alternative Solutions and Compromises:** While not explicitly stated, the tension between the baseball club's demands and community use implies a need for dialogue about alternative solutions or compromises that accommodate multiple interests.

***In summary, this text raises important issues about community access to public spaces, the balance between individual group interests and broader community needs, the importance of historical legacies, and the role of public spaces in promoting health and well-being.***

To whom it may concern,

Given the result of the recent vote over the three options for the Forestville hockey club, on the Unley High School grounds, which was so very strongly opposed by the community, I am not going to waste my time filling in a survey when I do not believe the current Mitcham councillors represent the City Of Mitcham residents.

If there is an explanation for the results of the meeting on 10 October, that justifies the survey, please feel free to contact me.

Regards,

## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

**Community Opposition and Controversial Decisions:** The mention of the "strongly opposed" vote regarding the Forestville hockey club on Unley High School grounds indicates the writer considers some controversial or unpopular decisions have been made by Council, reflecting a disconnect between the decisions of these authorities and the community's desires.

**Disillusionment with Local Representatives:** The individual expresses a lack of faith in the current Mitcham councilors, suggesting a broader sense of disillusionment or mistrust towards those representing the City of Mitcham. This indicates a perceived lack of representation or advocacy for residents' interests.

***Overall, the statement underscores a significant gap between the local government and its constituents, emphasising the need for improved communication, transparency, and genuine community involvement in local governance processes.***

I would like my street swept rather than new projects .  
Rest of the streets in hawthorn are covered in debris.

It has been months .  
Gutters broken

## THEMATIC ANALYSIS

Thematic analysis of the provided text reveals several key themes and concerns:

- 1. Preference for Maintenance over New Projects:** The primary theme here is the preference for basic maintenance (street sweeping) over the initiation of new projects. This indicates a prioritisation of essential services and upkeep over the development of new initiatives or infrastructure.
- 2. Frustration with Delayed Response:** The phrase "It has been months" conveys a sense of frustration and impatience with the perceived delay in addressing the maintenance issues.
- 3. Public Safety and Cleanliness:** Implicit in the desire for street sweeping and fixing broken gutters is a concern for public safety, cleanliness, and possibly health issues.
- 4. Resource Allocation and Governance Priorities:** The comparison between the desire for street sweeping and the undertaking of new projects suggests a theme of resource allocation and governance priorities, questioning how resources are being distributed and whether they align with the needs and wants of the community.

*This analysis indicates that the speaker is emphasizing the importance of basic civic maintenance and expressing dissatisfaction with the current state of infrastructure and response from relevant authorities, while also implicitly calling for a reevaluation of priorities in community development and resource allocation.*

Colony Light Gardens  
Residents Association Inc.

Established in 1974



**OPEN LETTER TO THE MAYOR AND ELECTED MEMBERS  
OF THE CITY OF MITCHAM**

By email: [electedmembers@mitchamcouncil.sa.gov.au](mailto:electedmembers@mitchamcouncil.sa.gov.au);

Dear Mayor and Elected Members

On 22 November 2023 at the Annual General Meeting of the Colony Light Gardens Residents' Association I was directed to write to the Mayor and Elected Members of Mitcham City Council to inform you that it was the firm position of the meeting that there should be no extension to the hours of use, or space available to the Goodwood Indians Baseball Club at Mortlock Park. The Colony Light Gardens Residents' Association is not opposed to the playing of sport on Mortlock Park.

However, currently the access that residents have to the Park is neither fair nor equitable. Mortlock Park is the main recreational space in Colony Gardens. As such, residents have the right to access the Park at both reasonable and family friendly times during the year, particularly during the spring and summer months, and a reasonable and usable portion of the space.

It is not acceptable that residents be required to access Mortlock Park from the beginning of October to the end of March prior to 4:30pm or after 8:30pm. On Saturdays access is restricted from 9:00 am to 7:00 pm and on Sundays 8:00 am to 8:00 pm. Weekends are the main times available to families to spend together and engage in meaningful recreational activities.

Under the current licence, the baseball club has an inordinate and disproportional share of access to the two main ovals which constitutes **over 80%** of the grassed areas. For six months, beginning in October, the baseball club has **exclusive use of over 78% of** weekday hours between these times and on weekends. Furthermore, on weekends the baseball club has almost a complete monopoly of use of the two large ovals and even the small north west grassed area on Sundays.

As a result residents feel and are being alienated from the oval on weekends. The prospect of trying to find an appropriate space at an appropriate time within the narrow window in which baseball is not being played, or associated activities undertaken, is near impossible and ultimately discourages individuals and families from using the Park.

This is not conjecture. The Colony Light Gardens Residents' Association has received reports of people being discouraged from using Mortlock Park because the times available do not meet the needs of those returning from work, or young families in the early evenings or at weekends. It is imperative that Mortlock Park provides for the needs of all residents.



Any increase in the times and space available to the playing of organized sport and associated activities on Mortlock Park would advantage the minority at the expense of the majority.

Mortlock Park was never intended to solely be a sporting facility, despite the views held by some vocal participants in organised sport. Mortlock Park is a community facility: there is a rotunda, a BMX track, Girl Guide and Boy Scout halls, a playground, public toilets, and a barbecue. It is clearly a community facility which has been designed, and caters for, a broad cross-section of residents. Mortlock Park is where people walk their dogs and families play together or use the barbecue and rotunda to celebrate family events.

It is not enough to renovate the Gill Langley Building or to build new fences and install lights. What is also needed is more trees, shade, seating and certainty of access at family friendly and appropriate times. Mortlock Park is the main recreational space in Colonel Light Gardens and it is vital that it provides for the active and passive, organized and non-structured physical recreational and exercise needs of all residents. Mortlock Park needs more trees, more paved paths that are friendly to young families with toddlers and strollers, older residents with mobility difficulties joggers and more seating (with backs).

We appreciate that the actual area available is a real issue. But why do we need two ovals dedicated to sport? Why cannot baseball and football be played on one oval (as they are played at different times of the year) and the other oval developed, as described in the previous paragraph, and exclusively reserved for the use of residents? This would result in 50% of Mortlock Park being available for residents at all times, not simply in the early morning or after dark.

The issue of who gets to use more Mortlock Park and when is dividing our community. It has done so for over 20 years. This is the time you the Mayor and Elected Members of Council, have two options: broker a solution which provides fair and equitable access to the oval for all users; or perpetuate and deepen the community divide.

One thing is certain, this is a problem that will not go away. It needs to be addressed and a compromise found. The CLGRA urges the Mayor and Elected Members to deal with this issue now and not leave it for a future council to address.

When the Mortlock family donated the land for what is now Mortlock Park it was intended to be a recreational area for all residents not a minority.

The Colonel Light Gardens Residents' Association calls upon the Mayor and Elected Members of the Mitcham Council to do three things:

1. respect the needs of the majority who are the residents and oppose any increase in hours and physical space available for organized sport on Mortlock Park;
2. redress the current imbalance by providing one oval for the exclusive use of residents; and
3. prioritize the provision of more trees, paths and seating using the Mortlock Park Master Plan as a starting point.

Yours sincerely



Marko Klobas  
President

**COLONEL LIGHT GARDENS RESIDENTS' ASSOCIATION**

6 December 2023



## THEMATIC ANALYSIS

To conduct a thematic analysis, we can break down the main themes and sub-themes present in the text:

1. **Equitable Access and Use of Public Space:** The primary theme is the call for fair and equitable access to Mortlock Park for all residents. The association emphasizes that the current arrangement disproportionately favors the Goodwood Baseball Club, limiting residents' access to the park, particularly during peak hours and weekends.
2. **Community Needs vs. Organised Sports:** There's a clear distinction made between the needs of the community for recreational and family-friendly activities and the space allocated for organised sports. The letter argues that the park should cater to a broader range of activities beyond just sporting events.
3. **Impact on Quality of Life:** The letter highlights the negative impact on residents' quality of life due to restricted access to the park. It mentions families and individuals being discouraged from using the park due to the limited availability fitting their schedules.
4. **Inclusivity and Diversity of Use:** The emphasis is on the need for Mortlock Park to serve diverse needs, including both active and passive recreational activities for people of all ages and abilities. This includes the call for more infrastructure like trees, seating, and paths.
5. **Community Division and Historical Intent:** The letter points out the long-standing community divide over the use of Mortlock Park and references the original intent of the Mortlock family's donation of the land – for it to be a recreational area for all residents, not a select few.
6. **Proposals for Change:** The association proposes specific changes, such as dedicating one oval exclusively for residents, reducing the hours and space allocated to organised sports, and enhancing the park's amenities as per the Mortlock Park Concept Master Plan.
7. **Urgency and Responsibility:** There's a sense of urgency conveyed in addressing this issue, with a direct appeal to the Mayor and Elected Members to act promptly to resolve the community divide and meet the needs of all residents

*Overall, the letter is a plea for balance and inclusivity in public space usage, emphasising the community's right to accessible and versatile recreational areas.*

**City of Mitcham**

131 Belair Road, Torrens Park SA 5042

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# City of Mitcham

## KEY HERITAGE CONSIDERATIONS AND GUIDELINES

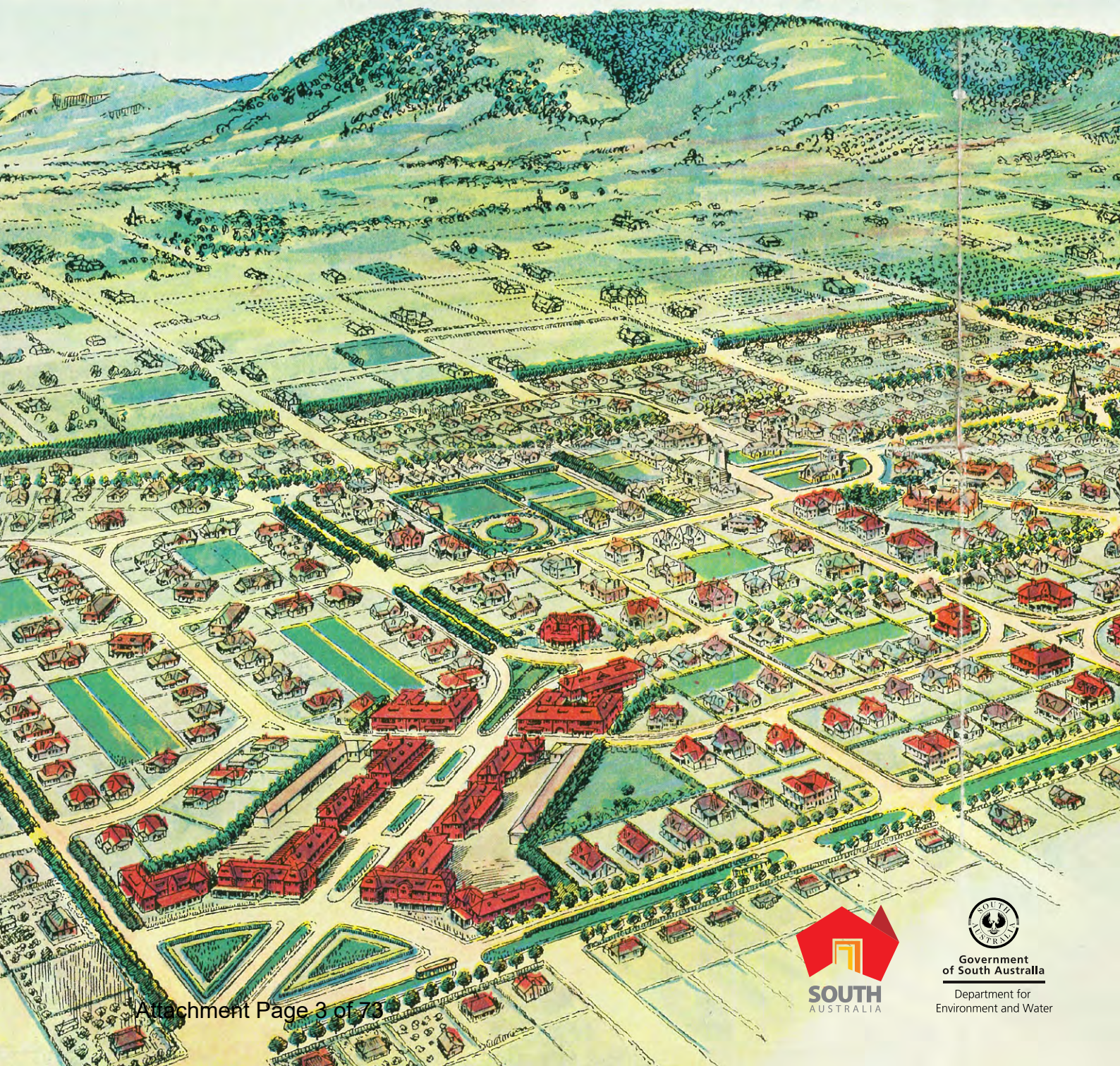
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# Heritage Standards

## Colonel Light Gardens State Heritage Area



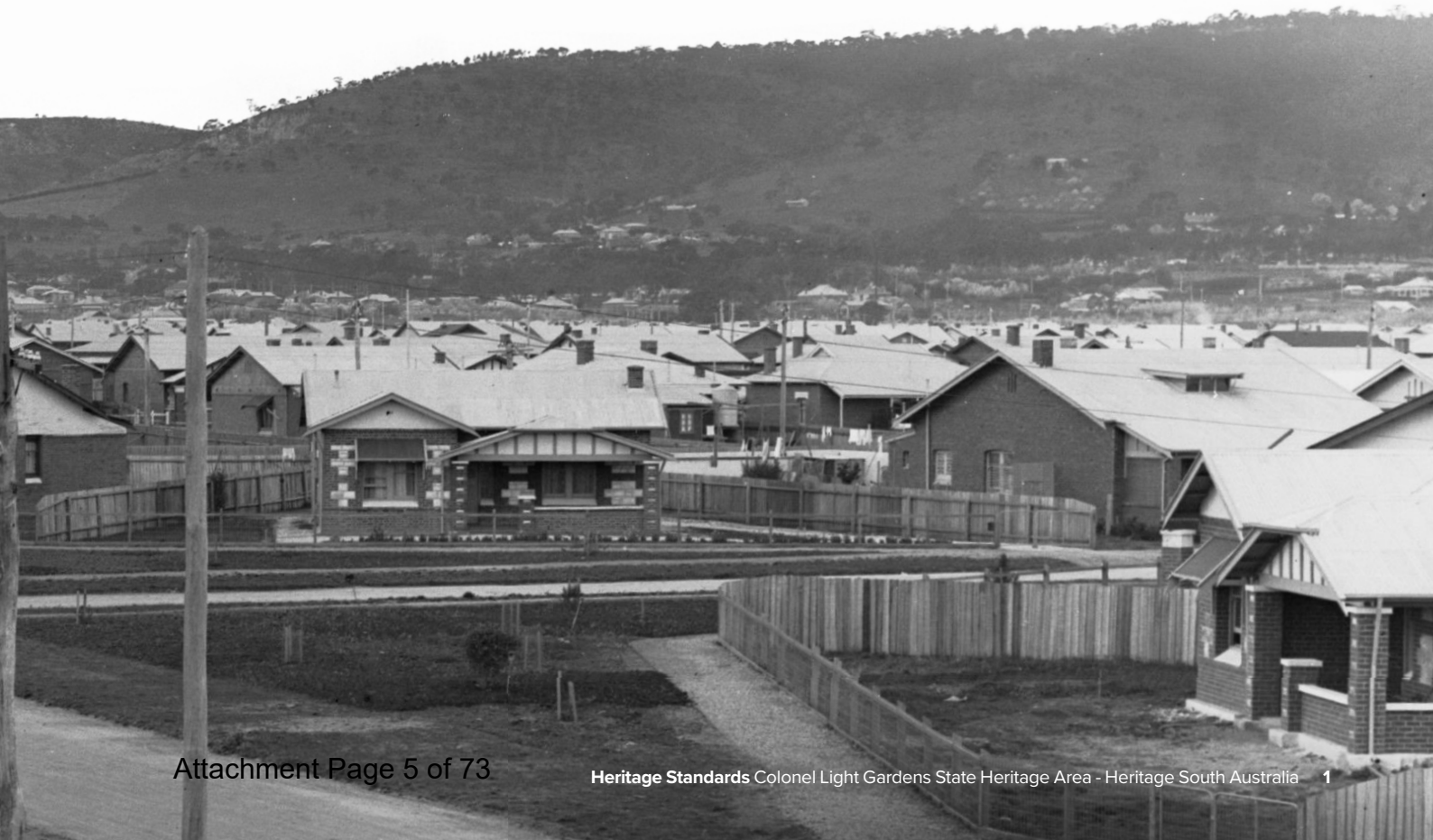
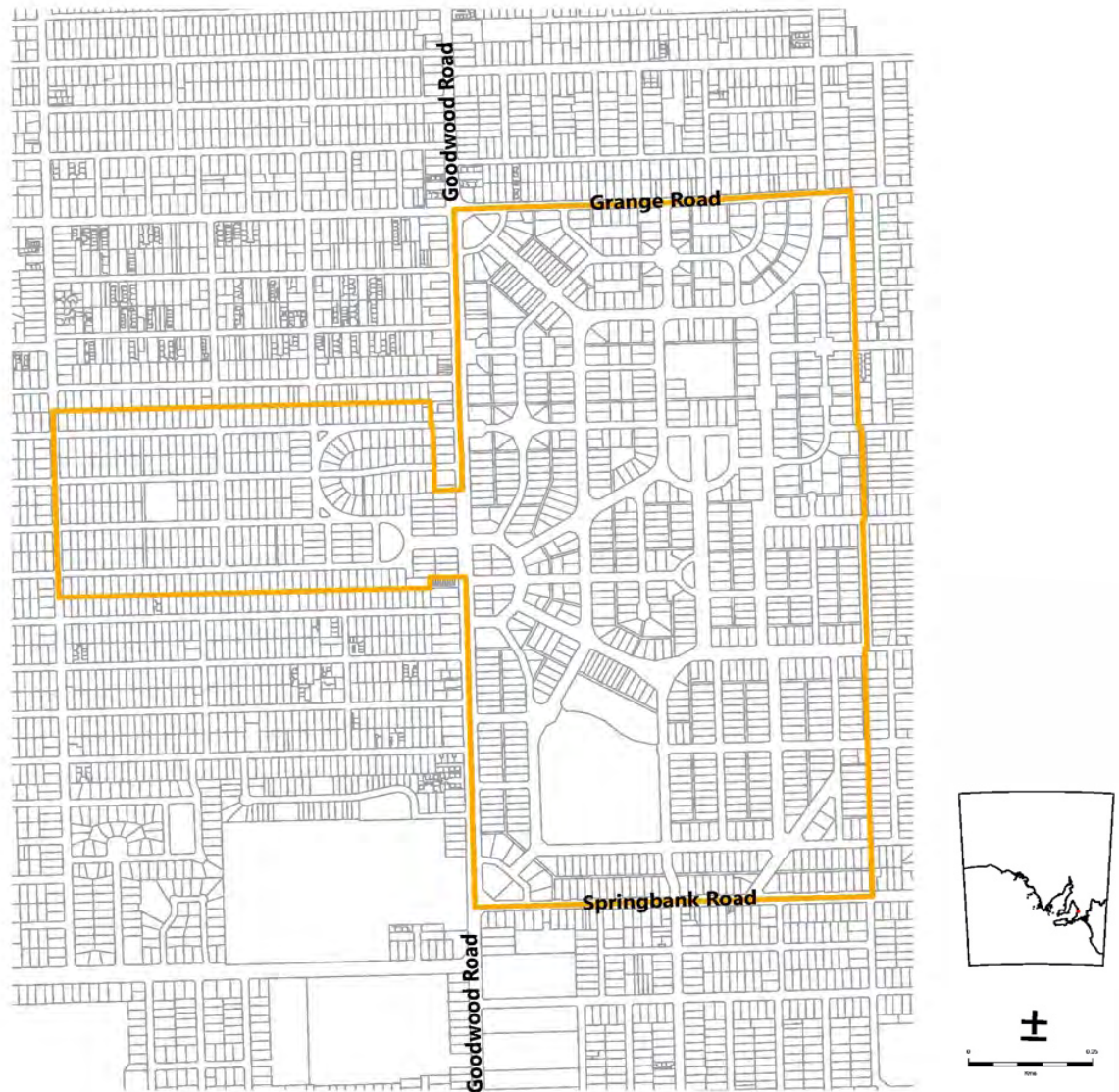


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## Colonel Light Gardens State Heritage Area





# 1. Background

## 1.1. Colonel Light Gardens State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the state's rich natural and cultural heritage. Colonel Light Gardens was designated as a State Heritage Area under the *Heritage Places Act 1993* in 2000. The designation ensures that future development of properties and open spaces within Colonel Light Gardens is managed in a way that maintains the State Heritage Area's heritage value.

## 1.2. Purpose of Heritage Standards

The Heritage Standards have been prepared by Heritage South Australia and are published in accordance with the *Planning, Development and Infrastructure Act 2016* and the *Planning and Design Code* (Code). They are a supplementary tool of the Code and are referenced in the State Heritage Area Overlay.

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. The Department for Environment and Water (DEW) Heritage South Australia (Heritage SA) is the Minister's delegate for decisions on referred development applications. The Heritage Standards form a key part of Heritage SA's assessment of these development proposals.

Heritage Standards are presented in three parts:

- **Background** – the historical development of Colonel Light Gardens and the principles that underpin the State Heritage Area listing
- **Statement of Significance** – the South Australian Heritage Register listing and the context and description of the heritage values
- **Heritage Standards for Development** – Principles and Acceptable Standards for development

## 1.3. History – Colonel Light Gardens

### **A model garden suburb for South Australia<sup>1</sup>**

The Garden City idea was introduced and disseminated in Australia primarily through the Australasian Town Planning Tour of 1914–15, co-organised and led by Charles Reade and William Davidge on behalf of the British Garden Cities and Town Planning Association. Reade was a New Zealand-born journalist turned town planner and Davidge was an English architect-planner. Following the outbreak of the First World War, Davidge returned home. Reade delivered lectures nationally to introduce and promote the concepts of town planning and the garden city idea and the mantra of 'planning on garden city lines'.

After the tour, in April 1915 the South Australian Government invited Reade to become Adviser on Town Planning and to draft a Town Planning and Housing Bill. In 1918 the government elevated him to Government Town Planner. At Reade's urging, in June 1915, the South Australian Government purchased Grange Farm at Mitcham from the estate of William Tennant Mortlock as the site for the construction of a model garden suburb. The sale conditions included that 10 acres of land would be reserved specifically for recreation purposes. Soon after making its purchase, the state gave the entire site over to the Australian Government for use as a First World War military training camp.

In October 1917 Reade hosted the first Australian Town Planning and Housing Conference and Exhibition in Adelaide as a forum to further promote town planning. He arranged an exhibition of material from various parts of Australia and from overseas. Also, he commissioned Victorian architect David William Crawford to draw a bird's eye perspective of the proposed Mitcham Garden Suburb for display in the exhibition. The perspective became Reade's visual promotional tool for the model development. At the second Town Planning and Housing Conference held in Brisbane in 1918 South Australia's Attorney-General Henry Barwell gave a paper in which the Mitcham Garden Suburb plan and its key design elements were formally and publicly described for the first time.<sup>2</sup>

Following the end of the war, the South Australian Government passed the Garden Suburb Act 1919 which enabled the suburb's establishment and created a Garden Suburb Commission (of one person) responsible for all aspects of the suburb's development and administration.

<sup>1</sup> History – Colonel Light Gardens' kindly authored by Dr Christine Garnaut, January 2021

<sup>2</sup> Henry Barwell, 'South Australia-Soldiers' Settlements', *Volume of Proceedings of the Second Town Planning and Housing Conference and Exhibition*, Brisbane, 1918, pp.59-75.

The commission administered the garden suburb until the Act was repealed in 1975. Then, Colonel Light Gardens came under the control of Mitcham Council.

### The model garden suburb takes shape

Reade left South Australia in December 1920 to work as Government Town Planner in the Federated Malay States. The development of the early suburb was overseen by Garden Suburb Commissioner Charles Davenport Harris (1921–28) assisted by Garden Suburb Secretary Tom Collins Stephens, who succeeded Harris as Commissioner (1928–51). Both were professional colleagues of Reade and understood Garden City planning principles and Reade's intent for the suburb.

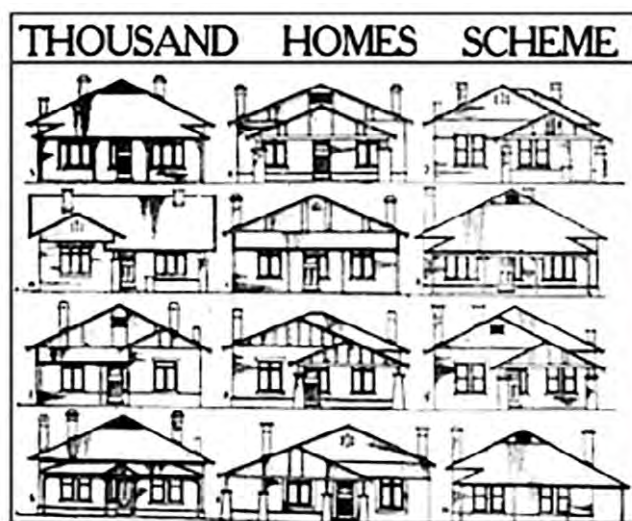
The Mitcham Garden Suburb was named Colonel Light Gardens in April 1921, and in September 'By-laws under the Garden Suburb Act 1919' came into effect. These covered various topics including building setbacks from the street and clearances around buildings, and considerations such as 'location, use and general character of the building [and] harmony in exterior design' to address in assessing building applications.<sup>3</sup>

In August 1921, the South Australian Government announced the release of the first blocks of land for sale in the suburb – in the north-east corner. Two subsequent land releases were made.<sup>4</sup>

The first houses were built in Lincoln Avenue, Salisbury Crescent and Tidworth Crescent and there were seven by mid-1922.<sup>5</sup> Work was under way by then in the public realm. Respecting the garden city approach of retaining existing vegetation, surviving trees were preserved on Doncaster Avenue, Flinders Avenue, Freeling Crescent and West Parkway. Trees were reported as beginning to be planted and in July 1922 there were a total of 1077 in avenues along twelve streets.<sup>6</sup> By 1924 the suburb was connected to reticulated water, sewerage lines were being installed, public transport to the suburb was being improved, sites were set aside for a school and police station, and land had been bought for several churches.

### The Thousand Homes Scheme and the modification of Reade's plan

Aspiring to address Adelaide's severe housing shortage, in June 1924 the South Australian Government announced the



*Thousand Homes Scheme house designs advertised in The Mail (Adelaide), Saturday 28 June 1924., page 1.*

Thousand Homes Scheme, Australia's first mass affordable housing program, for the garden suburb site and purchased additional land west of Goodwood Road to accommodate the targeted number of houses. The suburb's two parts were separated by an arterial road.

The government did not change its goal to establish the suburb as a model garden suburb, but some adjustments were made to the approved plan prepared by Reade. The southern section was modified to accommodate more housing blocks than proposed originally for that part of the suburb. The street pattern was unchanged, but the house blocks were remodelled to a standard size. The open spaces proposed as internal reserves were removed and the final 18 acres set aside for recreational use was reduced in size. The ornamental lake and formal gardens were removed.

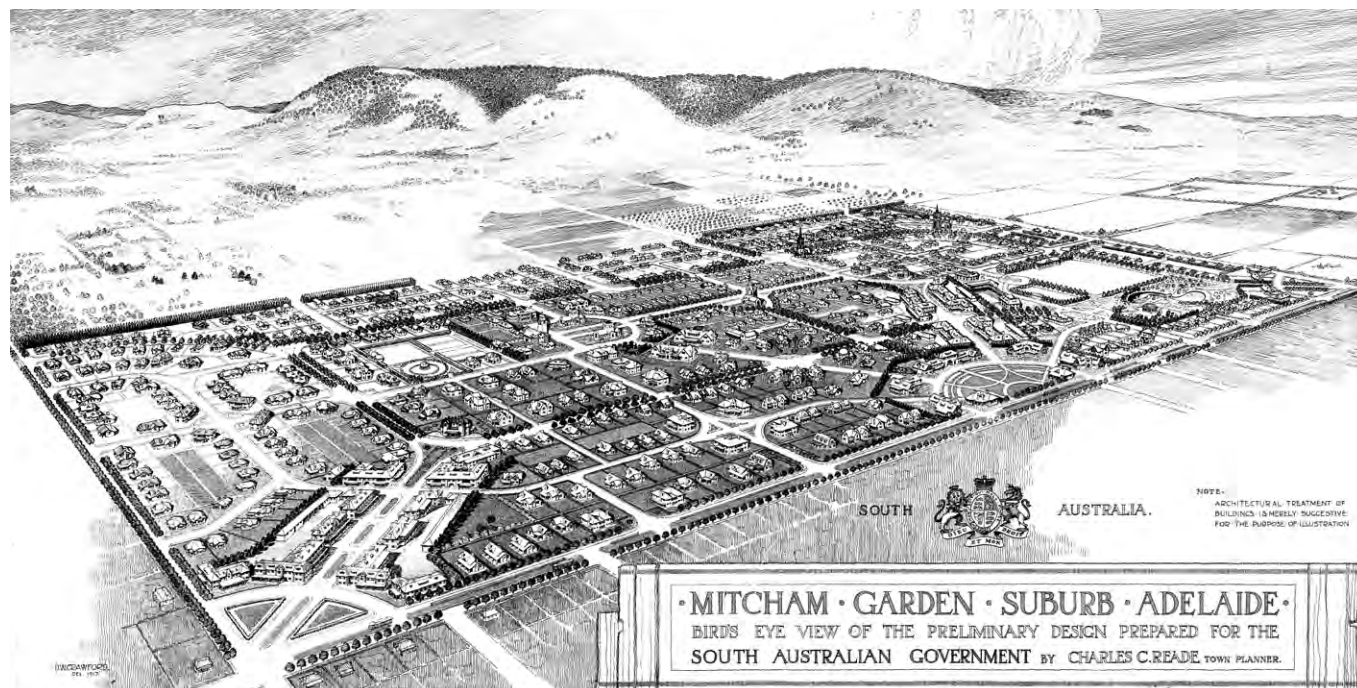
Generally, to fulfil his brief to maximise the number of residential blocks, Government Town Planner Walter Scott Griffiths laid out the western section as a conventional grid with straight streets. Most sites were allocated for housing, the only open spaces being a semi-circular reserve in Light Place and a recreation reserve (Hillview Reserve) between Penang Avenue and Rozelles Avenue. Service lanes that featured in the original section of the garden suburb were not adopted although the plan did incorporate several pedestrian lanes.

<sup>3</sup> Garden Suburb Act 1919: 'By-Laws under the Garden Suburb Act 1919', *South Australian Government Gazette* 29/9/1921, pp.719-720.

<sup>4</sup> First land sales area boundaries: Grange Road to Flinders Avenue, Flinders Avenue to Salisbury Crescent to East Parkway, East Parkway to the Grove (north side), The Grove to View Street (west side). Roads within the boundaries: Lincoln Avenue, Rosemont Street, Tidworth Crescent, York Place.

<sup>5</sup> Christine Garnaut, *Colonel Light Gardens: model garden suburb*, Crossing Press, Sydney, 2006, p.93, 63.

<sup>6</sup> Garnaut, *Colonel Light Gardens*, 2006, p.64.



*Bird's eye perspective Mitcham Garden Suburb (later Colonel Light Gardens). Original held Mitcham Heritage Research Centre.*

Thousand Homes Scheme houses were constructed in designated areas in the original part of the suburb and entirely in the section west of Goodwood Road apart from on the site of the existing Hanns and Shobbrook farmhouses.

Thousand Homes Scheme houses were constructed in designated areas in the original part of the suburb and entirely in the section west of Goodwood Road apart from on the site of the existing Hanns and Shobbrook farmhouses.<sup>7</sup> They were built to one of 14 specified designs, and in accordance with the Garden City principle of 'unity but not uniformity' no two houses side-by-side were of the same design. Plans were drawn for the houses by State Bank architects – they modified existing drawings of Soldiers' Homes. Eventually 363 Thousand Homes dwellings were built on the original site for the garden suburb and 332 in the section west of Goodwood Road.<sup>8</sup>

#### Development in parallel to the Thousand Homes

While the Thousand Homes dwellings were being constructed, people continued to buy blocks and build houses in the northern part of the original garden suburb.<sup>9</sup> Some of these houses were financed by loans from the State Bank and were built according to plans available from

the bank; therefore, they have design features of Thousand Homes Scheme houses but were not built under the auspices of the scheme.

Public realm development continued, too, in the original section of the suburb as trees were planted in the verges alongside major roads and streets, and in selected median plantations, for example on Broadway. Trees were not intended for or planted in the verges beside narrower residential streets.

'Ornamental plots' at street corners were grassed and planted with 'hardy shrubs'.<sup>10</sup> The suburb's main recreation area, named Mortlock Park, was established with adjacent playing field and a children's playground close to the Education Department's infant and primary school. In a reserve eventually named Reade Park and set aside for active and passive recreation in the northern part of the suburb, areas had been designated for tennis courts, croquet and lawn bowls and for a rotunda and formal gardens.<sup>11</sup> Tennis courts and a bowling rink were established initially. Hillview Reserve in the section west of Goodwood Road was developed with four tennis courts, playground equipment, a grassed area and bandstand (later moved to Light Place).

7 The South Australian Government purchased the Hanns and Shobbrook agricultural estates for the Thousand Homes Scheme. The farmhouses associated with the estates as well as a group of existing shops were excluded from the sale.

8 Garnaut, *Colonel Light Gardens*, 2006, p.71.

9 See principal stages of 1920s land sales map in Garnaut, *Colonel Light Gardens*, 2006, p.65.

10 Garden Suburb Commission, *Annual Report, 1927-28*: 1. Available online at: <http://www.clghs.org.au/documents/GSC%20annual%20reports.pdf>.

11 Reade's plan showed four tennis courts. Eighteen were installed by 1926. Garden Suburb Commission, *Annual Report, 1926*



The internal reserves retained at the northern end of the original section of the garden suburb were not a focus of development in the suburb's founding years. They were intended for community recreational and horticultural purposes principally by residents living in the adjacent houses. At first, their focus was on establishing their own houses and gardens but before too long, with approval from the Garden Suburb Commission, one reserve had been converted into two tennis courts, playground equipment was installed in another and trees and shrubs planted in a third.<sup>12</sup>

In December 1927 the Garden Suburb Commissioner declared that 'nearly all the blocks in the suburb are now occupied'.<sup>13</sup> The initial stage of the suburb's development was complete.

### Buildings in the garden suburb

Buildings played a fundamental role in the garden suburb as sites of shelter, activities of various kinds, and of interaction between residents of all ages. They were also familiar landmarks that helped create residents' sense of place. Houses were regarded as critical to fostering healthy, contented and community-minded residents and therefore were considered the focal building type. The style of house was not dictated; rather, adoption of local preference was promoted.

### Colonel Light Garden Houses

#### Overview

The style of houses built in Colonel Light Gardens followed the popular fashion of the day. The majority were built in the founding decade and, through their common scale, form, materials and colours, demonstrated the Garden City principle of 'architectural unity but not uniformity'. The first houses were bungalows derived from the style popularised in America but modified to suit local conditions and materials. Bungalows were built throughout South Australia and in



'Moving-in day', to a Thousand Homes Scheme house, Corunna Avenue. Undated photograph. Original held by J. Ball. Source Mitcham Heritage Research Centre.

Colonel Light Gardens in the 1920s. The Tudor Revival style was increasingly popular from about 1927 although relatively few were built in Colonel Light Gardens due to the lack of availability of building sites by that time.

After Second World War state government building restrictions and a shortage of materials affected dwelling size and materials. The houses built in the suburb in the post-war era reflect the constraints of the time in their 'Austerity' style. Prominent examples include the houses on Piccadilly Circus built on land reserved in the original plan as the suburb's main entrance and intended to feature formal gardens, as well as others in Eton Street on land associated initially with the Garden Suburb Depot.

The Colonial style brick retirement homes built on Kandahar Crescent in the 1960s are typical of their era and ten single-storey semi-detached dwellings constructed in the 1990s by the SA Housing Trust on the site of the former Garden Suburb Depot in Eton Street are sympathetic in form and materials to the suburb's bungalows. Some facades of houses in the suburb display Art Deco elements that were popular from the 1930s. These decorative features were often applied to remodelled building facades.

### Form and materials

The earliest houses in Colonel Light Gardens were single-storey in form and sometimes asymmetrical in elevation. They were constructed of unpainted red brick and featured timber verandah posts, window frames and doors generally painted dark brown, green or white. Chimneys were unpainted red brick. Roofs were of unpainted corrugated iron and typically, eaves were wide and overhanging. Gable ends were either timber weatherboards, pressed sheet metal, stuccoed or half-timbered panelling sheeting. As post-war circumstances improved and a wider range of materials became available, sandstone quarried usually in Stirling in the Adelaide Hills and at Brownhill Creek, Mitcham, was used on front walls and



Junction of Salisbury Crescent and Lincoln Avenue looking south, July 1927. Source: History Trust GN12027.

<sup>12</sup> Weidenhofer Architects, Colonel Light Gardens Conservation Management Plan, 2005, p.80.

<sup>13</sup> Quoted in Garnaut, *Colonel Light Gardens*, 2006, p.5.

verandah pillars, along with glazed brick and stucco. The side and back walls continued to be unpainted red brick. There was no applied decoration. Hardwood post and crimped wire front fences were typical.

From the mid-1920s timber verandah posts were replaced by either sandstone or exposed, glazed or rendered brick piers or columns. Precast concrete columns became more common the late 1920s. Some houses featured a pergola abutting the front wall and supported by timber posts or pillars to match the verandah.

Tudor Revival houses adopted the rectangular form of the bungalow. Roofs were more prominent and steeper in pitch with steep gable ends. They were generally clad in corrugated iron. Front walls were typically sandstone with unpainted red brick to the side and rear.

Thousand Homes were built to one of fourteen designs and were more restrained in size and materials than the privately built houses.<sup>14</sup> They were all constructed of red brick, unpainted, and broken occasionally by a band of stucco. Roofs were corrugated iron. Timber posts or cement rendered brick piers supported the verandah. Where installed (designs 3, 6 and 8), verandah brackets were cut from timber. The houses featured a hardwood post and crimped wire front fence.

### Non-residential buildings

With the exception of the Garden Theatre and the Education Department's Primary School building, the suburb's non-residential buildings were of domestic scale. Temporary buildings were constructed of timber and iron and permanent ones were in brick. The buildings include churches (originally Presbyterian, Baptist, Congregational, Catholic and Anglican), shops in two designated commercial precincts (The Strand and Bond Street), the police station and the Garden Theatre (for moving pictures) both on Goodwood Road, two schools (St Therese's Catholic primary and SA Education Department infant and primary), and two meeting halls (Rechabite (now RSL) and Colonel Light Gardens Institute).

From the 1950s most of the original church buildings were replaced by more substantial structures. A new basketball

stadium constructed on the southern edge of Mortlock Park in 1975 was demolished following a major fire in late 1998. The two-storey Community Association building was erected adjacent to the stadium in the 1980s.

Several buildings have changed uses: the Garden Theatre on Goodwood Road was converted to a supermarket in the 1960s and is used in 2021 as a chemist, the Congregational Church on Salisbury Crescent became a childcare centre in 1996, and the police station on Goodwood Road was adapted as commercial premises from the 1990s and is currently (2021) a medical practice.

### New development: 1990s onward

Since the mid-1990s a small number of new houses have been built in the suburb. For example, several structurally unsound original dwellings have been replaced by new houses and new houses have been built on Salisbury Crescent on blocks reserved originally for shops (with rear dwellings). Two new shops have been built in The Strand.

## 1.4. Reference documents

Bechervaise & Ass et al *Colonel Light Gardens Conservation Study*, (1989)

Garnaut, Christine *Colonel Light Gardens: Model Garden Suburb*, Crossing Press, Sydney 1999

Weidenhofer Architects *Colonel Light Gardens Conservation Management Plan* (2005)

## 1.5. Supporting reference documents

Freestone, Robert *Model Communities: the Garden City Movement in Australia* Thomas Nelson, Melb 1989

Sulman, John *An Introduction to the Study of Town Planning*, Government Printer, Sydney 1921

*Garden Suburb Act 1919*: ' By-laws under the Garden Suburb Act 1919', South Australian Government Gazette 29/09/1921



House at Colonel Light Gardens, ND, Source: History Trust SA GN07685



Houses at Colonel Light Gardens (Rochester Ave/Kandahar Cres intersection), ND, Source: History Trust SA GN12005

<sup>14</sup> Plans and specifications are held by State Records SA.



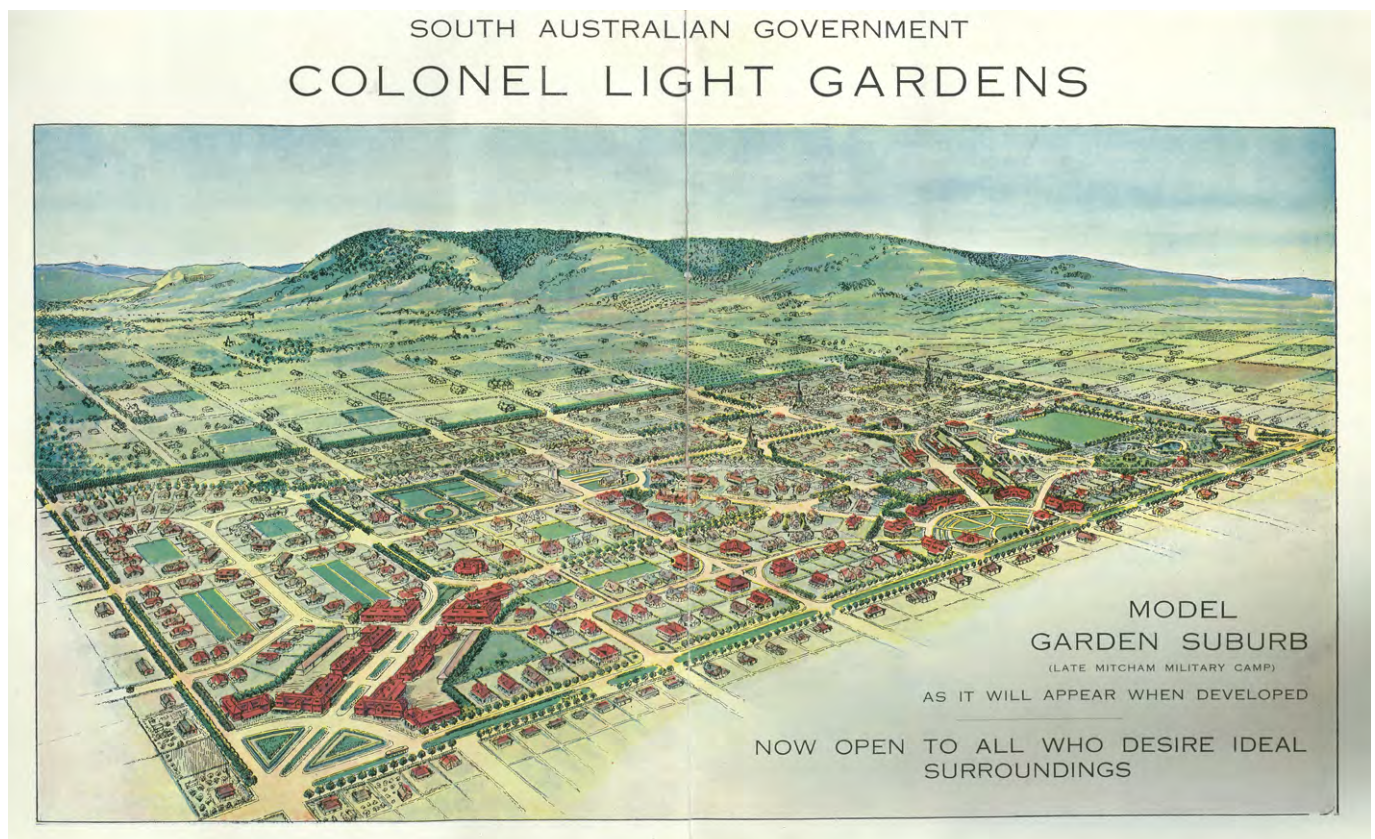
## 2. Heritage Value

### 2.1. Statement of Significance (Colonel Light Gardens State Heritage Area)

'The suburb of Colonel Light Gardens is of heritage value for the following reasons:

- It exemplifies the theories of town planning of the early 20th century based on the Garden City concept, and is considered the most complete and representative example of a Garden Suburb in Australia, combining both town planning, aesthetic and social elements into coherent plan. The public and private spaces of the suburb meld to create a distinctive three-dimensional suburban design.
- It represents the best work of Charles C. Reade, who was the first appointed Town Planner in Australia and South Australian Government Planner from 1916–20. Reade was the leading exponent of the Garden City Movement to practise in Australia.
- It is the repository of the majority of houses built under the mass housing programme of the Labor Government of the 1920s known as the Thousand Homes Scheme and became the area identified with the scheme. International visitors were taken to view the housing developments at Colonel Light Gardens during the 1920s. It contains a homogeneous style of residential architecture representing the particular workingman's house idiom of the mid-1920s, developed from the Californian Bungalow design.
- It is the embodiment of other, more ephemeral social concepts of the 1920s such as 'post-war reconstruction,' 'homes for returned soldiers' and 'community spirit and self-help' which led to the creation and development of a community.'

(as entered on the South Australian Heritage Register, 4 May 2000)



Colonel Light Gardens 'as it will appear when developed'. Coloured birds eye perspective of the model garden suburb in Colonel Light Gardens: *Comfort, Convenience, Beauty* [1921]. Courtesy of Architecture Museum, University of South Australia.

## 2.2. What is of heritage significance?

Colonel Light Gardens is closely associated with the phenomenon of suburban development in Australia and with the popular aspiration for living and owning a home in the suburbs. It was established in the 1920s as a model garden suburb by the South Australian Government and demonstrates the distinctive influence of both the modern town planning movement and the garden city idea on planned 20th century residential environments.

Charles Compton Reade (1880–1933) designed Colonel Light Gardens in 1917. He was ‘the single most important figure in Australian garden city history’<sup>15</sup> and a major contributor to the garden city story internationally. Built mostly between 1921 and 1927, Colonel Light Gardens is distinguished from other Australian garden suburbs because of its comprehensive expression of garden city planning principles ‘strongly influenced by [the international exemplar] of Hampstead Garden Suburb’ but adapted to suit Australian conditions and cultural preferences.<sup>16</sup> Additionally, it is the site of Australia’s first mass housing project, the Thousand Homes Scheme, which commenced in 1924.

The significance of Colonel Light Gardens as a planned environment was recognised at state level in South Australia in 2000 when the entire suburb was designated a State Heritage Area under the *Heritage Places Act 1993*. The suburb has been identified as one of 23 ‘indicative’ ‘major sites of planning heritage’ in Australia and singled out for its ‘iconic garden suburb status’.<sup>17</sup> In a nutshell, it captures ‘the essence of a planned landscape [which] lies not so much in individual elements as in their combination. It is less about the design of discrete buildings ... or their construction ... or green surrounds ... but more about their spatial interrelationships in making something special that is larger than the sum of the parts. The spaces between built structures are just as important as the structures themselves’.<sup>18</sup>

### The Garden City Idea, Garden City planning principles and the Garden Suburb

The Garden City idea originated in England at the turn of the 20th century. Its focus was on:

- improving human environments and particularly urban living and working conditions
- planning for people’s social, cultural, physical, emotional, and aesthetic needs
- facilitating opportunities for social interaction to enhance wellbeing and to foster community building
- creating healthy, visually harmonious, comfortable and convenient environments.

The garden city idea generated an internationally accepted approach to modern town planning known as ‘planning on garden city lines’. Applied initially at the city scale, the approach proved most successful at the suburban or residential level; hence the rise of what became known as the garden suburb.

A set of planning and design principles emerged to inform and direct the design and development of places planned on garden city lines. The principles were applied to sites around the world and adapted as necessary to suit local conditions and preferences. Wherever the location, the underpinning intent was to achieve a self-contained, physically and socially distinct place and a visually pleasing and harmonious environment characterised by ‘no jarring note’.<sup>19</sup> The distinctive physical characteristics were intended to contribute to a sense of place and to residents’ wellbeing and contentment with their environs, to social interaction and to community building.

15 Robert Freestone, *Model Communities: the Garden City Movement in Australia*, Thomas Nelson, Melbourne, 1989, p.76.

16 Robert Freestone, *Urban Nation: Australia’s Planning Heritage*, CSIRO and DEWHA and Australian Heritage Council, Collingwood, 2010, p.179; Christine Garnaut, *Colonel Light Gardens: model garden suburb*, Crossing Press, Sydney, 2006 (repr. 1<sup>st</sup> published 1997), especially chapter 5.

17 Freestone, *Urban Nation: Australia’s planning heritage*, 2010, pp.274-75, p.276; Christine Garnaut and Robert Freestone, ‘Colonel Light Gardens, History, Heritage and the Enduring Garden Suburb in Adelaide, South Australia, in Mary Corbin Sies, Isabelle Gournay and Robert Freestone (eds), *Iconic Planned Communities and the Challenge of Change*, University of Pennsylvania Press, Philadelphia, 2019, p.133).

18 Freestone, *Urban Nation*, p.4.

19 Quoted in Freestone, *Model Communities*, p.94; ‘By-Laws under the Garden Suburb Act 1919’, *South Australian Government Gazette* 29/9/1921, pp.719-720.



## Attachment B

The key planning principles that underpinned the design of a garden suburb were:

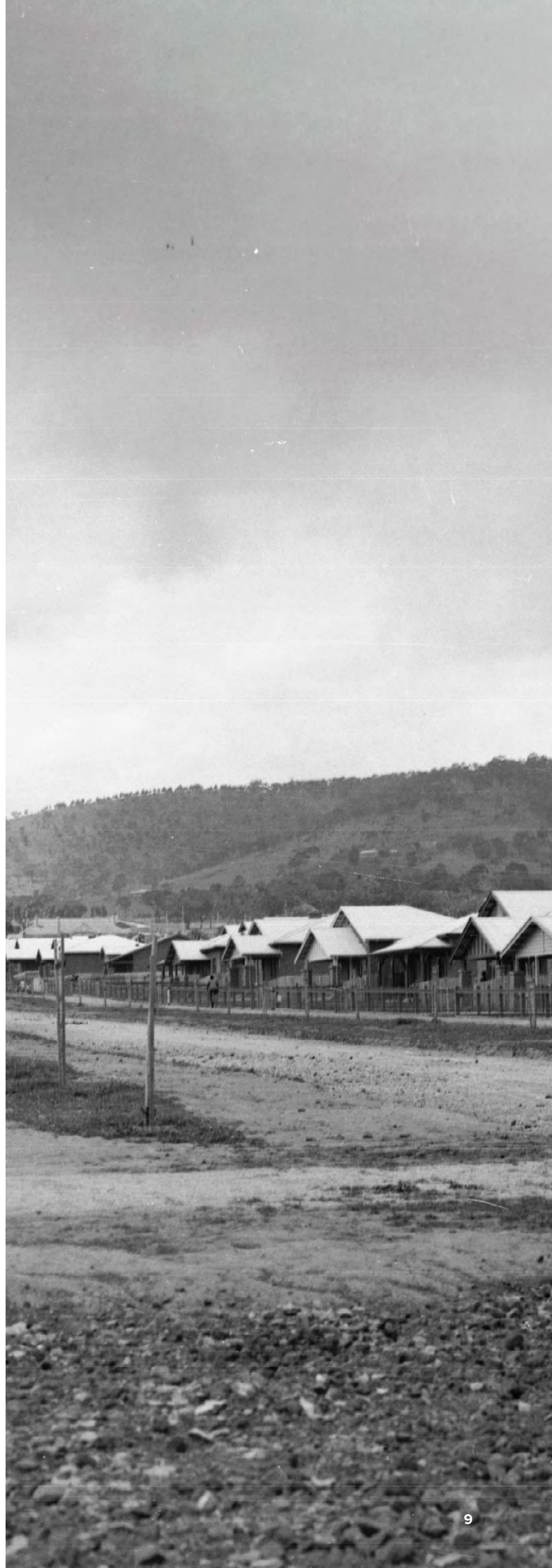
- A bounded site within which residents' everyday needs were accommodated.
- Areas set aside for specific uses – residential, commercial, educational, religious, recreational (local community and individual, and active and passive uses).
- Public open space of a variety of types and scales for a range of local community uses. Internal reserves for shared community use were a distinctive open space type in garden suburbs.
- A hierarchical road system. Roads were classified according to use. Typically, the widest took the largest volume of traffic. The narrowest were intended for access to residential streets.
- Variation in street width, line and length. Typically, 'curved, short arc and straight' also referred to as 'curvilinear symmetrical'<sup>20</sup>.
- A park-like environment created through preserving existing natural features, planting street trees, reserving open space, plantings in private gardens and in street garden reserves and melding of the public and private realm.
- Low density development.
- Detached single-storey dwellings sited with generous setbacks and ample front and back yard space. (Single story-detached dwellings was the Australian preference.)
- 'Architectural unity but not uniformity' achieved primarily through consistency of style, form, scale, colours and materials.<sup>21</sup>

Colonel Light Gardens' distinctive character is due to the Garden Suburb plan on which it was initially based, and the cohesive and consistent architectural style of its housing and buildings. Both of these aspects contribute to the heritage value of the suburb in the history and development of South Australia.

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<sup>20</sup> Freestone, *Model Communities*, p.89.

<sup>21</sup> Principles are summarised from John Sulman, *An Introduction to the Study of Town Planning*, Government Printer, Sydney, 1921, p.106; Freestone, *Model Communities*, pp.87-94; *Garden Suburb Act 1919*: 'By-Laws under the Garden Suburb Act 1919', *South Australian Government Gazette* 29/9/1921; Garnaut, *Colonel Light Gardens*, especially chapters 5 and 8. Quote in last dot point from Garnaut, *Colonel Light Gardens*, 2006, p.89.



## Features within the State Heritage Area which contribute to the heritage value of the State Heritage Area include:

- a. Hierarchy of straight and curved symmetrical roadways of a variety of lengths, rounded street corners, and rear laneways, which discourage through traffic and are designed to create unfolding sequences of attractive, green and varied spaces and terminal vistas.



- b. A planned mix of wide and narrow streets with a dominant, established park-like landscaped character, with extensive reserve planting based on the original design intent (street tree species and layout, lawn, footpaths, vertical kerbing and simple pedestrian cross overs). Laneways without kerbs and paving.

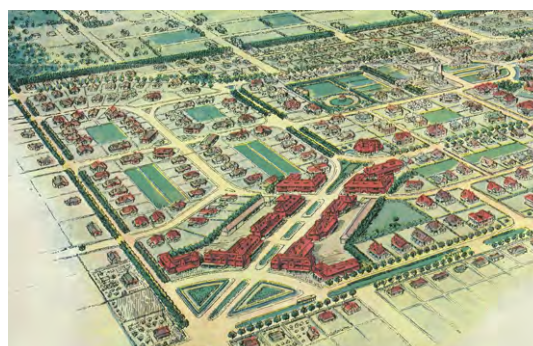


- c. Large river red gums in Freeling Crescent, Doncaster Avenue and Flinders Avenue.



- d. Suburb zones initially planned by function and location, including residential, commercial and educational, religious and recreational precincts

(part) Colonel Light Gardens 'as it will appear when developed'. Coloured birds eye perspective of the model garden suburb in Colonel Light Gardens: Comfort, Convenience, Beauty [1921]. Courtesy of Architecture Museum, University of South Australia



- e. The formality, planned purpose and abundance of open public reserves, formal street gardens and pocket parks, including shared parks to the rear of properties in the north of the suburb.





- f. Low-density residential development with dwellings sited on generous allotments with ample front, side and rear yards. Single detached dwellings of similar scale, design, and provenance, with consistent front and side setbacks – 1920s-39 in period.



*West Parkway looking south. 1930s. Source: Mitcham Heritage Research Centre*

## Architectural features of heritage value include:

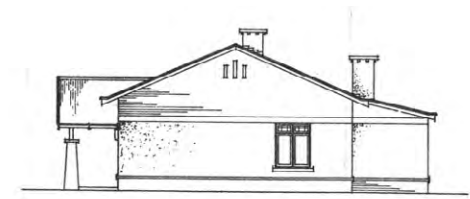
- face brick and/or stone construction, with brick or stone quoins – predominantly unpainted in finish
- gable or hipped/gablet roofs (22-25 degree range for bungalows, greater than 40 degrees for tudor style housing), clad with galvanised corrugated sheeting, with gable end render faces to some buildings
- Original scale of roof form, evident in ridge length, important to the understanding of the scale and type of early development within the suburb.
- simple face brick chimneys.
- timber framed, open verandahs with simple pitched or gable roofs, supported by masonry pillars or timber posts



- double or triple sash or casement timber windows



- traditional lean-to form additions to rear sections of dwellings



- freestanding sheds and garages of small scale in rear yards, but traditional in form – gable or single pitch, clad in corrugated steel sheeting



- front fencing – woven/ crimped wire supported by timber posts and rails. Woven/crimped wire gates with pipe framing. Hedging often featured behind fencing. Side fencing – corrugated galvanised sheet post and rail.



*B&W images - source: Mitcham Heritage Research Centre*

# 3. Heritage Standards for Development (Colonel Light Gardens State Heritage Area)

## 3.1. Purpose of Heritage Standards for Development

Any proposals to undertake development within a State Heritage Area will be referred to the Minister responsible for administering the *Heritage Places Act 1993*, who has the authority to direct the decision. Heritage SA is the Minister's delegate for decisions on referred development applications. The Heritage Standards form a key part of Heritage SA's assessment of these development proposals. The Heritage Standards:

- provide a basis for decisions regarding management of heritage impact of development by Heritage SA Heritage Officers
- include heritage principles and location-specific detail on how development can be undertaken to ensure heritage values are protected
- propose a minimum acceptable standard for development-related solutions within the State Heritage Area.

A State Heritage Area includes both private and public spaces (including streets) and the standards are applicable to development across the entire area.

Development associated with a State Heritage Place and also within a State Heritage Area is defined in the *Planning, Development and Infrastructure Act 2016* Part 1, 3 (1). Additional definition specific to a State Heritage Place or Area includes,

*“(e) .....—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”.*

The State Heritage Area Overlay ‘Procedural Matters (PM) Referrals’ – identifies the types of development to be referred to Heritage SA for assessment and direction.

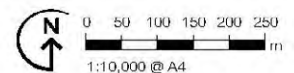
Exemptions to the definition of Development within a State Heritage Area are scheduled in the *PDI Act 2016* Regulations – *Schedule 5*





#### Legend

- Major Public Parks
- Internal Reserves
- Local Shopping Precincts
- Areas containing significant Eucalypt trees



## Concept Plan

### Colonel Light Gardens

*Concept Plan – land uses as planned 1920s – maintained to the present day. The balance of areas in the concept plan not individually identified or coloured are predominantly residential in nature, but includes schools, churches and other public buildings.*



## 3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

The considered and deliberate arrangement of distinct land uses in Colonel Light Gardens reflected garden suburb design principles of the period. Land uses were planned to provide for quiet residential streets, centrally located retail and a hierarchy of parks and reserves. The Concept Plan for Colonel Light Gardens reflects the land use planning intent for the suburb.

The Planning and Design Code zones applied to Colonel Light Gardens reflects these planned land use areas, ensuring the separation of retail, residential, open space and local centre community functions.

Principles	Acceptable Standard
<b>3.2.1. Land Use</b> <p>The 1920s planned designation of areas by land use is evident at Colonel Light Gardens, illustrating the unique garden suburb design principles and heritage values of the State Heritage Area.</p> <p>Development is <b>to have regard to</b> the following:</p>	
<b>a. Land use planning</b>	<p>Spatial distribution of the distinct functional land use areas to be retained in future suburb planning. Uses to be contained to areas as identified in the Concept Plan – page 14.</p> <p>Shops, offices, civic, community, religious and similar non-residential development is to occur within existing sites either currently used for that purpose, or existing buildings originally intended for that purpose.</p> <p>Original shop and commercial buildings located at Salisbury Crescent, The Strand and Goodwood Road to be retained and restored and used, having regard for their original purpose.</p> <p>Adaptive reuse of existing shops or community facilities is possible, but the external appearance of buildings are to reflect land use plan intent during period of heritage value associated with the State Heritage Area.</p>

### 3.3. New buildings

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

Opportunities for new buildings are rare in Colonel Light Gardens, but occasionally arise where land is vacant, a new building, such as a home office, is erected separate to existing buildings on a property, or where buildings that do not contribute to the heritage value of the suburb are replaced. New buildings are acceptable if it can be shown that there is minimal adverse visual impact upon the State Heritage Area.

Principles	Acceptable Standard
<p><b>3.3.1. Siting of new buildings</b></p> <p>The streetscapes of Colonel Light Gardens illustrate the unique garden suburb design principles of the State Heritage Area. Dwellings were planned to vary in alignment in groups along streets and to be consistent in scale, construction period, and subdivision layout, creating visual harmony.</p> <p>New buildings are <b>to have regard to</b> the following:</p> <p><b>a. Street and side boundary setbacks</b></p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through Reade's planning principles requiring deep front gardens, generous rear gardens and ample open space between dwellings.</p> <p>Setbacks are to maintain space between buildings, to reflect the original pattern of development of the suburb.</p>	<p><b>Dwellings:</b> new buildings are to be aligned to match the front facade of the dwelling to be replaced.</p> <p>New buildings are to be set back a minimum of 1.5 metres from any point along a side boundary.</p> <p>No new construction should take place between the street boundary and front or side facades of existing residential buildings, unless it is an ornamental garden structure (see 3.5.1 (c)).</p> <p>In areas where dwellings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> <p><b>Non-residential development:</b> building development is to repeat the site setbacks common to existing surrounding development.</p> <p>In areas where buildings post-date 1939, front and side setbacks are to repeat existing setbacks on the allotment or in the surrounding street.</p> 

Principles	Acceptable Standard
<p><b>3.3.2. Form and design of new buildings</b></p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>New buildings are <b>to have regard</b> to the following:</p>	
<p><b>a. Scale</b></p> <p>The consistently single-storey scale of established residential and retail development.</p> <p>Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.</p>	<p><b>Dwellings:</b> Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.</p> <p><b>Dwellings and non-residential development:</b> New buildings are to be single-storey in height, typically matching eaves, and roof ridge and wall heights common to the surrounding area.</p> <p>In areas where dwellings post-date 1939, the scale of new buildings is to match those typical in the surrounding street</p> <p>The scale of new community buildings is to reflect the height and footprint of existing community buildings within the suburb.</p>
<p><b>b. Roof form and pitch</b></p> <p>The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 period architectural styles of value in the suburb. Extended eaves and chimneys are also of importance.</p>	<p><b>Dwellings:</b> New roof forms are to be pitched in form, to reflect existing roof pitches in the surrounding street. Roof forms are to incorporate eaves. Projecting gable fronts to facades are appropriate where common to the locale.</p> <p>In areas where dwellings post-date 1939, new roof forms are to match those typical in the surrounding street.</p> <p><b>Non-residential development:</b> New roof forms are to match roofing of surrounding buildings – for example, a school.</p>
<p><b>c. facade proportions</b></p> <p>Horizontal proportions of established bungalow and tudor-style dwellings, (up to 3 front rooms in width, with deep verandahs across facades) common throughout the garden suburb.</p>	<p><b>Dwellings:</b> New buildings are to complement the proportions and architectural features of the front facade of existing buildings. Window and door openings facing the street should not dominate facades.</p> <p>In areas where dwellings post-date 1939, facade proportions are to match those typical in the surrounding street</p>
<p><b>d. Verandahs and porches</b></p> <p>Front verandahs or porches, a common feature to a majority of 1921–39 bungalow and tudor dwelling styles of heritage value throughout the suburb.</p>	<p><b>Dwellings:</b> New development is to incorporate a verandah or porch feature to the street facade, to provide facade articulation similar to existing dwellings within the streetscape.</p>

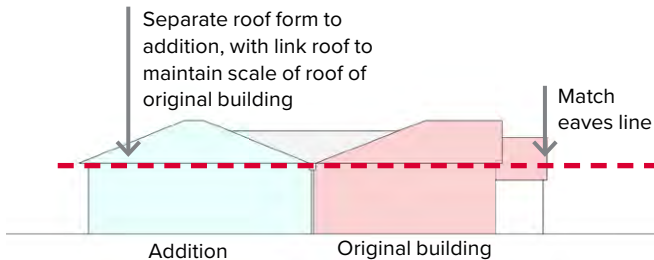
Principles	Acceptable Standard
<p><b>3.3.3. Materials, finishes and colours</b></p> <p>The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921-1939 period.</p> <p>Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.</p>	<p>New development is to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in: <b>(Alterations and Additions) 3.4.3 Materials, finishes and colours</b>, incorporating those common to the era of heritage value of the State Heritage Area.</p>

### 3.4. Alterations and additions

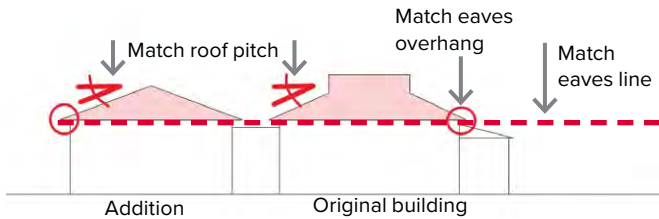
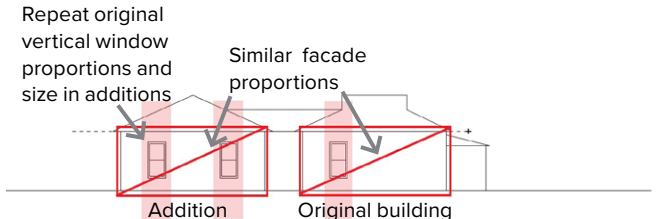
(refer: State Heritage Area Overlay - PO 2.1)

Additions to existing buildings within Colonel Light Gardens are possible. Design solutions are to follow the unique garden suburb design principles of heritage value.

Principles	Acceptable Standard
<p><b>3.4.1. Site and location of additions</b></p> <p>The streetscapes of Colonel Light Gardens illustrate the garden suburb design principles of the State Heritage Area. Development is consistent in setback, scale, construction period, and subdivision layout</p> <p>Development <b>is to have regard</b> to the following:</p>	
<p><b>a. Street and side boundary setbacks</b></p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens, achieved through early planning principles requiring deep front gardens, generous rear gardens and ample, visible open space between dwellings.</p>	<p><b>Dwellings:</b> proposed additions are to be located behind and to the rear of existing dwellings, matching dwelling width. On corner allotments, the side facade of additions visible from the street should not project forward of the side facade of the original building.</p> <p>Side boundary setbacks – proposed additions are set back in line with the existing dwelling and are also to be set back a minimum of 1.5 metres from any point along a side boundary. If the existing dwelling is located less than 1.5 metres off the side boundary, additions can match this alignment.</p> <p>Additions to the side of existing dwellings are only acceptable where the shape and space available on an irregular allotment precludes rear additions. In these cases, additions to the side are to be set back from the existing front facade by at least 4 metres.</p> <p><b>Non-residential development:</b> Development is to repeat the site setbacks common to existing surrounding development.</p> <div data-bbox="810 1518 1455 1957"> <p>Side boundary setback for additions – minimum 1.5 metres</p> <p>Align addition side wall with existing dwelling on corner allotments</p> <p>STREET</p> <p>STREET</p> </div>

Principles	Acceptable Standard
<p><b>3.4.2. Design of additions</b></p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the architectural realisation of garden suburb planning ideals, local domestic architecture tastes of the 1921–39 period and the mass housing program of the 1920s.</p> <p>Development <b>is to have regard to</b> the following:</p> <p><b>a. Scale</b></p> <p>The consistently single-storey scale of established residential and retail development.</p> <p>Larger scale community buildings, such as schools and churches, reflecting their landmark importance in the garden suburb community.</p>	<p><b>Dwellings:</b> Residential development (including buildings, garages, carports and verandahs) is to be limited in site coverage to 40 percent of the allotment area.</p> <p>Additions to existing dwellings are to be single-storey in height, matching the eaves height of the existing dwelling.</p> <p>Where seen from the street and surrounding public areas, additions are to be designed so the original scale of the dwelling is still obvious. A break in roof line between dwelling and addition is required.</p>  <p><i>Side elevation – another example of roof treatment to maintain existing dwelling scale</i></p> <p>Two-storey additions can only be the form of an attic or mezzanine room and cannot raise the original ridge line of the roof or alter the single storey appearance of buildings.</p> <p><b>Non-residential development:</b> The scale of additions to community buildings is to reflect the height of existing community buildings within the suburb.</p> <p>Additions to existing retail buildings are to be single-storey.</p>



Principles	Acceptable Standard
<p><b>b. Roof form and pitch</b></p> <p>The overall consistency in roof pitch and cladding evident in established dwellings, associated with 1921–39 architectural styles of value in the suburb. Extended eaves and chimneys are also of note.</p>	<p><b>Dwellings:</b> Where seen from the street and surrounding public areas, the roof form, ridge height and roof pitch of additions to dwellings is to closely resemble or match the existing dwelling, repeating roof pitch, eaves and gable projections. Roof cladding is to also match the cladding of the original dwelling.</p>  <p><i>Side elevation – existing dwelling and addition (one option)</i></p> <p>Chimneys to existing roofs are to remain and not be removed when roof cladding is updated.</p> <p><b>Non-residential development:</b> New roof forms are typically to match roofing of the existing building.</p>
<p><b>c. facade proportions</b></p> <p>Horizontal proportions of established bungalow and tudor style dwellings, (up to three front rooms in width, two rooms in depth, with deep verandahs across facades) common throughout the garden suburb.</p>	<p><b>Dwellings:</b> Where seen from the street and surrounding public areas, additions to dwellings are to complement the proportions of the front and side facades of existing buildings. New window and door openings facing the street should not dominate front or side facades and be similar in proportion and extent. Plate glass walls and patio doors are not accepted where facing a street.</p>  <p><i>Side elevation – existing dwelling and addition with similar window proportions and glass area</i></p>

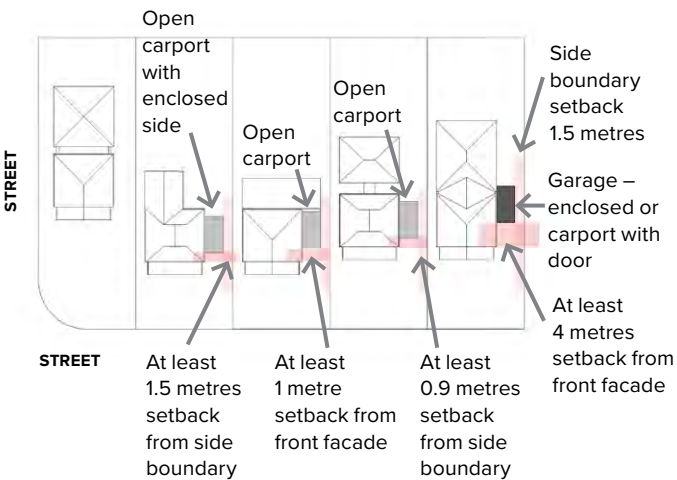
Principles	Acceptable Standard
<p><b>d. Alterations to original building features</b></p> <p>The overall consistency in architectural features to dwellings, shops and community buildings, associated with 1921–39 period of architectural styles of heritage value in the suburb.</p>	<p>Refer [3.10 Conservation Works] for further details</p> <p><b>Dwellings:</b> face brick or stone external walls are to be retained and not painted or render finished.</p> <p>Original facade features, windows and doors are to be retained in their original configuration and material, where visible from the street.</p> <p>The original detailing of front/side verandahs is to be maintained. Verandahs are to remain unenclosed.</p> <p>Where original facade features have been removed/ altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby dwellings/buildings of similar style.</p> <p><b>Non-residential buildings:</b> Original facade features to shops and community buildings are to be retained in their original configuration and material, where visible from the street.</p> <p>Face brick or stone external walls are to be retained and not painted or render finished.</p>
<p><b>3.4.3. Materials, finishes and colours</b></p> <p>The architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>Dwellings and many non-residential buildings within Colonel Light Gardens were mostly constructed between 1921 and 1927. Parks and remaining development was well established by 1939. As a result, dwellings are consistent in design and material, featuring face brick, stone or render walls, with corrugated iron roofs and timber framed doors and windows.</p>	

Principles	Acceptable Standard	
The design of alterations and additions <b>is to have regard to</b> the following:	<b>Acceptable</b>	<b>Not supported (where visible from street/ public space)</b>
<b>a. Roofing and rainwater goods (new)</b>	<ul style="list-style-type: none"> <li>corrugated galvanised or Colorbond metal sheet – dark red or green, light or dark grey</li> <li>‘D’ profile gutters, metal round downpipes</li> <li>scribed roof cappings.</li> </ul>	<ul style="list-style-type: none"> <li>steel sheeting with rectangular/ square profiles</li> <li>Zincalume finish</li> <li>roof tiles where not on original building.</li> </ul>
<b>b. Exterior walls (new)</b> Note: existing face stone/ brick external walls to original dwellings to not be rendered or painted.	<ul style="list-style-type: none"> <li>stone/ brick to match original building</li> <li>natural colour render.</li> </ul>	<ul style="list-style-type: none"> <li>square profile steel sheeting</li> <li>concrete blocks</li> <li>fibre cement sheeting.</li> </ul>
<b>c. Proposed external doors and windows in view of the street</b>	<ul style="list-style-type: none"> <li>timber framed doors – simple face, with option for glazing to upper third section or sidelights</li> <li>timber, or matching aluminium/steel, framed flywire screen doors</li> <li>timber framed windows, vertically proportioned.</li> </ul>	<ul style="list-style-type: none"> <li>four panel doors</li> <li>sliding doors</li> <li>decorative aluminium screen doors</li> <li>aluminium framed windows</li> <li>horizontally proportioned and/ or large windows.</li> </ul>
<b>d. Exterior painting</b> Note: the painting of unpainted external surfaces of existing buildings is not supported.	<ul style="list-style-type: none"> <li>not development</li> </ul>	
<b>e. Verandah posts (new)</b>	<ul style="list-style-type: none"> <li>square timber posts (120x120mm minimum)</li> <li>tapered or straight face brick pillars with render bands and caps</li> </ul>	<ul style="list-style-type: none"> <li>finials and cast iron lace work</li> <li>decorative timber posts</li> </ul>
<b>f. fencing</b>	<ul style="list-style-type: none"> <li>refer 3.5.2 Fences and Gates</li> </ul>	
<b>g. Ancillary development</b>	<ul style="list-style-type: none"> <li>Refer 3.5 Ancillary development</li> </ul>	

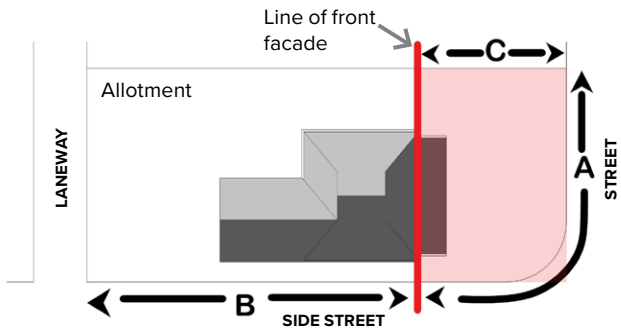
## 3.5. Ancillary development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

Ancillary development in Colonel Light Gardens includes carports, garages and sheds, fences and gates, signage, solar panels and rainwater tanks. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

Principles	Acceptable Standard
<p><b>3.5.1. Carports, garages and sheds</b></p> <p>The form, scale and architectural features of existing residential development (dwellings and out buildings) within Colonel Light Gardens is of heritage value, illustrating the mass housing program of the 1920s, architectural realisation of garden suburb planning ideals and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development is to have regard to the following:</p> <p><b>a. Garages &amp; Garden Sheds</b></p> <p>Garages and sheds located to the rear of dwellings maintain the open, park-like, garden suburb nature of the residential streetscapes of Colonel Light Gardens.</p> <p>Garage openings and driveways face the street, not rear laneways, as laneways were not designed for access purposes.</p>	<p><b>Dwellings:</b> Garages must be at least 4 metres behind the front facade of a dwelling.</p> <p>New garages and sheds to be located a minimum distance of 900mm off rear boundaries and 1.5 metres off side boundaries.</p> <p>Garages and sheds not to be greater than 40 square metres in area. The roof pitch should be similar to the house roof.</p> <p>Single width garage doors are acceptable when in view of the street, with tilt-up or panel lift mechanism, clad with corrugated iron or timber planking. Garage doors to not open directly onto laneways. Double car width roll-up doors acceptable only where not visible to the street.</p> 

Principles	Acceptable Standard						
<p><b>b. Carports</b></p> <p>Open carports attached to the side of dwellings maintain the open space values of the garden suburb.</p>	<p><b>Dwellings:</b> Open, attached carports with no walls or doors are to be sited a minimum of 1 metre behind the front wall of the dwelling and set back 900 mm from side boundaries, with no part of the structure (eaves or fascia) to be closer than 450 mm to the side boundary.</p> <p>Carports are not be greater than 40 square metres in area.</p> <p>Carport posts to repeat existing verandah masonry pillars or timber posts. Timber carport posts are to be 120 x 120 mm in dimension.</p> <p>Carport eaves height and roof pitch is to match the front verandah, using similar details. Flat, lean-to, gable and hip roof carports attached to dwellings should be oriented to project out from the existing side wall.</p> <p>Carports with street facing doors or sides are to be a minimum of 4 metres behind front wall of the dwelling and set back a minimum of 1.5 metres from the side and also any secondary street boundary.</p> <p>Single-width carport doors are acceptable, with a tilt-up or panel lift mechanism, clad with horizontally aligned open timber battens, planking or plain panels. Double car-width roll-up doors acceptable only where not visible to the street.</p>						
<p><b>c. Pergolas</b></p> <p>Garden structures such as arbours and pergolas in front gardens reflect garden design ideals of the garden suburb period.</p>	<p><b>Dwellings:</b> freestanding, or attached pergolas (masonry pillars or timber posts, with flat, open timber roof frames) in front gardens of maximum 15 square metres in size to match the height of verandah fascia.</p>						
<p><b>3.5.2. Fences and gates</b></p> <p>The open, park-like nature of the residential streetscapes of Colonel Light Gardens are achieved through Reade's planning principles requiring deep, open front gardens, generous rear gardens and ample, visible open space between dwellings. Low, open fencing to front gardens allow appreciation of the open park-like nature of the suburb.</p>							
<p><b>a. Fences and gates (replacement or new)</b></p>	<table> <tr> <th>Location</th><th>Accepted</th></tr> <tr> <td>(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads</td><td>Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.</td></tr> <tr> <td>Other than the boundary of (1) above:</td><td></td></tr> </table>	Location	Accepted	(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads	Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.	Other than the boundary of (1) above:	
Location	Accepted						
(1) Along the frontage of properties adjoining Goodwood, Springbank or Grange Roads	Not higher than 2 constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, brush.						
Other than the boundary of (1) above:							

Principles	Acceptable Standard
	<p>(a) Boundary A shown below</p> <p>Open style crimped wire or woven mesh or similar not higher than 1.2 metres; or solid style brick, stone, timber, galvanised or colour coated steel sheeting of corrugated profile, or brush not higher than 1 metre.</p>
	<p>(b) Boundary B shown below</p> <p>No higher than 1.8 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Taper height to Boundary A fence.</p>
	<p>(c) Boundary C as shown below</p> <p>No higher than 1.2 metres and constructed of brick, stone, timber, colour coated steel sheeting of corrugated profile, open wire or brush. Metal posts/rails/palings in substitute for timber accepted if match in detail.</p>
	 <p>The diagram illustrates an allotment layout. A vertical red line on the right is labeled 'Line of front facade'. To its left, a horizontal line is labeled 'Allotment'. The area to the left of the red line is divided into three sections: a top section labeled 'LANEWAY', a middle section labeled 'SIDE STREET', and a bottom section labeled 'STREET'. Dimension lines with arrows indicate the following: 'A' is the height of the front facade; 'B' is the width of the side street; and 'C' is the width of the front facade. The diagram also shows a shaded area representing the allotment, with a red line indicating the front facade.</p>



Principles	Acceptable Standard
<b>3.5.3. Signage</b> <p>Commercial signage is limited to retail areas within the suburb. Signage is also appropriate to identify community buildings.</p>	
<b>a) Advertising signage</b>	<p><b>Non-residential development:</b> Commercial, office or retail signage is to be restricted to traditional signage panel locations, such as parapet walls above verandahs, verandah fascias and infill end panels and windows. Signs will not project out from the building, not be more than 2 square metres in area and not contain internal illumination or neon lighting.</p> <p>Signs for public, school and religious buildings should be small free-standing structures. Permanent LED screen type signs are not acceptable.</p>
<b>3.5.4. Solar panels</b> <p>Solar panels provide environmental benefits. Adverse visual impact is negated if panels are placed out of view of public streets/areas.</p>	
<b>a. Solar Panels</b>	<p>Solar panels are to be:</p> <ul style="list-style-type: none"> <li>located on roof planes of the dwelling not visible from the street and sited below the ridge</li> <li>black framed solar panels</li> <li>sundry cabling, conduits, batteries and inverters are not visible from the public streets</li> <li>located on sheds, carports, garages, rear verandahs</li> <li>if no other mounting location is possible, side roof mounted solar panels must be: <ul style="list-style-type: none"> <li>located at least 4 metres behind the front of the roof (but not on a corner site)</li> <li>located as far as practical on the lower part of the roof</li> <li>arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group.</li> </ul> </li> </ul>
<b>3.5.5. Rainwater tanks</b> <p>Rainwater tanks were an original feature common throughout Colonel Light Gardens.</p>	
<b>a. Rainwater tanks</b>	<p><b>Dwellings:</b> Corrugated metal tanks are to be used within view of the street. Plastic style rainwater tanks are to be located out of view of public streets/areas.</p>

## 3.6. Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area. The division of land is to reinstate or maintain the original subdivision layout of the garden suburb.

Principles	Acceptable Standard
<p><b>3.6.1. Land division characteristics</b></p> <p>The subdivision plan, including allotment arrangement, parks and reserves and street layout of Colonel Light Gardens illustrates the unique garden suburb design principles of the State Heritage Area.</p> <p>Development <b>is to have regard to</b> the following:</p>	
<p><b>a. Land division</b></p> <p>Subdivision of existing allotments to create additional allotments is not acceptable.</p>	<p>Any division of land or adjustment of boundaries should only reinstate or maintain the original subdivision layout.</p> <p>Existing public reserves, roads and laneways are retained.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p>

## 3.7. Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscaping and planting of Colonel Light Gardens underlines the principle of creating a pleasant park-like environment for the development of the community. One of the major early activities of the Garden Suburb Commissioner was the planting of street trees and shrubs in the verges, reserves and public spaces of Colonel Light Gardens.

Principles	Acceptable Standard
<p><b>3.7.1. Landscape character</b></p> <p>Conservation of the designed, park-like environment of Colonel Light Gardens. A hierarchy of roads of varying width and curve are lined by street trees, grassed verges and interspersed with garden reserves. Ample open space is allowed for in parks and reserves. Plantings in private gardens and in street garden reserves meld the public and private realm. Consistency in street features such as tree planting, paving, kerbs and signage support understanding of the designed nature of the public realm.</p> <p>Development <b>is to have regard</b> to the following:</p> <ul style="list-style-type: none"> <li>• footpaths and driveways</li> <li>• rear laneways</li> <li>• kerbing</li> <li>• street tree planting and verges</li> <li>• open space parks</li> <li>• internal reserves (east section)</li> <li>• street garden reserves</li> <li>• services and infrastructure</li> </ul>	<p>Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the <i>Planning, Development and Infrastructure Act 2016</i>. These actions are not exempt from the definition of development in the case of a State Heritage Area though – if works materially affect the heritage values of the State Heritage Area. As such works vary in scope, early discussion between Heritage SA and the City of Mitcham is required, to confirm if works materially affect heritage values. Where they do affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage SA advice.</p>

## 3.8. Demolition

(refer: State Heritage Area Overlay - PO6.1)

Demolition of original buildings, structures, public realm elements and other features of identified heritage value is not acceptable.

Principles	Acceptable Standard
<p><b>3.8.1. Demolition</b></p> <p>Reade's original garden suburb layout for Colonel Light Gardens provided the suburb with a hierarchy of wide to narrow streets with shady trees, landscaped areas at the termination of street vistas, internal reserves and playgrounds and substantial public parks. Street verges at intersections often also formed reserve spaces.</p> <p>The form, scale and architectural features of existing buildings within Colonel Light Gardens are of heritage value, illustrating the zoned land use planning intent, architectural realisation of garden suburb planning ideals, the mass housing program of the 1920s and also local domestic architecture tastes of the 1921–39 period.</p> <p>Development <b>is to have regard to</b> the following:</p>	
<p><b>a. Demolition of complete buildings</b></p>	<p><b>Dwellings and non-residential buildings:</b> Demolition of buildings erected from 1921 to 1939 is not acceptable, unless:</p> <ul style="list-style-type: none"> <li>the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area, or</li> <li>the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair.</li> </ul> <p>Replacement buildings must have due regard to the <i>Principles and Acceptable Standards</i> of <b>3.3 New Buildings</b>.</p>
<p><b>b. Demolition of out buildings and dwelling additions</b></p>	<p><b>Dwellings and non-residential buildings:</b> Demolition of dwelling lean-tos, building additions, garages and sheds is acceptable, subject to confirmation that removal does not adversely impact on the heritage values of the State Heritage Area.</p>
<p><b>c. Public realm infrastructure</b></p>	<p>Demolition and replacement of kerbing, footpaths, street furniture or other public realm park and streetscape features of heritage value acceptable where heritage values are not compromised.</p>

## 3.9. Conservation works

(refer: State Heritage Area Overlay - PO7.1)

Conservation work to repair dilapidated building fabric is considered a development matter where not of minor in nature and getting the right advice is important, to save time, cost and to ensure the ongoing management of buildings.

Principles	Acceptable Standard
<p><b>3.9.1. Conservation approach</b></p> <p>The external fabric of existing dwellings and non-residential buildings of heritage value within Colonel Light Gardens is to be conserved and restored.</p> <p>Correct repair methods ensure the ongoing maintenance of buildings within Colonel Light Gardens. The aim is to only repair as much as needed, so that early building fabric is retained where possible, illustrating the early establishment and features of the suburb. The aim is to avoid embellishing architectural details and adding features not common to the style and era of the dwelling.</p> <p>The following conservation works are deemed 'development':</p> <ul style="list-style-type: none"> <li>• roof repairs, verandah repairs</li> <li>• window and door replacement</li> <li>• removal of paint finishes from external face brick and stone surfaces</li> <li>• external brick and stone wall repointing</li> <li>• chimney repairs – stabilisation, repointing</li> <li>• verandah floor tiling</li> <li>• gable repairs – stucco infill</li> <li>• rising damp repairs</li> <li>• repairs to front fences – rot, subsidence, damp to masonry sections, corrosion to metalwork</li> </ul>	<p><b>Dwellings and non-residential buildings:</b> seek the advice of a Heritage SA Heritage Officer before undertaking conservation repairs to dilapidated building fabric. Works that are more than 'minor in nature' require development approval. The Relevant Authority (City of Mitcham), in conjunction with Heritage SA, can provide advice confirming if works are of a minor nature.</p>



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March 2021 | FIS 96478  
Heritage South Australia  
Department for Environment and Water







# COMMUNITY LAND MANAGEMENT PLAN

FOR

**Mortlock Park**

Adopted by Council 23 August 2022

MITCHAM

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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



## 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.





# CITY OF MITCHAM

## Public Realm Heritage Guidelines: Colonel Light Gardens State Heritage Area





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## Public Realm Heritage Standards: Colonel Light Gardens State Heritage Area

On behalf of the City of Mitcham, I'm pleased to present these Heritage Guidelines for the management of public land in the Colonel Light Gardens State Heritage Area.

The Guidelines complement the Heritage Standards (Colonel Light Gardens, State Heritage Area) prepared by Heritage South Australia and adopted in 2021 to assist in the assessment of development proposals affecting privately owned land.

We hope these Guidelines provide greater certainty to the community about the activities of Council and our commitment to safeguard Colonel Light Gardens' significant cultural heritage.

We thank the community that participated in their development, particularly the Heritage Standards for the Public Realm Working Group.

Signed Council Mayor

# 1.0 Background

## 1.1 Colonel Light Gardens State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the state's rich natural and cultural heritage. Colonel Light Gardens (CLG) was designated as a State Heritage Area under the *Heritage Places Act 1993* in 2000. The designation ensures that future development of properties and open spaces within CLG is managed in a way that maintains the State Heritage Area's heritage value.

## 1.2 Heritage Framework

On 28 April 2021, the Heritage Standards (Colonel Light Gardens State Heritage Area) were published under the *Planning, Development and Infrastructure Act 2016* (PDI Act). The Heritage Standards are supplementary to the Planning and Design Code (the planning rules of development assessment) and are used in the assessment of development proposals on private land. These standards were prepared by the Department of Environment and Water, Heritage SA and formally adopted by the Chief Executive. They are consistent with the Statement of Significance and heritage values of the area.

The Public Realm Heritage Standards (Colonel Light Gardens State Heritage Area) have been prepared by the City of Mitcham and unlike the heritage standards that apply to privately owned land (described in section 1.2 above), are not statutory under the *PDI Act*.

However, it is proposed that the Public Realm Standards will apply to land under the control of the City of Mitcham and will be used in the preparation or amendment of Community Land Management Plans under the *Local Government Act 1999*, asset strategies, operational plans and/or any maintenance or investment activities that may affect the public realm.

The Heritage Framework for CLG is summarised in Table 1 (below).

**Table 1 – Colonel Light Gardens State Heritage Area Framework**

DOCUMENT	PURPOSE
<a href="#">Statement of Significance</a>	A description of the heritage values of the place, as entered in the South Australian Heritage Register.
<a href="#">Heritage Standards Colonel Light Gardens State Heritage Area (prepared by the Department for Environment and Water)</a>	Prepared under the PDI Act to guide decisions relating to development proposals. They include Principles and Acceptable Standards for development.
Public Realm Heritage Standards Colonel Light Gardens State Heritage Area (this document)	Prepared to guide activities whether they are development or operational works in the public realm. They include Principles and Acceptable Standards for public works.
<a href="#">Community Land Management Plans</a>	Prepared under the <i>Local Government Act 1999</i> , these Plans guide how public land is managed in a way that is transparent and appropriate. All land owned by a council or under a council's care control and management, other than roads or where a specific exemption is in place, is classified as community land. These Plans should be consistent with other official plans and policies about conservation, development and use of land (including any official policies for protecting State heritage).
Operational Management Plan	City of Mitcham plan used to guide processes for undertaking public works.
Technical Data Sheets Manual (TDSM)	Detailed technical information to inform Council's public works and any other works in CLG.

## 2.0 Heritage Value

This section has been based on the Heritage Standards Colonel Light Gardens State Heritage Area, published under the *PDI Act* and includes extracts from these Standards.

### 2.1 What is of heritage significance?

Colonel Light Gardens is closely associated with the phenomenon of suburban development in Australia and with the popular aspiration for living and owning a home in the suburbs. It was established in the 1920s as a model garden suburb by the South Australian Government and demonstrates the distinctive influence of both the modern town planning movement and the garden city idea on planned 20th century residential environments.

Charles Compton Reade (1880–1933) designed Colonel Light Gardens in 1917. He was ‘the single most important figure in Australian garden city history’ and a major contributor to the garden city story internationally. Built mostly between 1921 and 1927, Colonel Light Gardens is distinguished from other Australian garden suburbs because of its comprehensive expression of garden city planning principles ‘strongly influenced by [the international exemplar of] Hampstead Garden Suburb’ but adapted to suit Australian conditions and cultural preferences. Additionally, it is the site of Australia’s first mass housing project, the Thousand Homes Scheme, which commenced in 1924.

The significance of Colonel Light Gardens as a planned environment was recognised at state level in South Australia in 2000 when the entire suburb was designated a State Heritage Area under the Heritage Places Act 1993. The suburb has been identified in a shortlist of ‘major sites of planning heritage’ in Australia and singled out for its ‘iconic garden suburb status’<sup>1</sup>. In a nutshell, it captures ‘the essence of a planned landscape [which] lies not so much in individual elements as in their combination. It is less about the design of discrete buildings ... or their construction ... or green surrounds ... but more about their spatial interrelationships in making something special that is larger than the sum of the parts. The spaces between built structures are just as important as the structures themselves’<sup>2</sup>.

### 2.2 Statement of Significance (Colonel Light Gardens State Heritage Area)

Colonel Light Gardens was entered on the South Australian Heritage Register on 4 May 2000. The values are described in the Statement of Significance in the Register:

*“The suburb of Colonel Light Gardens is of heritage value for the following reasons:*

- It exemplifies the theories of town planning of the early 20th century based on the Garden City concept, and is considered the most complete and representative example of a Garden Suburb in Australia, combining both town planning, aesthetic and social elements into coherent plan. The public and private spaces of the suburb meld to create a distinctive three-dimensional suburban design.*
- It represents the best work of Charles C. Reade, who was the first appointed Town Planner in Australia and South Australian Government Planner from 1916–20. Reade was the leading exponent of the Garden City Movement to practise in Australia.*
- It is the repository of the majority of houses built under the mass housing programme of the Labor Government of the 1920s known as the Thousand Homes Scheme and became the area identified with the scheme. International visitors were taken to view the housing developments at Colonel Light Gardens during the 1920s.*
- It contains a homogeneous style of residential architecture representing the particular workingman’s house idiom of the mid-1920s, developed from the Californian Bungalow design.*
- It is the embodiment of other, more ephemeral social concepts of the 1920s such as ‘post-war reconstruction,’ ‘homes for returned soldiers’ and ‘community spirit and self-help’ which led to the creation and development of a community.”*

*Colonel Light Gardens is recognised as part of the environmental, social and cultural heritage of the State which is of significant aesthetic, architectural, historical and cultural interest.”*

1 Freestone, *Urban Nation: Australia’s planning heritage*, 2010, pp.274-75, p.276. Christine Garnaut and Robert Freestone, ‘Colonel Light Gardens, History, Heritage and the Enduring Garden Suburb in Adelaide, South Australia’, in Mary Corbin Sies, Isabelle Gournay and Robert Freestone (eds), *Iconic Planned Communities and the Challenge of Change*, University of Pennsylvania Press, Philadelphia, 2019, p.133

2 Freestone, *Urban Nation*, p.4

## 2.3 Garden Suburb Planning Principles

The Garden City idea originated in England at the turn of the 20th century. Its focus was on:

- improving human environments and particularly urban living and working conditions
- planning for people's social, cultural, physical, emotional, and aesthetic needs
- facilitating opportunities for social interaction to enhance wellbeing and to foster community building
- creating healthy, visually harmonious, comfortable and convenient environments.

The garden city idea generated an internationally accepted approach to modern town planning as 'planning on garden city lines'. Applied initially at the city scale, the approach proved most successful at the suburban or residential level; hence the rise of what became known as the garden suburb.

A set of planning and design principles emerged to inform and direct the design and development of places planned on garden city lines. The principles were applied to sites around the world and adapted as necessary to suit local conditions and preferences. Wherever the location, the underpinning intent was to achieve a self-contained, physically and socially distinct place and a visually pleasing and harmonious environment characterised by 'no jarring note'<sup>3</sup>. The distinctive physical characteristics were intended to contribute to a sense of place and to residents' wellbeing and commitment to engagement with their environs, social interaction and community building.

The planning principles that underpinned the design of a garden suburb were:

1. A bounded site within which residents' everyday needs were accommodated.
2. Areas set aside for specific uses – residential, commercial, educational, religious, recreational (local community and individual, and active and passive uses).
3. Public open space of a variety of types and scales for a range of local community uses. Internal reserves for shared community use were a distinctive open space type in garden suburbs.
4. A hierarchical road system. Roads were classified according to use. Typically, the widest took the largest volume of traffic. The narrowest were intended for access to residential streets.
5. Variation in street width, line and length. Typically, 'curved, short arc and straight' also referred to as 'curvilinear symmetrical'.
6. A park-like environment created through preserving existing natural features, planting street trees, reserving open space, plantings in private gardens and in street garden reserves and melding of the public and private realm.
7. Low density development.
8. Detached single-storey dwellings sited with generous setbacks and ample front and back yard space. (Single story detached dwellings was the Australian preference.)
9. 'Architectural unity but not uniformity' achieved primarily through consistency of style, form, scale, colours and materials.

<sup>3</sup> Quoted in Freestone, *Model Communities*, p.94; 'By-Laws under the Garden Suburb Act 1919', *South Australian Government Gazette* 29/9/1921, pp.719-720

## 2.4 Key Features that contribute to Heritage Value of the State Heritage Area

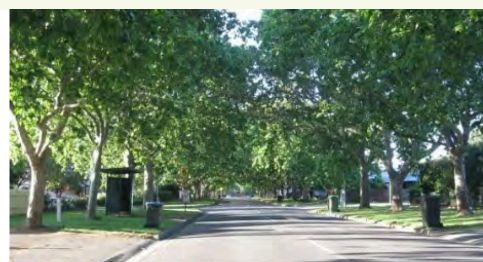
Colonel Light Gardens' distinctive character is derived from the Garden Suburb plan on which it was initially based and the cohesive and consistent style of its housing and buildings. Key features of the suburb which contribute to the heritage value of the Area and are shown in Figure 1.

Figure 1 – Key Features (extracted from State Heritage Standards)<sup>4</sup>

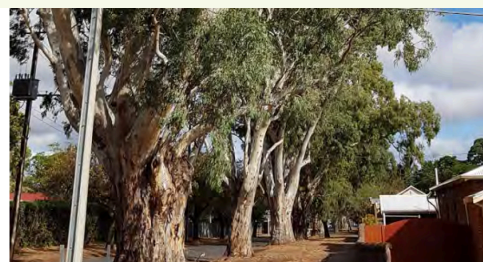
Hierarchy of straight and curved symmetrical roadways of a variety of lengths, rounded street corners, and rear laneways, which discourage through traffic and are designed to create unfolding sequences of attractive, green and varied spaces and terminal vistas.



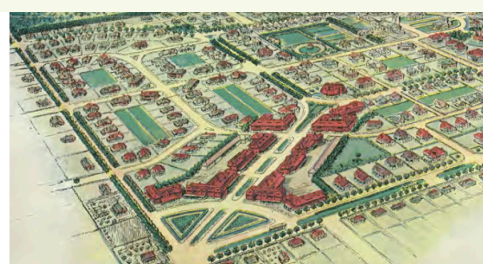
A planned mix of wide and narrow streets with a dominant, established park-like landscaped character, with extensive reserve planting based on the original design intent (street tree species and layout, lawn, footpaths, vertical kerbing and simple pedestrian cross overs). Laneways without kerbs and paving.



Large river red gums in Freeling Crescent, Doncaster Avenue and Flinders Avenue.



Suburb zones initially planned by function and location, including residential, commercial and education, religious and recreational precincts.



The formality, planned purpose and abundance of open public reserves, formal street gardens and pocket parks, including shared parks to the rear of properties in the north of the suburb.



Low-density residential development with dwellings sited on generous allotments with ample front, side and rear yards. Single detached dwellings of similar scale, design and provenance, with consistent front and side setbacks. Individual architectural features of the dwellings also contribute to the heritage value of the Area.



<sup>4</sup> This page has been extracted from the Heritage Standards Colonel Light Gardens State Heritage Area.



## 3.0 Heritage Standards

### 3.1 Purpose

These Heritage Standards apply to the public realm, which includes any land owned or under the care and control of the City of Mitcham within the CLG State Heritage Area. This includes publicly owned streets, pathways, footpaths, parks, publicly accessible open spaces and any public and/or civic buildings and facilities on public land where the public has access. The public realm is illustrated in Figure 2 (below).

Figure 2 – Public Realm



Actions involving the replacement or upgrade of public realm kerbing, footpaths, street trees, street furniture, lighting, and works in parks and reserves by a local council are typically not defined as development in the PDI Act. However, these actions are not exempt from the definition of development in the case of a State Heritage Area if works materially affect the heritage values of the State Heritage Area.

These Standards provide a basis for decision making in relation to the management of the heritage values for Colonel Light Gardens State Heritage Area. They include heritage principles and location-specific detail on how development and/or other activities can be undertaken to ensure heritage values are protected. They propose a minimum acceptable standard for public works and maintenance solutions within the State Heritage Area. Where these Principles and Acceptable Standards are met, it is likely that a proposal does not materially affect the heritage values of the State Heritage Area.

### 3.2 Using the Standards

These standards have been divided into four key policy areas as follows:

1. Parks, reserves and open spaces
2. Streetscape and garden setting
3. Road reserves and public infrastructure
4. Utility laneways.

The 'Statement of Significance' and 'Garden Suburb Planning Principles' *are an important part of these standards and are at the top of the policy hierarchy*. Where the acceptable standards require interpretation, the proposal should be evaluated against the Statement of Significance and Garden Suburb Planning Principles as part of the decision-making process.

Figure 3 (page 10) assists in understanding the policy hierarchy and decision-making process.

Figure 3 – Decision Making Process



### 3.3 Parks, Reserves and Open Space

#### Historical Context

The planned purpose and abundance of open public reserves, formal street gardens and pocket parks, and shared parks to the rear of properties in the north of the suburb, are important to the suburb's historical design and character. Their considered and deliberate arrangement reflect the garden suburb design principles of the period when open space of a variety of types and scales was created for a range of community uses, including internal reserves for local community use.

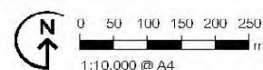
*Note: Garden Suburb Principles most relevant to this section are 2, 3 and 6.*

Figure 4 – Concept Plan Public Open Space, Parks and Gardens



#### Legend

- Major Public Parks
- Internal Reserves
- Local Shopping Precincts
- Areas containing significant Eucalypt trees





PRINCIPLES	ACCEPTABLE STANDARDS
<p><b>3.3.1 Parks, Reserves and Open Space</b></p> <p>Parks, reserves and open space are of heritage value as they contribute to the unique garden suburb design principles. They provide a balance of both active and passive recreation to the local community and contribute to an aesthetically pleasing, visually harmonious, comfortable and accessible environment.</p> <p>The designed, park-like environment is conserved through the retention of substantial public parks for passive and active recreation.</p> <p>Public works and development have regard to the following:</p>	
<p>a. Layout</p> <p>Open spaces and parks maintain the overall layout of the CLG State Heritage Area.</p>	<ul style="list-style-type: none"> <li>The spatial distribution and site boundaries of open space and recreation reserves are retained in accordance with Figure 4 – Concept Plan Public Open Space, Parks and Gardens.</li> <li>Parks and reserves are designed and developed in accordance with any relevant Master Plan adopted by Council.</li> <li>The significance of Mortlock Park, Hillview Reserve and Reade Park is recognised and maintained as important elements of the hierarchy of parks, reserves and open space.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Parks, reserves and open space are retained as Community Land under the Local Government Act.</li> </ul>
<p>b. Land use</p> <p>Open spaces and parks are provided in designated areas for active and passive recreation in accordance with the hierarchy of public parks and reserves and their planned purpose. They are designed and used to provide fair and equitable access to the local community.</p>	<ul style="list-style-type: none"> <li>Mortlock Park is the main active and passive recreation area within CLG State Heritage Area with a mix of formal and informal uses.</li> <li>Reade Park and Hillview Reserve are used for a range of passive and active recreation and sporting activities.</li> <li>Kent Road Reserve is an open space park for informal passive and active recreation.</li> <li>Light Place maintained as a formal community meeting place and passive recreation area.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Recreation plans for open space, parks and reserves in CLG State Heritage Area achieve fair and equitable access for the local community.</li> </ul>

PRINCIPLES	ACCEPTABLE STANDARDS
<p>c. Landscape Design</p> <p>The design and landscaping of parks provide for a balance of both active and passive recreation uses according to the original design intent of each park.</p>	<ul style="list-style-type: none"> <li>Mortlock Park retains formal landscaped spaces for passive use with paths, trees, shrubs and seating that complement the original design intent including: <ul style="list-style-type: none"> <li>perimeter hedge planting retained and reinforced</li> <li>retention of the playground within the landscaped passive recreation area.</li> </ul> </li> <li>Reade Park, Hillview Reserve, Kent Reserve and Light Place retain their formal landscaping with spaces, paths, trees, shrubs and seating that complement the original design intent.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Landscaping is consistent with the overall concept and design approach for these areas.</li> </ul>
<p>d. Form and Design of new buildings</p> <p>The form, scale and architectural features of existing buildings on public land within CLG State Heritage Area is maintained.</p>	<ul style="list-style-type: none"> <li>Buildings for recreation, sport and community use are fit for purpose, contextual and complementary to the landscape quality of the park.</li> <li>Buildings incorporate materials, finishes and colours that are common to the area and/or are complementary to the heritage values of CLG State Heritage Area.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>The upgrade/enhancement of community facilities, buildings, structures and assets improve the overall function and appearance of parks and reserves.</li> </ul>
<p>e. Fencing</p>	<ul style="list-style-type: none"> <li>The extent of fencing is minimised to avoid clutter and maintain the openness of reserves.</li> <li>Fencing that is based on traditional styles, is fit for purpose and complements the park setting.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 3.1</i></p>
<p>f. Lighting</p>	<ul style="list-style-type: none"> <li>Lighting is consistent with the street and pedestrian lighting used throughout CLG State Heritage Area.</li> <li>Flood lights for ovals are sited to minimise impact on the visual quality of the park and surrounding residential areas.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 6.1, 6.2, 6.3 and 6.4</i></p>
<p>g. Signage</p>	<ul style="list-style-type: none"> <li>Signage associated with sporting clubs and community facilities provided in accordance with the CLG Signage System for Community Land adopted by the City of Mitcham in 2017.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 4.2 and 4.3</i></p>
<p>h. Furniture</p>	<ul style="list-style-type: none"> <li>Furniture is complementary to the heritage context and is consistent in style, form, colour, scale and materials.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 2.1 to 2.9</i></p>



PRINCIPLES	ACCEPTABLE STANDARDS
<p>i. Internal Reserves</p> <p>Internal reserves are of heritage value and provide for free, spontaneous and shared use of nearby residents and contribute to the designed nature of the public realm and the suburb's park-like environment.</p> <p>They also carry service infrastructure.</p>	<ul style="list-style-type: none"> <li>• Provision for a mix of unstructured, free and spontaneous activities</li> <li>• Reserves are kept clear for maintenance and/or replacement/and or installation of services infrastructure</li> <li>• Regularly maintained landscaping enables a range of free and spontaneous recreational local community uses that are compatible with adjacent and surrounding residences.</li> <li>• Vehicle access is restricted to services and maintenance.</li> </ul> <p><i>Operational or Maintenance:</i></p> <ul style="list-style-type: none"> <li>• Reserves remain in public ownership, unalienated and accessible to nearby residents.</li> </ul>

### 3.4 Streetscape and garden setting

#### Historical Context

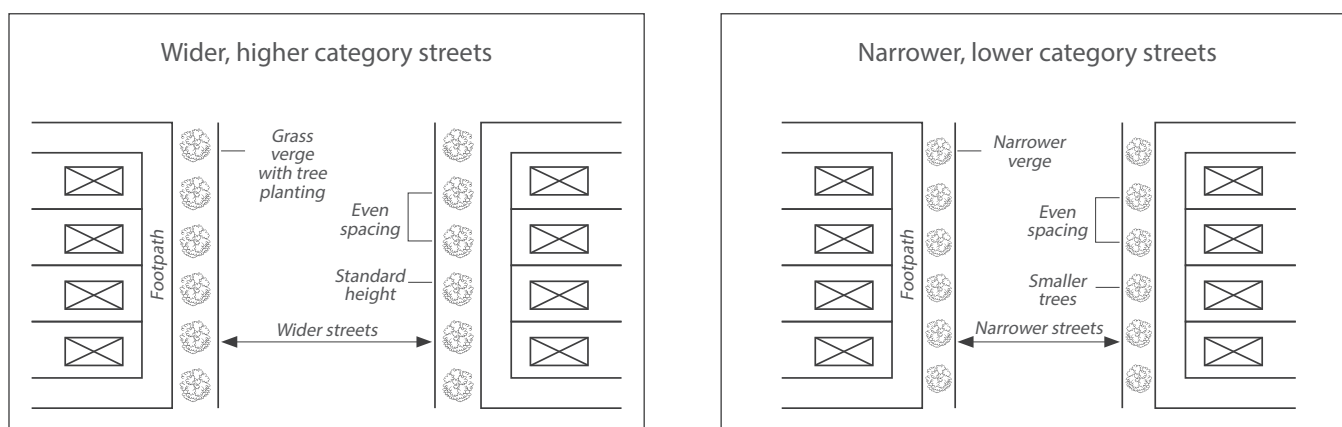
The landscaping and planting throughout CLG reflect the design principles of the planned garden suburb and create a pleasant green and park-like environment for the community. The planning of street trees and shrubs in the verges, reserves and public spaces of CLG was implemented in the early stages of the development and contribute to the historical values of CLG.

*Note: Garden Suburb Principles most relevant to this section are 3, 4, 5 and 6.*

PRINCIPLES	ACCEPTABLE STANDARDS
<p><b>3.4.1 Streetscape contribution to the park-like setting</b></p> <p>Verges, street planting, garden reserves and internal reserves are of heritage value and contribute to the designed nature of the public realm and CLG's park-like environment. Verges and tree planting in particular, play an important role in reinforcing the hierarchy of streets (Figure 5), particularly the relationship between verge widths, tree planting and street function (the wider the street, the greater the traffic volume and the wider the verges).</p> <p>Public works and development have regard to the following:</p>	
<p><b>a. Tree Planting</b></p> <p>The planting pattern and density of street trees reflect the original street planting patterns (as exemplified in Figure 6, page 18).</p>	<ul style="list-style-type: none"> <li>• A limited range of tree species is planted to be consistent with the original pattern of street tree plantings (as far as practicable) having regard to maintenance, soil suitability (eg Ph, depth, nutrients and compaction), canopy clearance, potential damage to infrastructure and risks to public health and safety.</li> <li>• Street trees are established and maintained as formal avenues to provide summer shade and winter light transmissibility.</li> <li>• Street trees are located to allow for line of sight for motorists and from street garden reserves to preserve vistas.</li> <li>• Remnant River Red Gums (including along Freeling Crescent, Doncaster Ave and Flinders Ave) are retained and protected where possible. Where River Red Gums can be shown to be approaching their end-of-life and can not be retained, a method of representing their historical value should be provided.</li> <li>• Infrastructure including stormwater harvesting systems supporting street trees is complementary in style to the heritage context in form, scale and colours with engineering solutions that maintain the park-like environment of CLG State Heritage Area.</li> </ul> <p><i>Operational or Maintenance</i></p> <ul style="list-style-type: none"> <li>• Staged block replacement of trees within streets to achieve consistency of species, form and accord with the original planting pattern and density.</li> <li>• Emergency works on trees is undertaken as required, including removal where necessary, to maintain a safe environment for the community.</li> <li>• Infrastructure renewal programs that achieve consistency in engineering designs, finishes and materials that complement the historic values of CLG State Heritage Area.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 5.1</i></p>

PRINCIPLES	ACCEPTABLE STANDARDS
<p>b. Verges</p> <p>Verges reinforce the park-like nature of CLG's streets, with verge widths consistent with the road hierarchy.</p>	<ul style="list-style-type: none"> <li>Verges are designed to include non-irrigated grass free from introduced species (other than street trees and trees in street garden reserves).</li> <li>Where alienated, original verge alignments are reinstated.</li> <li>Verge widths are consistent with the road hierarchy, with wider side verges and central verges on wider roads and narrower verges on minor roads.</li> <li>Traffic-calming measures do not encroach into the verge space.</li> <li>Verge surfaces along both sides of Goodwood Road, Springbank Road and Winston Ave are consistent with the adjacent suburbs, rather than the CLG State Heritage Area.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Verges are planted with short, non-irrigated grass, unless this cannot be achieved due to a dense tree canopy where pea gravel of light beige colour can be laid.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 1.10</i></p>
<p>c. Street Garden Reserves</p> <p>Street garden reserves are of heritage value and contribute to the designed nature of the public realm and CLG's park-like environment.</p> <p>Areas landscaped according to a formal pattern are located at designated entranceways, street corners and mid-road reserves and used to unify the open space and provide visual effect.</p> <p>Community safety is important in the design of these spaces including sightlines for motorists.</p>	<ul style="list-style-type: none"> <li>Each garden reserve and designated entranceway is designed following a landscape design plan.</li> <li>The location of planting in garden reserves at street corners and intersections does not obstruct motorists' line of sight.</li> <li>Appropriately type and size of trees are planted in a formal pattern.</li> <li>Landscaped grassed areas are maintained according to a formal pattern.</li> <li>Selected locations are enhanced using ornamental pillar lights and/or interpretative signage.</li> <li>Oxford Circus as a visual entrance to the suburb, but of secondary importance to Ludgate Circus.</li> <li>Ludgate Circus mirrors the plan for Oxford Circus.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Each street garden reserve has a landscape design plan.</li> </ul>

Figure 6 – Planting patterns to reflect road hierarchy



### 3.5 Road Reserves and Public Infrastructure

#### Historical Context

Footpaths, crossovers and kerbing are of heritage value because they contribute to CLG's designed nature, park-like environment and its overall unity of design.

*Note: Garden Suburb Principles most relevant to this section are 4, 5 and 6.*

The street hierarchy is illustrated on Figure 5 (page 18) and includes the following:

- Principal Road eg Broadway, Goodwood Road and Springbank Road
  - These typically form the main boundaries of suburbs.
- Internal Highway eg East Parkway and West Parkway
  - Are intended to carry the majority of traffic through the suburb
  - Are generally wider roads incorporating wider pavement widths and verges
  - Are intended to create the notion that road users are travelling through a park-like environment
  - Are the usual location of public facilities.
- Intermediate Road eg Lancaster Avenue, Doncaster Avenue and Winchester Avenue
  - Tend to have verges that range from 2 to 3 metres
  - Allow access to residences and provide connection to local roads
  - Include avenue planting that contributes to the public realm.
- Local Road eg Flinders Avenue and Kandahar Crescent
  - Primarily allow access to residences only
  - Tend not to contain any public facilities

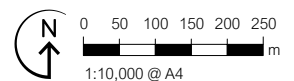
Figure 5 – Road Hierarchy

**Legend**

- Principal Road
- Internal Highway
- Intermediate Road
- Local Road

**Public Open Space and Reserves**

- 1** Reade Park
- 2** Hillview Reserve
- 3** Mortlock Park
- 4** Kent Road Reserve



PRINCIPLES	ACCEPTABLE STANDARDS
<p><b>3.5.1 Technical Design of kerbs, crossovers and footpaths</b></p> <p>Footpaths, crossovers and kerbs are of heritage value and contribute to the designed nature of the public realm, the suburb's park-like environment and overall unity of the design throughout the suburb. Works within the road reserve should retain and reinforce the historic fabric where this exists.</p> <p><i>Note: this section is to be read in conjunction with 3.4.1</i></p> <p>Public works and development have regard to the following:</p>	
<p>a. Kerbing</p> <p>Kerbing is compatible with the original form (simple upright concrete kerbs) and contributes to the consistency and unity of design.</p>	<ul style="list-style-type: none"> <li>Other than on roads identified as Principal Roads: <ul style="list-style-type: none"> <li>Kerbs are an integrated 150mm upright charcoal grey concrete kerb and concrete water table, with a 25mm chamfer.</li> <li>Remnant un-kerbed areas are maintained where they contribute to the garden setting.</li> </ul> </li> </ul> <p><i>Operational or Maintenance</i></p> <ul style="list-style-type: none"> <li>Where planned renewal is undertaken, blocks are replaced with upright kerbs.</li> </ul> <p>Note: Planned renewal means kerb replacement undertaken in accordance with Councils asset management plan at the end of the lifecycle of the asset. It is acknowledged that like for like replacement may occur for reactive maintenance (eg to respond to incidents) and in these circumstances consideration should be given as to whether block replacement is feasible in accordance with the remaining lifespan of the infrastructure.</p> <p><i>Technical Manual Reference: Technical data sheet 1.7, 1.8</i></p>



PRINCIPLES	ACCEPTABLE STANDARDS
<p>b. Footpaths</p> <p>Footpaths are consistent with the existing materials and colour.</p>	<ul style="list-style-type: none"> <li>Footpaths along streets are constructed of charcoal grey, two-sided, interlocking non-bevelled, pressed-finish concrete pavers.</li> <li>Footpaths within parks and garden reserves are constructed of crushed and compacted gravel. They include concrete edging or other surfaces where required to provide access for people with disabilities.</li> <li>Tactile indicators are grey with a 30% difference in tone to the associated paving.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 1.1, 1.2 and 1.3, 1.6</i></p>
<p>c. Driveway crossovers</p> <p>Driveway crossovers minimise the impact on pedestrian movement and the park-like setting.</p>	<ul style="list-style-type: none"> <li>Crossovers are single-width for each residential block.</li> </ul> <p><i>Operational or Maintenance Standard</i></p> <ul style="list-style-type: none"> <li>Where a new crossover is approved, the existing one is removed and the verge and kerb restored.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 1.4 and 1.5</i></p>
<p>d. Road Pavement</p>	<ul style="list-style-type: none"> <li>Road pavements are consistent with the existing pavement treatment in CLG State Heritage Area.</li> </ul>
<p><b>3.5.2 Services and Infrastructure</b></p> <p>Services and infrastructure are of heritage value because they contribute to the designed nature of CLG' public realm and the suburb's park-like environment.</p> <p>Public works have regard to the following:</p>	
<p>a. Infrastructure and services</p> <p>Infrastructure and services reflect the historical values of CLG State Heritage Area.</p>	<ul style="list-style-type: none"> <li>Infrastructure and street furniture are consistent in style, form, scale, colours and materials.</li> <li>Infrastructure and street furniture harmonise.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 1.8</i></p>
<p>b. Street Furniture</p> <p>Street furniture includes bus shelters, seating (both on-street and within parks and reserves), bollards, drinking fountains, bike racks and bins.</p>	<ul style="list-style-type: none"> <li>Street furniture that is consistent throughout the suburb having regard to style, form, scale, colours and materials.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 2.1-2.9</i></p>
<p>c. Lighting</p>	<ul style="list-style-type: none"> <li>Lighting is fit for purpose, contributes to community safety and complements the existing lighting pattern, materials and design of the locality.</li> <li>Where additional lighting is required for public safety, it should be designed to be unobtrusive during the day and not result in the removal of traditional feature street lighting.</li> <li>Pillar lighting is encouraged in high profile locations where there is termination of a vista.</li> </ul> <p><i>Technical Manual Reference: Technical data sheet 6.1, 6.2, 6.3 and 6.4</i></p>

PRINCIPLES	ACCEPTABLE STANDARDS
d. Street Signage	<ul style="list-style-type: none"><li>• Create an appropriate distinctive appearance for street signage within CLG State Heritage Area.</li><li>• Street name signs that are provided in a uniform and consistent manner throughout the CLG State Heritage Area and in a style and appearance that is consistent with the heritage value of the suburb.</li></ul> <p><i>Operational or Maintenance</i></p> <ul style="list-style-type: none"><li>• Planned maintenance to reduce the number of signs and poles to reduce clutter and remove where incompatible with heritage values of CLG State Heritage Area.</li></ul>

### 3.6 Utility Laneways

#### Historical Context

Utility Laneways are of heritage value because they contribute to the designed nature of the public realm and the suburb's park-like environment by enabling the preservation of the landscape character of the streets. An extensive and comprehensive network of lanes runs behind the houses in the eastern part of CLG and contains underground and above-ground services. The Utility Laneways are illustrated on Figure 6 (page 23).

*Note: Garden Suburb Principles most relevant to this section is Principle 4.*

PRINCIPLES	ACCEPTABLE STANDARDS
<b>3.6.1 Design and function of utility laneways</b>  Works within laneways should reinforce the historic character and conservation values, while taking a contemporary approach that enhances community benefit eg through an enhanced pedestrian experience.  Public works and development have regard to the following:	
a. Function	<ul style="list-style-type: none"> <li>Utility laneways are designated to carry services infrastructure and provide pedestrian and cyclist access.</li> </ul> <i>Operational or Maintenance</i> <ul style="list-style-type: none"> <li>Laneways are retained in public ownership.</li> </ul> <i>Technical Manual Reference: Technical data sheet 1.9</i>
b. Vehicle access	<ul style="list-style-type: none"> <li>Vehicle access is limited to that required for maintenance, replacement and/ or installation of service infrastructure.</li> <li>No additional vehicle access will be provided to service residential properties.</li> </ul> <i>Technical Manual Reference: Technical data sheet 1.9</i>
c. Infrastructure	<ul style="list-style-type: none"> <li>Infrastructure is designed to allow access for utility maintenance.</li> </ul> <i>Technical Manual Reference: Technical data sheet 1.9</i>
d. Landscape design	<ul style="list-style-type: none"> <li>Laneways are kept free of vegetation and those unsealed remain unsealed.</li> </ul> <i>Technical Manual Reference: Technical data sheet 1.9</i>

### Figure 6 – Utility Laneways



## 4.0 Glossary

**Community Land Management Plans** – Prepared under the *Local Government Act 1999*, these Plans guide how public land is managed in a way that is transparent and appropriate. All land owned by a council or under a council's care control and management, other than roads or where a specific exemption is in place, is classified as community land. These Plans should be consistent with other official plans and policies about conservation, development and use of land (including any official policies for protecting State heritage).

**Fair and equitable** - A process or outcome that in an impartial manner gives equal treatment to everyone.

**Garden Suburb Planning Principles** – desired characteristics of suburban residential communities of the early 1900's

**Heritage** – a place can have Heritage value if it (as set out in Section 16 of the Heritage Places Act 1993):

- (a) it demonstrates important aspects of the evolution or pattern of the State's history; or
- (b) it has rare, uncommon or endangered qualities that are of cultural significance; or
- (c) it may yield information that will contribute to an understanding of the State's history, including its natural history; or
- (d) it is an outstanding representative of a particular class of places of cultural significance; or
- (e) it demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics; or
- (f) it has strong cultural or spiritual associations for the community or a group within it; or
- (g) it has a special association with the life or work of a person or organisation or an event of historical importance.

**Heritage Standards** – prepared under the *Planning, Development and Infrastructure Act 2016*

**Heritage Standards Colonel Light Gardens State Heritage Area** – Prepared under the PDI Act to guide decisions relating to development proposals. They include Principles and Acceptable Standards for development.

**Operational Management Plan** – Internal City of Mitcham document used to guide processes for undertaking public works.

**Public works** – include maintenance, landscaping, tree planting, infrastructure and any other activity undertaken for a public purpose within the public realm.

**Statement of Significance** – the Statement of Heritage Significance for each SHA – these statements set out what is important within the area and are included in the South Australian Heritage Register. It will also inform the matters to be considered by the Minister when providing a 'Direction' on development proposals.

**Technical Data Sheets Manual (TDSM)** – Detailed technical information to inform Council's public works and any other works in Colonel Light Gardens State Heritage Area.

**Colonel Light Gardens State Heritage Area** – Colonel Light Gardens was established as a State Heritage Area in 2000 under the *Development Act 1993*. This ensured that any future development of properties and open spaces within Colonel Light Gardens would be managed to maintain the Area's heritage values.

## 5.0 Reference List

Bechervaise & Ass et al Colonel Light Gardens Conservation Study, (1989)

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## 6.0 Bibliography

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- "Australia ICOMOS, The Burra Charter: The Australia ICOMOS Charter for Places of Cultural. Available online at: <https://australia.icomos.org/wp-content/uploads/The-urra-Charter-2013-Adopted-31.10.2013.pdf>"
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- Government of South Australia, Heritage SA, Heritage Standards Colonel Light Gardens State Heritage Area, 2021.
- Hutchings, A. 'Comprehensive Town Planning Comes to South Australia' in A. Hutchings (ed) With Conscious Purpose: A History of Town Planning in South Australia, PIA SA Division, 2007 (Second edition).
- Lander H. C. 'Estate Development Upon Garden City Lines', Garden Cities and Town Planning Magazine, vol. 3, no. 9, 1913.
- Sulman, J. Introduction to the Study of Town Planning in Australia, Sydney, Government Printer of New South Wales, 1921.
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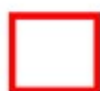
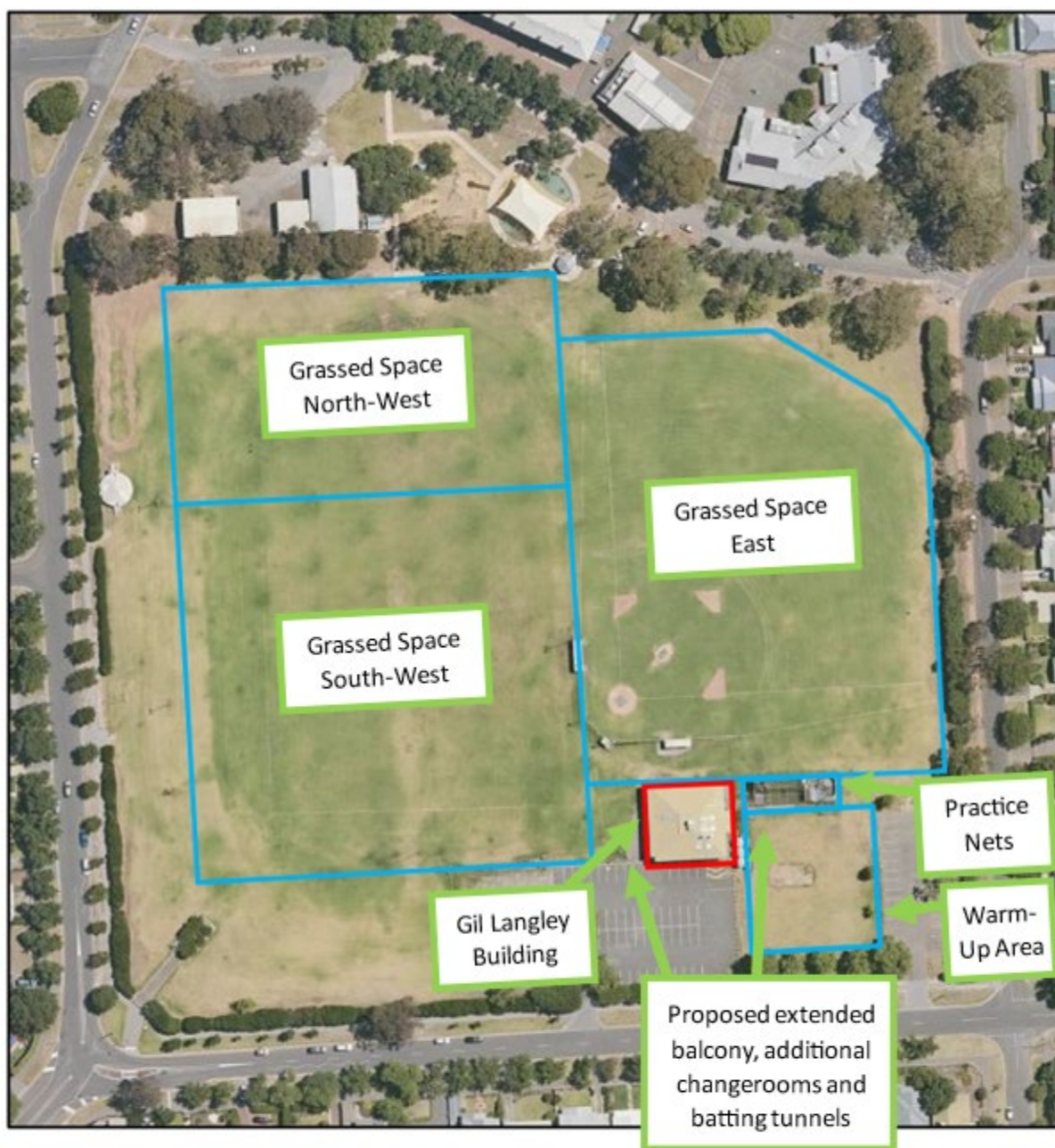




**CITY OF  
MITCHAM**



## Mortlock Park Lease/Licence Map



**Leased Area (exclusive use)**



**Licensed Area (Community and Club Use)**

# LEASE/LICENCE CONSULTATION

**St Therese Primary School / Colonel Light Gardens Primary School  
10 Year Lease/Licence Agreement  
Mortlock Park, Colonel Light Gardens**



CITY OF  
MITCHAM

## PROJECT INFORMATION

Colonel Light Primary School and St Therese Primary School have been utilising Mortlock Park grassed spaces and playground for a number of years and are looking to continue their use.

## PROPOSED LICENCE PLAN



**Licensed Area**



**Playground area for use by both Schools**

Street Address:  
131 Belair Road  
Torrens Park SA 5062

Postal Address:  
PO Box 21  
Mitcham Shopping Centre  
Torrens Park SA 5062

Phone: (08) 8372 8888  
Fax: (08) 8372 8101  
[mitcham@mitchamcouncil.sa.gov.au](mailto:mitcham@mitchamcouncil.sa.gov.au)  
[www.mitchamcouncil.sa.gov.au](http://www.mitchamcouncil.sa.gov.au)

## OVERVIEW OF THE LICENCE TERMS

### School Use

The Schools are seeking a continued licence for use of the grassed areas and playground during school hours for their students, noting that these areas will still be available for public use. The proposed Lindauer-Hullett will be for a 10 year term.

All proposed use by both schools is for within school hours (8:30am - 3:30pm). CLG Primary School are requesting use every day of the week during the school year for recess, lunch and physical education lessons.

St Therese Primary are seeking to utilise Mortlock Park during their lunch break each day and only Tuesday and Thursdays for Physical Education lessons. St Therese Primary School have also requested occasional use for after school sports between 3:30pm - 4:00pm which will be dependent on season and team requirements.

Each school will share the use of the oval and will pay an annual fee. The schools have also requested use of the reserve for their annual sports day.



**Street Address:**  
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Torrens Park SA 5062

**Postal Address:**  
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Mitcham Shopping Centre  
Torrens Park SA 5062

**Phone:** (08) 8372 8888  
**Fax:** (08) 8372 8101  
mitcham@mitchamcouncil.sa.gov.au  
www.mitchamcouncil.sa.gov.au



# Demolition of the Girl Guides Building and Landscaping

*Demolish the existing Girl Guides Building at Mortlock Park and landscape the area for community use*



## Proposal

Demolish the existing Girl Guides Hall at Mortlock Park and landscape the land and surrounding areas.

## Background

Within the Master Concept Plan for Mortlock Park the Girl Guides hall is proposed to be demolished. This proposal is to fund the demolition and return the land to open space, resulting in increased area dedicated to general community use on the site.

The demolition will result in further work in relation to future landscaping the area that will be created. It is envisaged that it will be modest landscaping to this area including a grassed area, possibility of bench seating and water fountain, however this has not yet been fully scoped and therefore the cost of this is still unknown.

The proposed budget for the landscaping and demolition is an estimation and could be subject to change once further planning has been undertaken.

Guides SA has been consulted on and would be interested in exploring use of the Former Scout Hall if this proposal was to proceed.

## Community Benefits

- Open space for use for the community

## Financial

**Year:** 2025/26

## Funding Type

Ongoing operating & Capital

## Funding Type:

Capital and ongoing operating

**Rate Impact:** 0.01%

**Capital (Council):** \$84,000

**Ongoing (Council):** \$5,773

## Primary Theme

Theme 2.3 Natural Environment

## Community Insight

I enjoy using the public places in my local area.

## Other Information

- Non-Priority Theme
- No Grant Funding

## Staff Member Contact

Anneke Polkamp & Mason Willis

## General Manager

Craig Harrison and Daniel Baker



**GRIEVE  
GILLET  
ARCHITECTS**

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
HERITAGE

# MORTLOCK PARK

CONCEPT DESIGN

PREPARED FOR CITY OF MITCHAM  
**SEPT 2023**

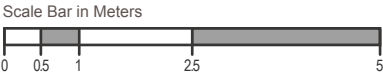
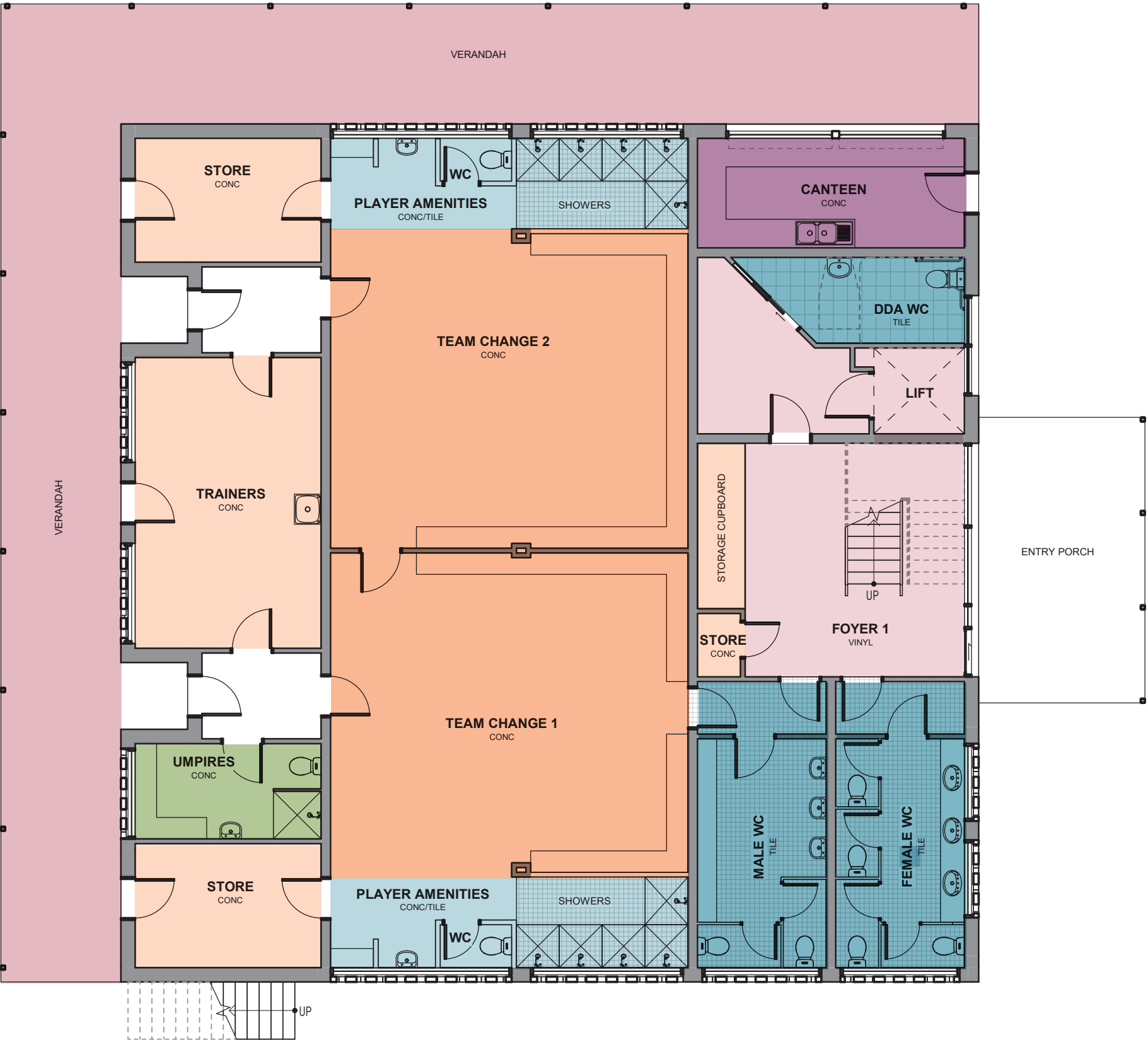
\*THE DETAILS OF THE ARCHITECTURAL MODEL AND RELATED MATERIAL SELECTIONS ARE YET TO BE FINALISED



MORTLOCK PARK GIL LANGLEY BUILDING\_EXISTING GROUND FLOOR PLAN

LEGEND

- Player amenities
- Public amenities
- Storage
- Player change rooms
- External covered viewing area
- Canteen
- Umpires room
- Foyer, stairs, lift

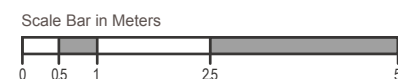
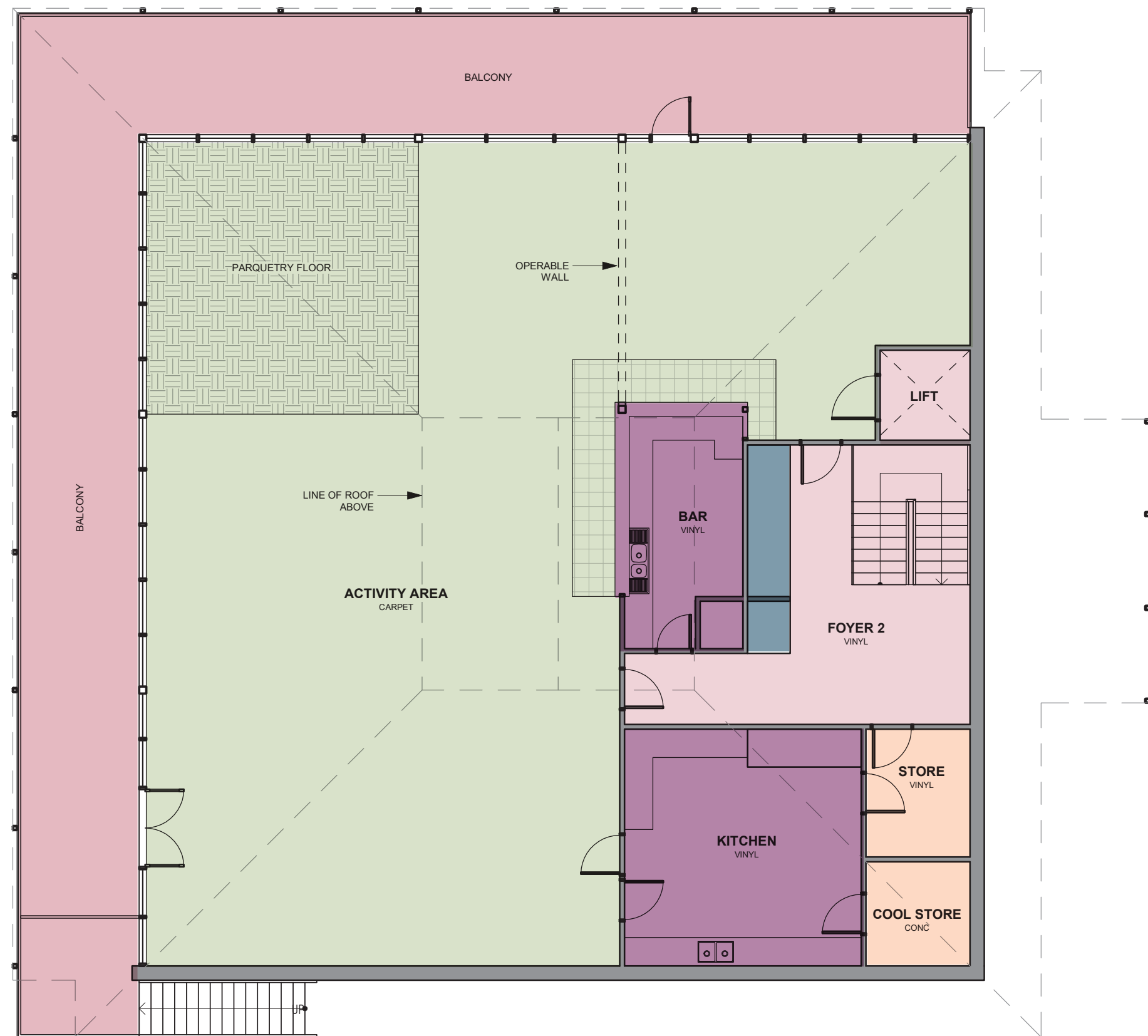


EXISTING GROUND FLOOR PLAN  
GIL LANGLEY BUILDING  
1:100 @ A3

# MORTLOCK PARK GIL LANGLEY BUILDING\_EXISTING FIRST FLOOR PLAN

## LEGEND

- Storage
- External covered viewing area
- Kitchen/bar
- Social/community room
- Utility/Cleaner's room
- Foyer, stairs, lift

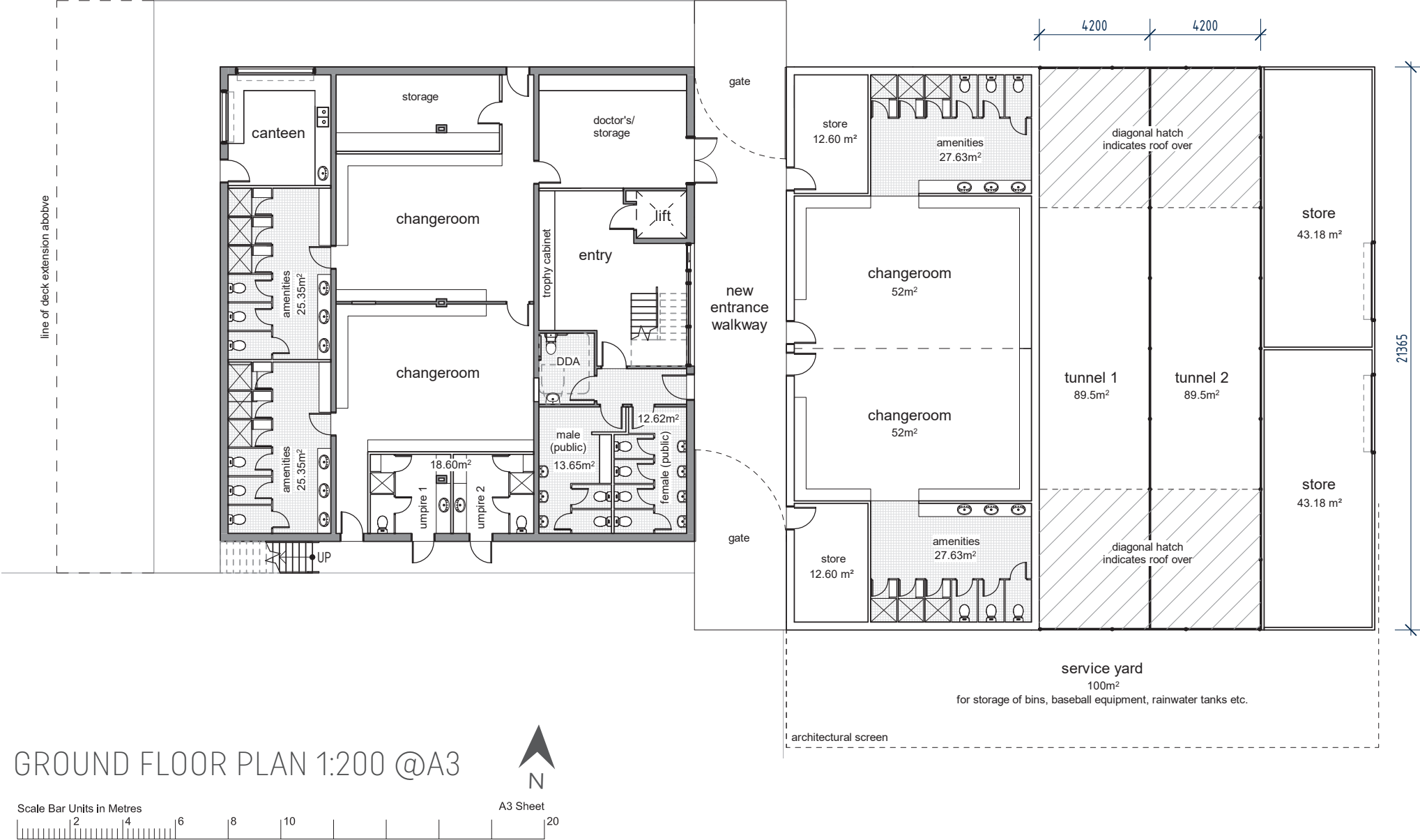


## EXISTING FIRST FLOOR PLAN

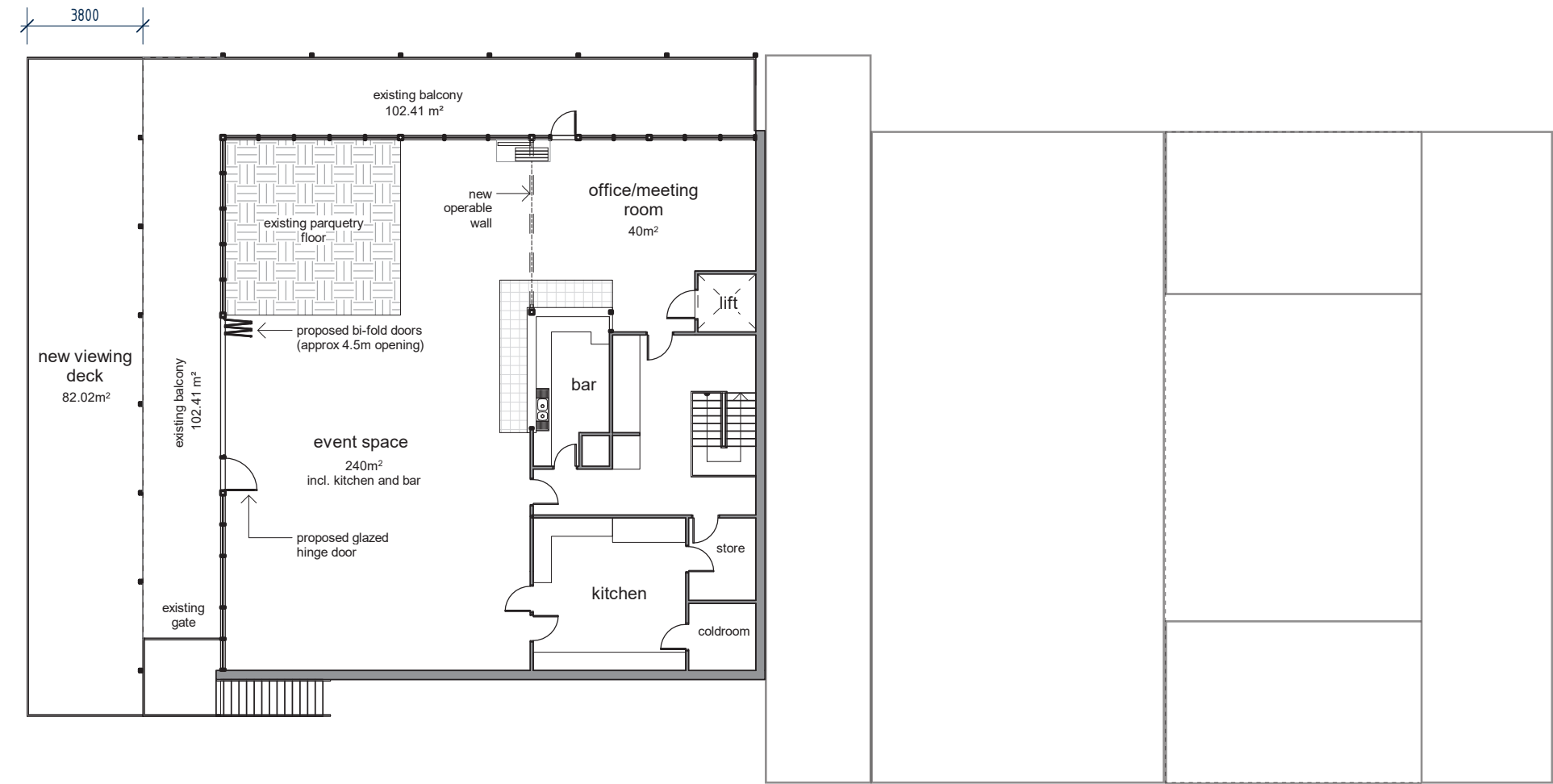
GIL LANGLEY BUILDING

1:100 @ A3

FLOOR PLAN\_OPTION 2



FLOOR PLAN\_OPTION 2



FIRST FLOOR PLAN 1:200 @A3

Scale Bar Units in Metres

A3 Sheet

N



## RENDER\_VIEW 1 OPTION 2





## RENDER\_VIEW 1 OPTION 2 WITH EXTENDED ROOF





## RENDER\_VIEW 2 OPTION 2





## RENDER\_VIEW 2 OPTION 2 WITH EXTENDED ROOF





## RENDER\_VIEW 3 OPTION 2





## RENDER\_VIEW 4 OPTION 2





## RENDER\_VIEW 4 OPTION 2 WITH EXTENDED ROOF





## RENDER\_VIEW 5 OPTION 2

FROM FREELING CRESCENT





# Gil Langley Building Upgrade

*Design Option 2 – Refurbishment of existing building, realignment of batting tunnels, new storage shed and two additional changerooms*



## Proposal

To upgrade the existing Gil Langley Building to meet AFL facility Guidelines, provide additional storage, realign the batting tunnels, extend the existing balcony and provide two additional changerooms to provide separate changerooms for Women and Junior teams to assist in better facilitation of these teams.

## Background

The current Gil Langley Building, which is around four decades old, requires refurbishment. The existing facility is in a state of disrepair, lacks adequate storage space, and does not comply with the AFL Facility Guidelines. In August 2020, Architects were engaged by Council to develop concept plans for an upgraded Gil Langley building and resulted in two (2) designs being developed. These plans were initially presented to Council at a Designated Informal Gathering in March 2021 and were consulted on with the community in 2023.

While both designs meet AFL Facility Standards and are unisex and therefore can be used by all genders and age groups, Option 2 provides two additional changerooms (equating to four changerooms in total) which will assist in providing separate changerooms for women and junior teams.

Option 1 (refurbish existing building, balcony extension, realign batting tunnels and storage facility) is fully funded however Option 2 (refurbish existing building, balcony extension, realign batting tunnels, storage facility and two additional changerooms) has a shortfall of funding and with external funding deadlines if Council were to approve Option 2 this would require additional funds being allocated in 2024/25.

## Community Benefits

- Separate changerooms for Women and Juniors
- Facility that meets AFL Facility Guidelines
- Improve visual impact of facility and batting tunnels

## Financial

**Year:** 2024/25

## Funding Type:

Capital and ongoing operating

## This request:

**Rate Impact:** 0.03%

**Capital (Council):** \$216,300

**Ongoing (Council):** \$17,529

## Already Funded:

**Council:** \$540,000 2023/24 ABP  
\$190,000 renewal

**State:** \$2,100,000

**Federal:** \$900,000

## TBC:

**Clubs:** \$100,000

**Shortfall:** \$206,000 - \$306,000

**Total Project Cost: \$4,036,000**

## Primary Theme

Theme 1.3 Services & Facilities

## Community Insight

I am involved in sport, activities and programs.

## Other Information

- Non-Priority Theme
- Grant Funding

## Staff Member Contact

Anneke Polkamp & Hayley Ashworth

## General Manager

Craig Harrison



GRIEVE  
GILLET  
ARCHITECTS

ARCHITECTURE  
INTERIORS  
URBAN DESIGN  
HERITAGE

# MORTLOCK PARK

CONCEPT DESIGN

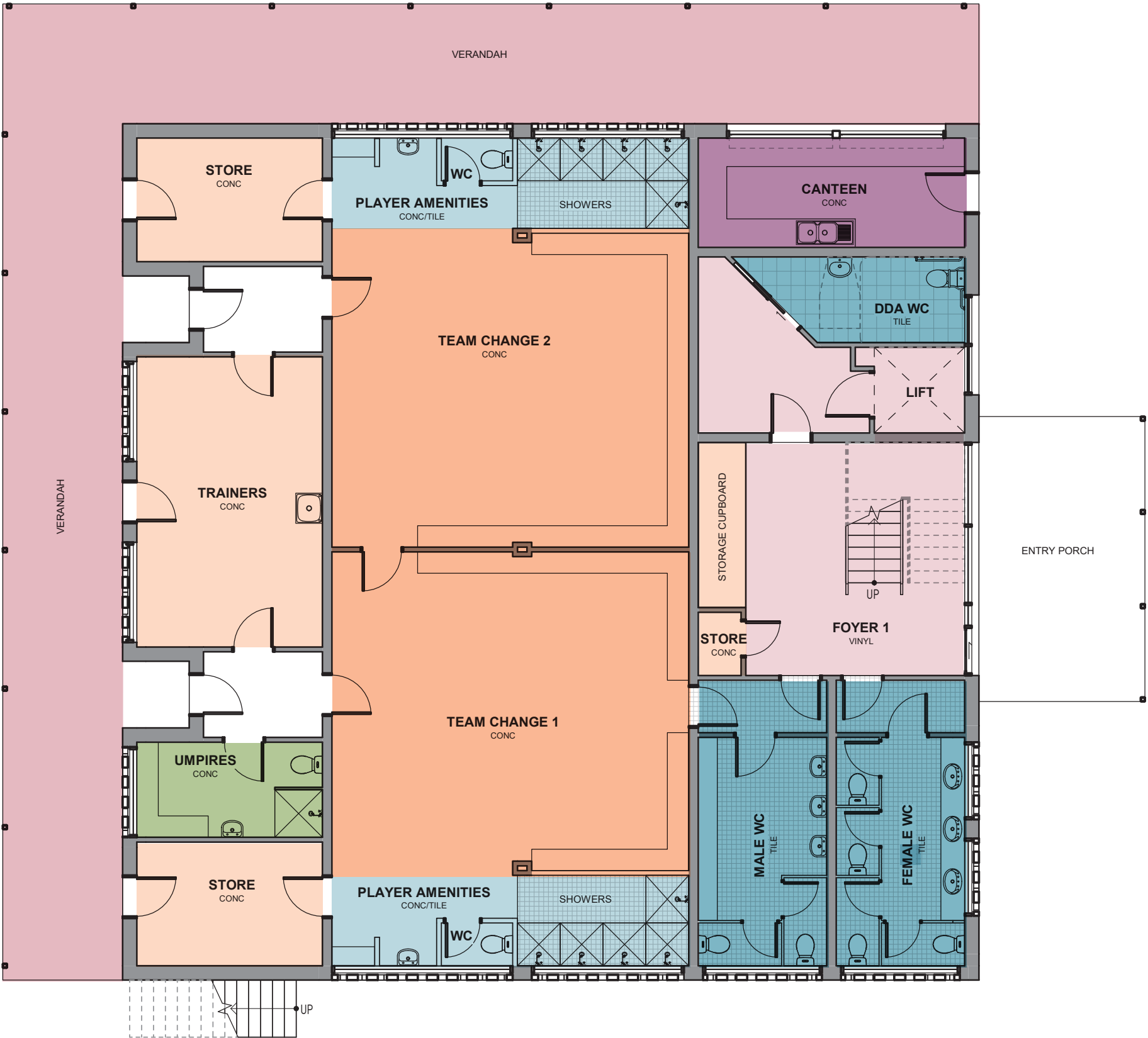
PREPARED FOR CITY OF MITCHAM  
SEPT 2023

\*THE DETAILS OF THE ARCHITECTURAL MODEL AND RELATED MATERIAL SELECTIONS ARE YET TO BE FINALISED

MORTLOCK PARK GIL LANGLEY BUILDING\_EXISTING GROUND FLOOR PLAN

LEGEND

- Player amenities
- Public amenities
- Storage
- Player change rooms
- External covered viewing area
- Canteen
- Umpires room
- Foyer, stairs, lift



Scale Bar in Meters  
0 0.5 1 2.5 5

EXISTING GROUND FLOOR PLAN

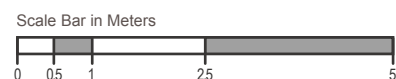
GIL LANGLEY BUILDING

1:100 @ A3

# MORTLOCK PARK GIL LANGLEY BUILDING\_EXISTING FIRST FLOOR PLAN

## LEGEND

- Storage
- External covered viewing area
- Kitchen/bar
- Social/community room
- Utility/Cleaner's room
- Foyer, stairs, lift

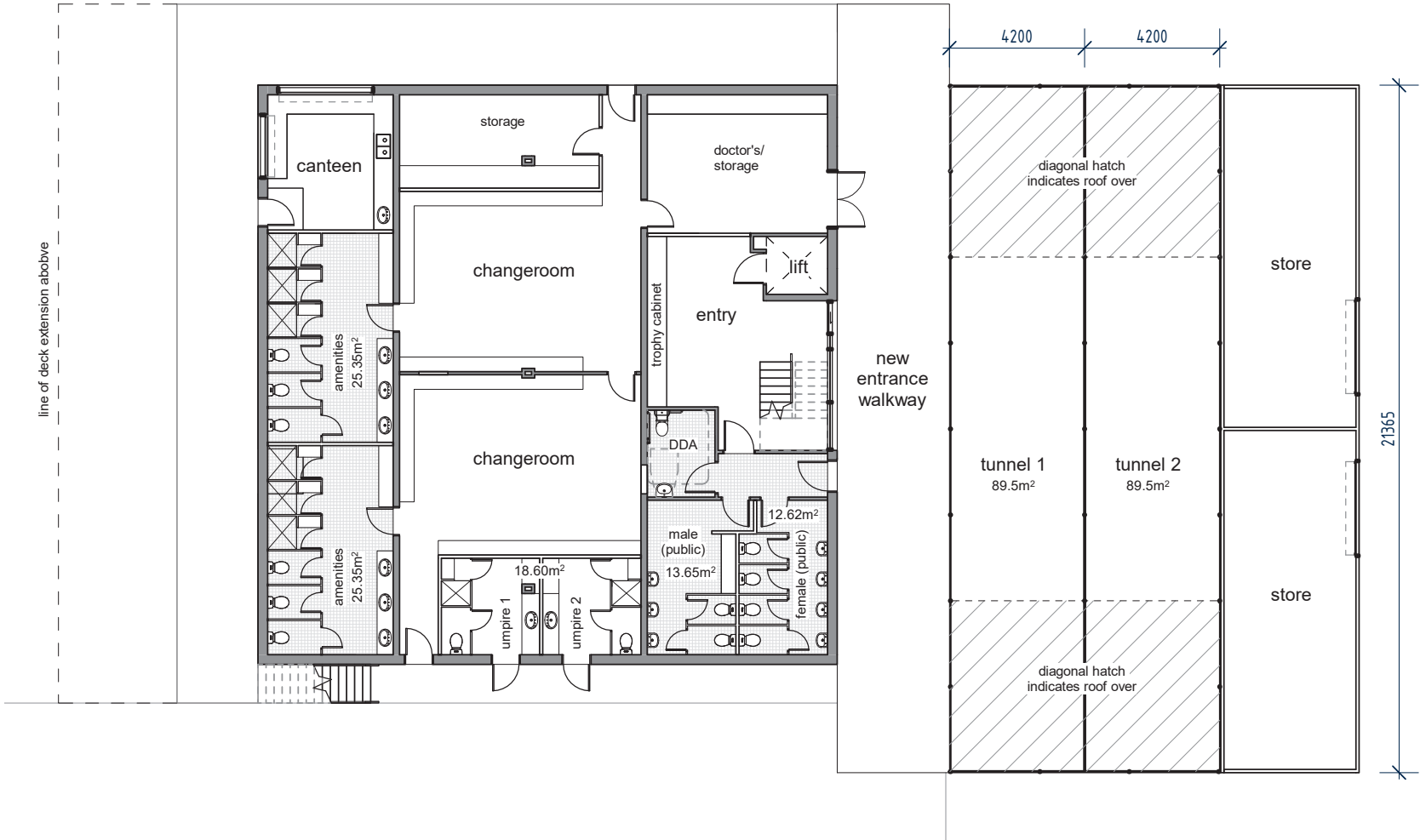


## EXISTING FIRST FLOOR PLAN

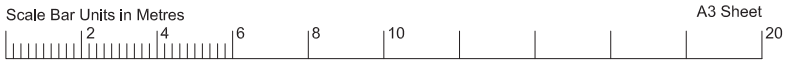
GIL LANGLEY BUILDING

1:100 @ A3

FLOOR PLAN\_OPTION 1

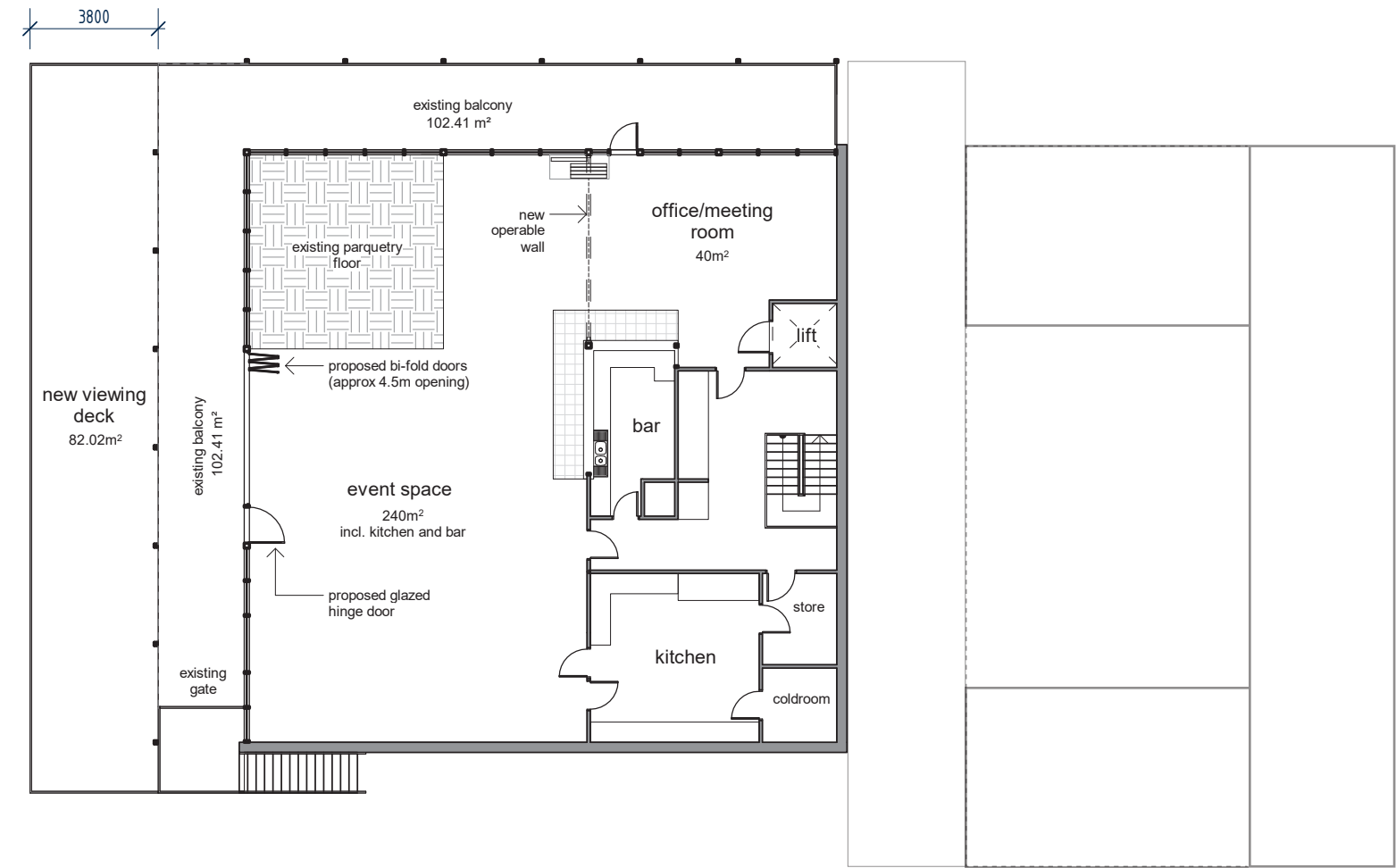


GROUND FLOOR PLAN 1:200 @A3

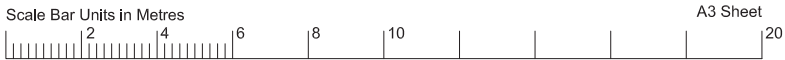




FLOOR PLAN\_OPTION 1



FIRST FLOOR PLAN 1:200 @A3





## RENDER\_VIEW 1 OPTION 1





## RENDER\_VIEW 1 OPTION 1 WITH EXTENDED ROOF





## RENDER\_VIEW 2 OPTION 1





## RENDER\_VIEW 2 OPTION 1 WITH EXTENDED ROOF





## RENDER\_VIEW 3 OPTION 1





## RENDER\_VIEW 4 OPTION 1





## RENDER\_VIEW 4 OPTION 1 WITH EXTENDED ROOF





# RENDER\_VIEW 5 OPTION 1

FROM FREELING CRESCENT





# Baseball Infrastructure

*Upgrade the existing baseball fencing at Mortlock Park*



**Proposal**

Upgrade existing baseball fencing at Mortlock Park to improve safety and be in line with relevant facility guidelines.

**Background**

Following a review of a Baseball Risk Audit undertaken in 2015 an upgrade to existing baseball fencing/netting is being proposed.

The new design proposes the backstop fence is increased from 9m to 10m. The “home run” or “outfield” fencing is currently between 1.25 metres to 1.9 metres in height and it is recommended that this is increased to 2.4m.

The existing fencing has not been upgraded in sometime and as such is visually poor and detracting from the visual amenity of the reserve. This proposed upgrade will not only improve the appearance of the fencing but is required to facilitate the safe continuation of baseball at the site.

**Community Benefits**

- Improve safety
- Improved appearance of fencing

**Financial**

**Year:** 2025/26

**Funding Type**

Ongoing operating & Capital

**Funding Type:**

Capital and ongoing operating

**Rate Impact:** 0.05%

**Capital (Council):** \$315,000

**Ongoing (Council):** \$29,205

**Primary Theme**

Theme 1.3 Services & Facilities

**Community Insight**

I am involved in sport, activities and programs.

**Other Information**

- Non-Priority Theme
- No Grant Funding

**Staff Member Contact**

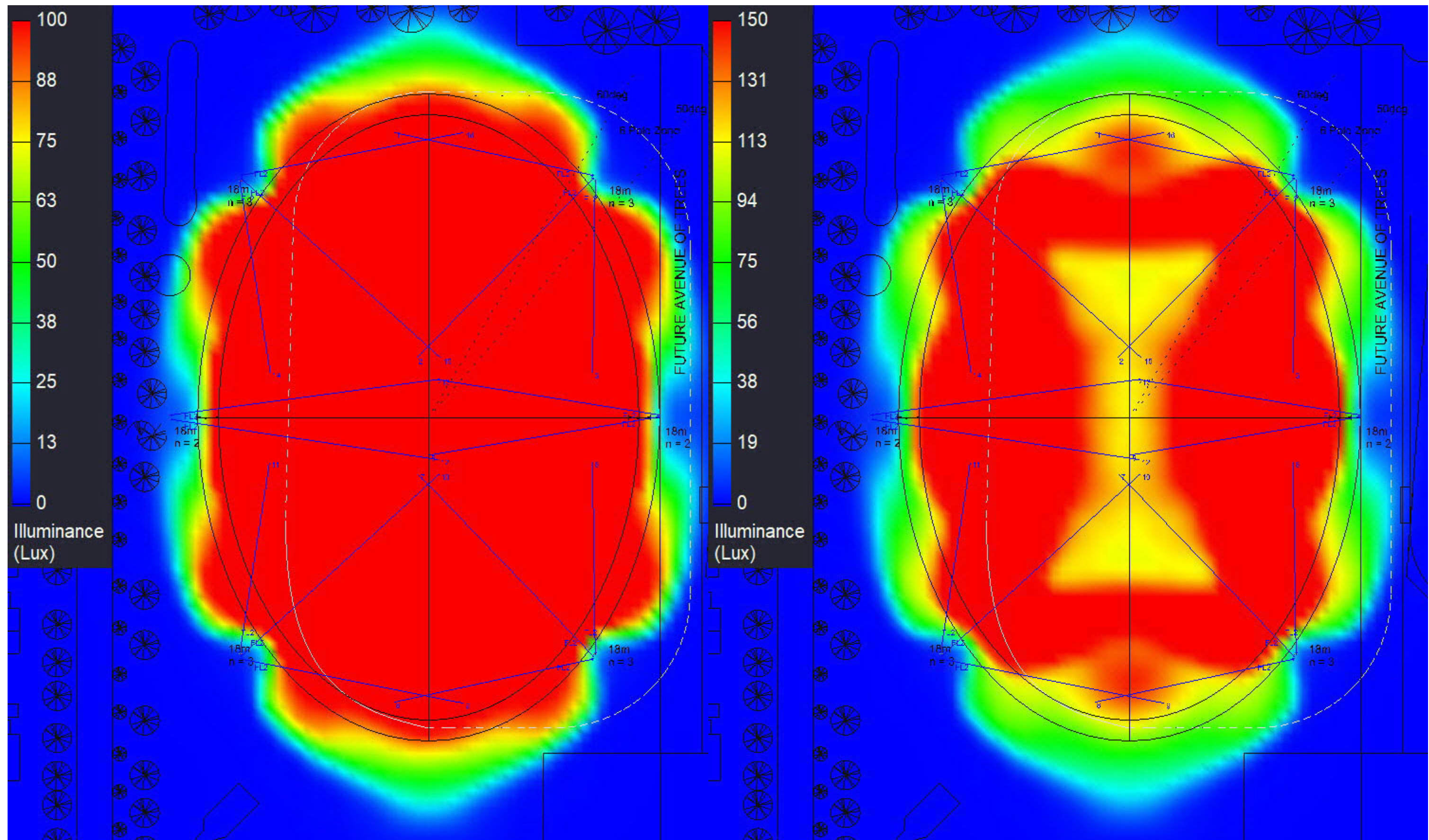
Mason Willis

**General Manager**

Daniel Baker





**CLIENT DETAIL**

City of Mitcham

Attachment Page 1 of 2

**PROJECT NAME**

Mortlock Park New Oval Lighting  
6 x 18m Poles - 16 Fittings

**SPORTSLIGHTING**  
**SA**

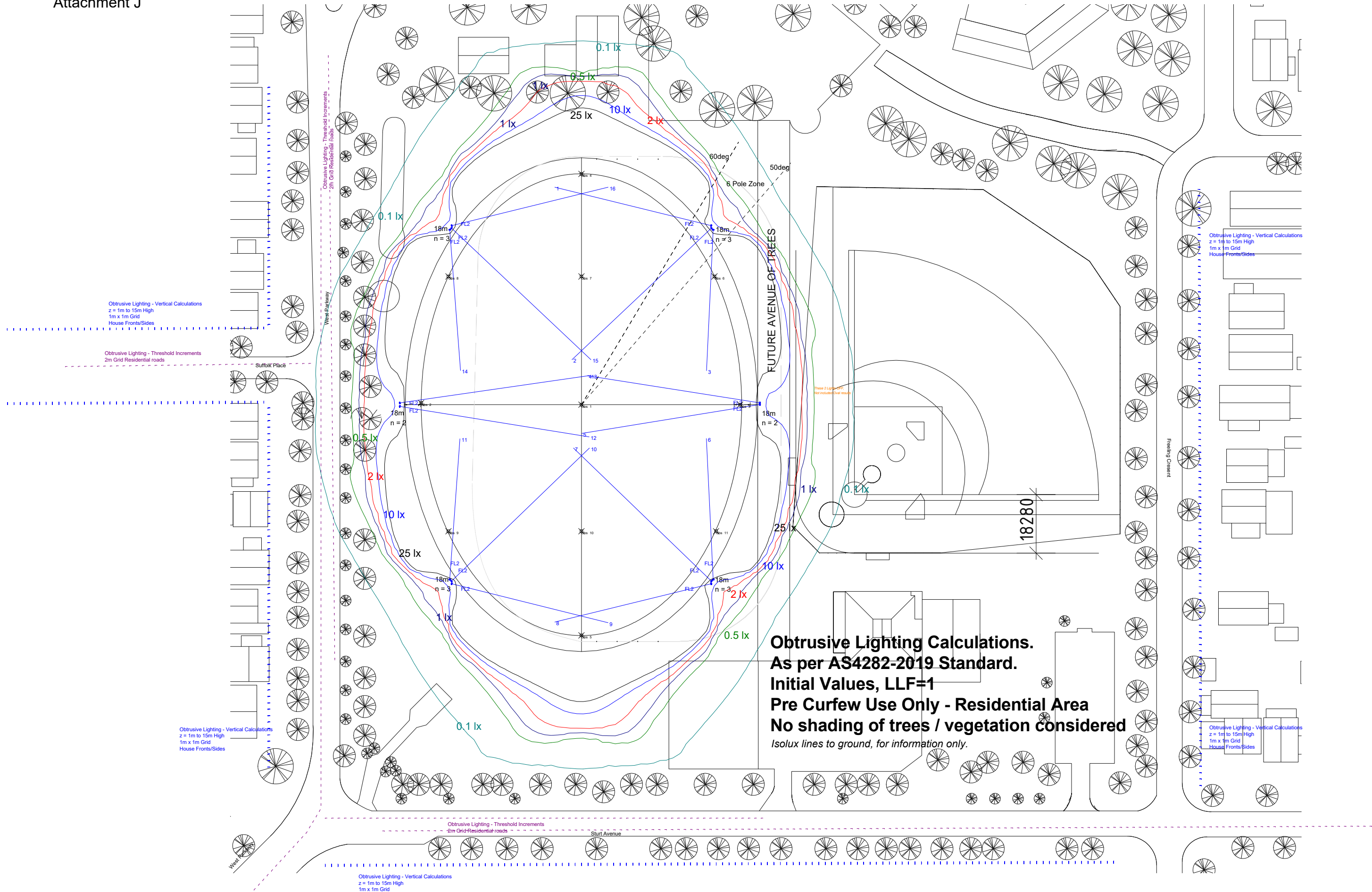
DATE: 20/09/2023

SCALE: NTS

REV: E Gen3.5FP

Page 3 of 5





# Oval Lighting at Mortlock Park

*Upgrade the oval lighting at Mortlock Park to LED and to meet facility guidelines*



## Financial

**Year:** 2024/25

## Funding Type:

Capital and ongoing operating

## This request:

**Rate Impact:** 0.03%

**Capital (Council):** \$182,000

**Ongoing (Council):** \$16,768

## Already Funded:

**Council:** \$88,000 renewal

## Primary Theme

Theme 1.3 Services & Facilities

## Community Insight

I am involved in sport, activities and programs.

## Other Information

- Non-Priority Theme
- No Grant Funding

## Staff Member Contact

Mason Willis

## General Manager

Daniel Baker

## Proposal

Upgrade the existing oval lighting to LED and to meet AFL Facility Guidelines.

## Background

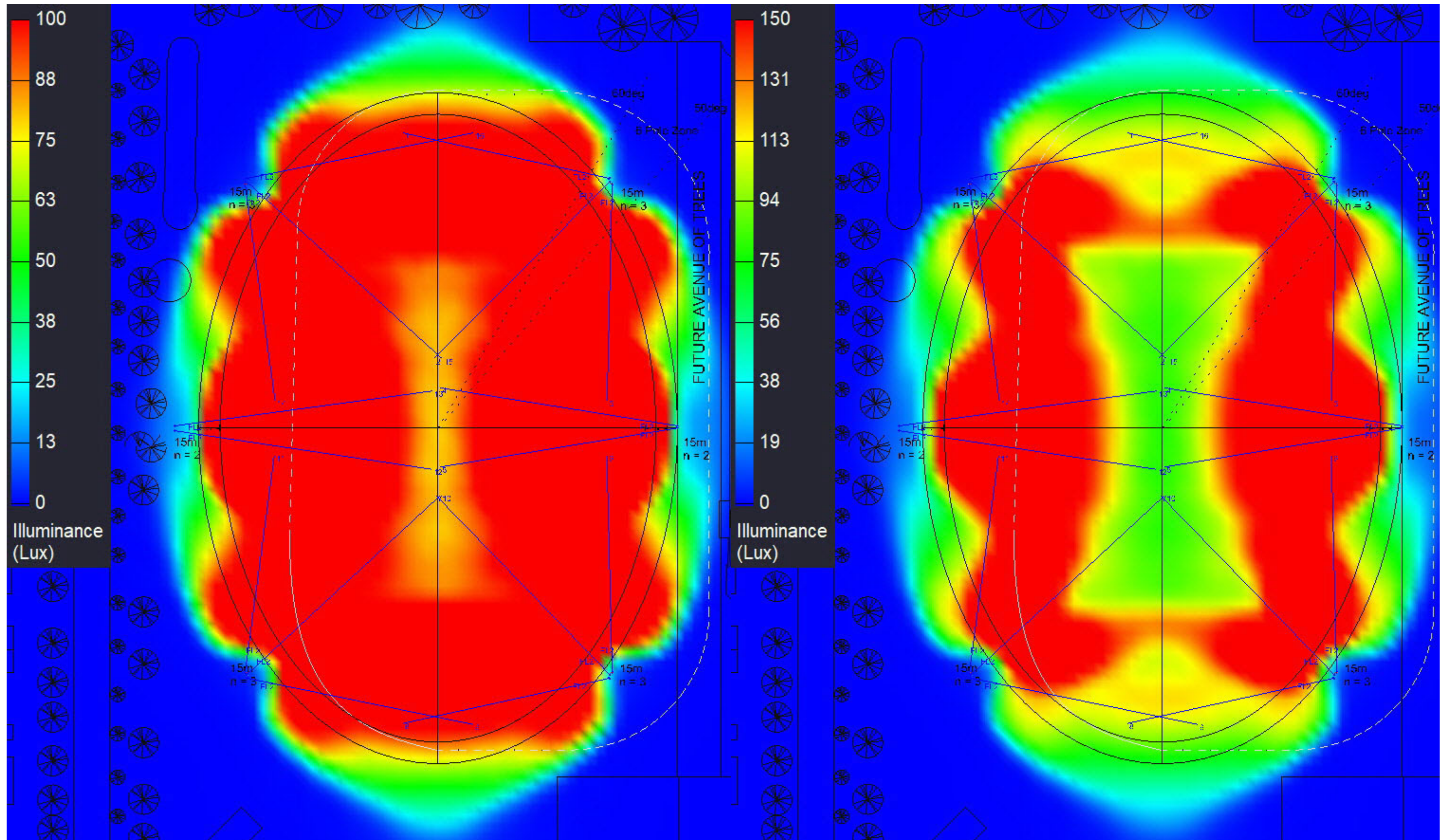
The existing oval lights are 25 years old and the light quality is very poor meaning the grounds are currently not sufficiently lit. There are currently 2 x 13m and 1 x 15m light pole with halogen light fittings and very low LUX level (<20 LUX) that are used by the Football Club and if the lights are not upgraded to meet relevant standards it jeopardises the safe continuation of football at the site. These assets are currently at their end of life and Council has \$88,000 allocated in the renewal budget to upgrade these lighting assets.

It is proposed that the existing oval lights be upgraded to LED to assist with increased energy efficiency, reduce light spill and be in line with relevant standards. This new design would result in an increase in light poles and the height of the poles with the designs requiring Council, Development and Heritage Approval.

## Community Benefits

- LED lights to improve energy efficiency
- Lights that meet AFL Facility Guidelines and are compliant
- Increased safety for players



**CLIENT DETAIL**

City of Mitcham

Attachment Page 1 of 2

**PROJECT NAME**Mortlock Park New Oval Lighting  
6 x 15m Poles - 16 Fittings
**SPORTSLIGHTING**  
**SA**

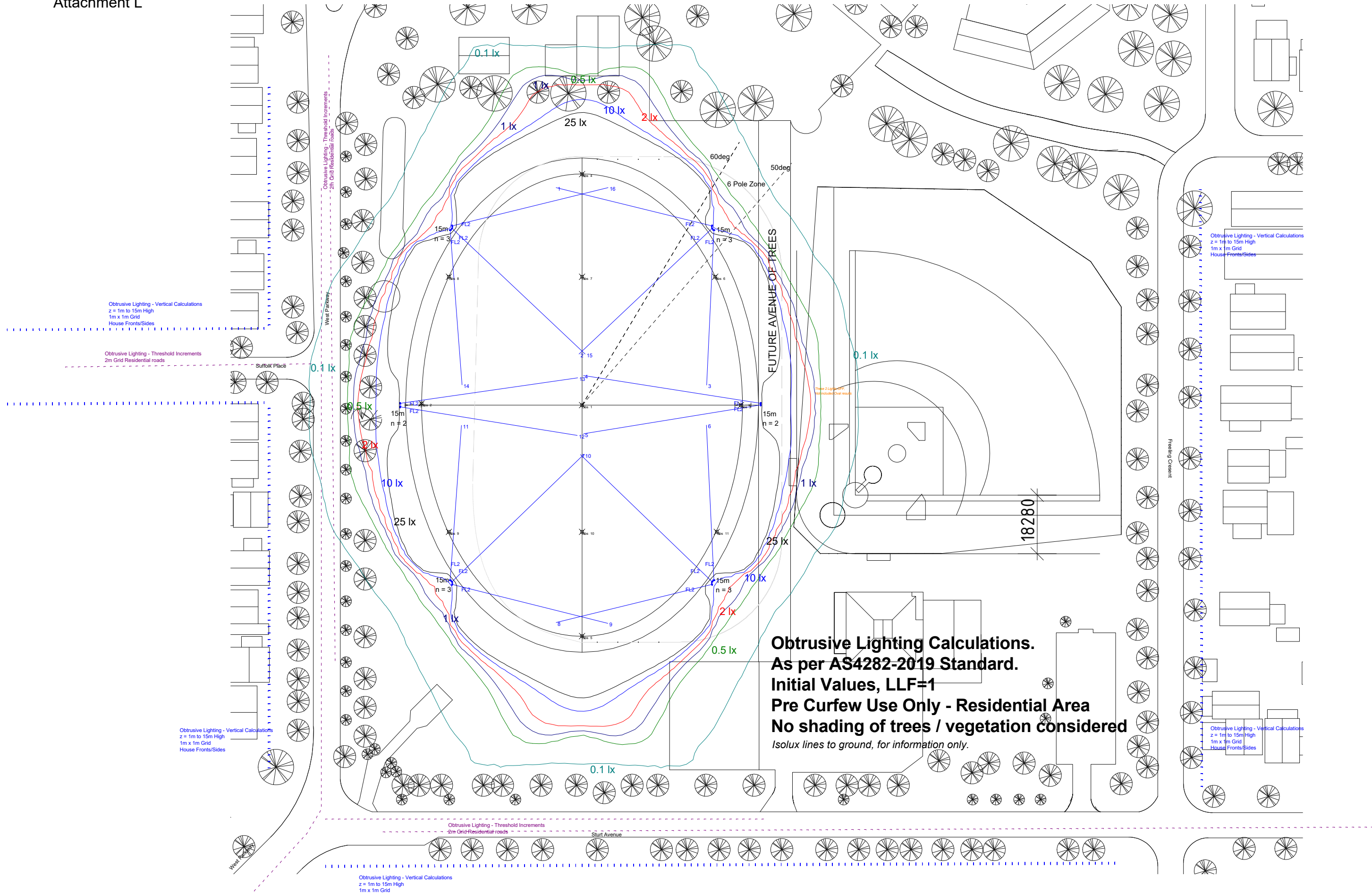
DATE: 20/09/2023

SCALE: NTS

REV: E Gen3.5FP

Page 3 of 5







# Attachment M



## MORTLOCK PARK CONCEPT PLAN COLONEL LIGHT GARDENS

IAN ROBERTSON DESIGN  
August 2013

THE CITY OF MITCHAM

0 20 40m





# COMMUNICATION AND ENGAGEMENT PLAN FOR

## Mortlock Park Project

August 2023

<b>Project Officer:</b>	Ismail Abuleela
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Signature <i>I Abuleela</i>
<b>Project Manager:</b>	Hayley Ashworth & Anneke Polkamp
Approved : Yes <input type="checkbox"/> No <input type="checkbox"/>	Signature <i>Ashworth</i> <i>Polkamp</i>
<b>General Manager</b>	Craig Harrison
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Signature <i>C Harrison</i>
<b>CEO</b> (Subject to General Manager Approval)	Kate O' Neill
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Signature: <i>K O'Neill</i>
<b>Consultation to begin:</b>	<b>Date: 15 September 2023</b>
<b>Consultation to conclude on:</b>	<b>Date: 16 October 2023</b>
<b>Total Days:</b>	32

## Attachment N

### Background

Mortlock Park is located at Sturt Avenue, Colonel Light Gardens. The site comprises two playing fields, a clubroom/changeroom facility (known as the Gil Langley Sports Centre), a play space, community buildings and car park. The playing fields and clubroom/changeroom are currently under lease/License to Goodwood Baseball Club and Colonel Light Gardens Football Club.

The subjects covered by this engagement plan are:

- Gil Langley Building Upgrade, Batting Tunnels and Storage
- Baseball Infrastructure
- Oval Lighting
- Lease/License
- Community Halls

The Master Concept Plan for Morlock Park was endorsed in 2013. Following the adoption of this plan, certain pathways and additional infrastructure bordering the playground have been successfully constructed. Administration continues to progress the Master Concept Plan with these consultations on specific elements, including the repositioned batting tunnels and the removal of the Guides Hall. Although there are components of the plan that are not currently funded, these will remain under consideration for implementation at a later phase.

In 2019, Colonel Light Gardens Football Club were successful in receiving a \$500,000 Federal Election Pledge to assist in funding unisex changerooms at Mortlock Park. In August 2020, Architects were engaged by Council to develop concept plans for an upgraded building that meets the needs of the Clubs and their relevant sports. This concept planning process involved Administration working alongside the Architects and representatives from both Colonel Light Gardens Football Club and Goodwood Baseball Club over a period of 18 months and resulted in two (2) designs being developed.

Lighting at Mortlock Park and baseball fencing are due for replacement. To ensure compliance with mandatory heritage considerations expert opinion and recommendations are required.

Colonel Light Gardens Football Club and Goodwood Baseball Club both hold leases, these will be covered within this engagement plan.

The potential uses of two community buildings at Mortlock Park are also up for discussion. The proposal is that the Guides Hall is demolished, and feedback is required on how the cleared land may be utilised by the community. The Scouts Hall has a single casual hirer in place and there is an opportunity for the community to guide the long-term use and function of this building.

St Therese Primary School and Colonel Light Gardens primary School wish to formalise a continued license for the use of grassed areas and playground during school hours for their students.

### Decision Makers

## Attachment N

City of Mitcham CEO will be responsible for making the final decision on the form and content of the engagement plan for the consultation related to the Mortlock Park project within Colonel Light Gardens.

Council's decision making process will be assisted with information and support by staff and the City of Mitcham community.

### **Project Concerns**

Key concerns or risks include:

- Community not supporting the changes proposed because of concern that Council has already decided the future use and sporting access of the site.
- Public confusion about why the developments are necessary and how it will affect their access and amenity to community land at Mortlock Park.
- Public engagement fatigue/confusion regarding the elements being consulted on given the number of consultations that have occurred in the past few years, and those required if we approach the enclosed projects in an individual manner without grouping them into a single project.
- Whether this engagement has adequate reach to capture all people/organisations likely to be affected by any proposed changes.

### **Strategic Objectives**

#### *Theme 1.2 Health & Wellbeing*

We build capacity for people to be active, healthy, and connected and provide inclusive and safe environments for all.

#### *Theme 1.3 Services & Facilities*

We provide convenient access to a diverse range of information, services, activities and facilities for our community.

#### *Theme 3.3 Partnerships*

We partner with neighboring Councils, Government, universities, the private sector, not-for-profit organisations and community groups to maximize community and economic outcomes.

#### *Theme 4.1 Good Governance*

We are transparent and accountable, make informed decisions, demonstrate integrity and empower our community to have a voice and participate in a meaningful way.

### **Spokesperson/s**

The Communication and Engagement Plan presupposes that in accordance with Council's Media Policy the Mayor Dr Heather Holmes-Ross and Mr. Matt Pears, Chief Executive Officer, are the only authorised spokespersons for external communications.

The Project Manager Anneke Polkamp is the spokesperson for internal communication assisted by Hayley Ashworth.

### **Legislative Requirements**

## Attachment N

*Public Consultation Policy Requirements*

The Public Consultation Policy ensures the City of Mitcham effectively consults with its community in an open and accountable way while fulfilling the legislative requirements as set out in the Local Government Act 1999.

The policy requirements for the Communication and Engagement Plan for the Mortlock Park Project Plan (MPPP) includes a minimum of:

(1) Prepare a document that sets out Council's proposal in relation to the matter; and

(a) Publish a notice:

- in a newspaper circulating within the area of the Council; and
- on a website determined by the Chief Executive Officer

describing the matter under consideration and inviting interested persons to make submissions within a period (being at least 28 days).

Consultation period – The time period for consultation varies depending on the category of consultation, as per specific sections of this policy. For the purposes of this policy where notification is given via the newspaper the consultation period commences on the day following the newspaper publishing date.

(b) Make copies of the proposed plan available for inspection or purchase at the Council's principal office.

(2) When submissions have been received by the specified date, Council staff will:

(a) Summarise and analyse the information;

(b) Prepare a report for Council or the relevant Council Committee which:

- summarises the public consultation outcomes;
- presents the information in the broader context of the matter under consideration;
- makes recommendations for Council or the Committee to consider when deciding on the matter/s; and
- is included on the agenda for a suitable Council or Committee meeting.

(3) Council will consider the report and relevant recommendation/s and decide on the matter/s.

(4) The right to address Council or a Committee of Council by way of deputation in support of any submission may be granted at the discretion of the Mayor or Presiding Member, unless otherwise prescribed in the relevant legislation and in accordance with Council's Code of Practice – Meeting Procedures.

(5) Give public notice of its adoption of a management plan.

The consultation of the draft Mortlock Park Project plans is required to comply with Council's Public Consultation Policy in accordance with the explicit requirements of the Local Government Act 1999. The table below depicts the legislative (minimum) requirements and how the community engagement plan meets these.

**Community Engagement Approach**

Council has previously undertaken community engagement on two earlier occasions in Colonel Light Gardens on the subject of major parks. That being the drafting of the Public Realm



## Attachment N

Heritage Guidelines (PRHG) and Mortlock and Reade Park CLMPs. The PRHG contains specific reference to the major parks in Colonel Light Gardens (which is designated as a State Heritage Area).

During the engagement process the community were extremely focused and at times passionate regarding the utility and access to Mortlock Park and it would be expected that this engagement process would be greeted with the same level of interest.

### Community engagement method(s)

#### Step 1: Negotiables (scope of influence)

Negotiables What can the community influence?	Comments/reasoning <ul style="list-style-type: none"> <li>Choice of new building design</li> <li>Choice of lighting design (constrained by minimum sporting standards)</li> <li>Choice of fencing design (constrained by minimum sporting standards)</li> <li>Input into community building usage and landscaping</li> <li>Leases and licenses</li> </ul>
Non-negotiables What can't the community influence?	Comments/reasoning <ul style="list-style-type: none"> <li>Relocation and building construction</li> <li>Asset replacement across the park</li> </ul>

### Risk assessment

The following table will display the level of complexity, sensitivity, and potential impact of the Mortlock Park project.

Risk	low	medium	high	Explanation
Degree of complexity of the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
What is the degree of potential impact to stakeholders?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The impacts can be assessed as both positive and negative. Positive impact for the sporting clubs, their members and local schools are a result of increased opportunity and amenity. Negative impact may be seen from local community members who wish more equitable access to the land.
What level of media/ community/ political interest is anticipated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	There is potential of becoming a high-profile project.
Total				Active participation

Method	Our commitment to the community	Select
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## Attachment N

<b>Inform</b>	We will keep you informed	<input type="checkbox"/>
<b>Consult</b>	We will listen to your concerns and aspirations, and provide feedback on how your input influenced the decision(s)	<input type="checkbox"/>
<b>Involve</b>	We will work with you to ensure that what we've heard is directly reflected in the alternatives developed, and provide feedback on how your input influenced the decision(s)	<input checked="" type="checkbox"/>

**Involve**

The development and management of an Advisory Group fulfill the requirement to engage at the level of 'Involve'. The Group however are Advisory in nature and any Advice, Recommendations or Alternatives put forward by the Group will be acted upon at the discretion of the Steering Group.

**Comments re method selection**

The above table indicates a need to involve the community through active participation. This approach is considered best practice and follows Council's Public Consultation Policy.

The level of complexity and degree of interest from the community in this project means that a more than statutory approach is recommended. This approach should include, but is not limited to:

- An internal working group (Steering Group)
- An external Advisory Group (representative composition: Council, Sport, Community Groups, Education and Community)
- Public exhibitions
- Information sessions
- Formal conversations with the community (interviews with key stakeholders)
- Surveys

An overarching engagement plan will follow, which will describe the minimum standard of engagement expected for a project of this size and complexity.

Due to the necessity of adjusting and accommodating the Council and community's evolving needs, it is recommended that the engagement plan surpass the requirements of standard statutory engagement. This enhanced plan, once endorsed by Mitcham Council, will acknowledge the CEO's authority to modify and authorise changes to the aforementioned plan.

The consultation of the collective Mortlock Park project is required to comply with Council's Public Consultation Policy in accordance with the explicit requirements of the Local Government Act 1999. The table below depicts the legislative (minimum) requirements and how the community engagement plan meets these.

<b>Legislative Requirements</b>	<b>Community Engagement Plan</b>
---------------------------------	----------------------------------

## Attachment N

(1) Prepare a document that sets out Council's proposal in relation to the matter.	Communication and Engagement Plan prepared (this document)
Publish a notice in a newspaper circulating within the area of the Council.	The Advertiser Newspaper
Publish a notice on a website determined by the Chief Executive.	To be published on Council's website
In relation to the Mortlock Park Project plans make copies of the proposed plan available for inspection or purchase at the Council's principal office.	To be made available at the Civic Centre and online.
Minimum consultation period of at least 28 days (to commence the day after the advertisement appears in the paper)	September - October 2023
(2) When submissions have been received by the specified date, Council staff will: (a) Summarise and analyse the information; (b) Prepare a report for Council or the relevant Council Committee which: <ul style="list-style-type: none"> <li>• summarises the public consultation outcomes;</li> <li>• presents the information in the broader context of the matter under consideration;</li> <li>• makes recommendations for Council or the Committee to consider when deciding on the matter/s; and</li> <li>• is included on the agenda for a suitable Council or Committee meeting.</li> </ul>	Council decision report November/December 2023.
(3) Council will consider the report and relevant recommendation/s and decide on the matter/s.	
(4) The right to address Council or a Committee of Council by way of deputation in support of any submission may be granted at the discretion of the Mayor or Presiding Member, unless otherwise prescribed in the relevant legislation and in accordance with Council's Code of Practice – Meeting Procedures.	

## Attachment N

(5) Give public notice of its adoption of a management plan.

Local Government Act 1999

In accordance with Chapter 1, (4), 1aa of the Local Government Act, public notice is given if:

- a. Notice is published
  - i. In the Gazette; and
  - ii. In the case of a notice to be published by a Council - on a website determined by the Chief Executive Officer.

Notification of the fact of publication of the notice and the website address at which the notice is available for inspection is published in a newspaper circulating within the area of the relevant Council.

Following consultation and if an amended plan is endorsed by Council, to be published on:

- Council's website;
- In a newspaper circulating within the area of the Council
- SA Government Gazette.

### Promoting our approach | Information Giving Processes

To ensure transparency and community involvement, the Administration has embraced an open approach to engage with the community regarding the Mortlock Park Project Plan (MPPP). Drawing on lessons from previous engagements, the Administration recognises the significance of informing, educating, and seeking early feedback from the community to achieve the best possible outcomes. By providing relevant information, the community will be empowered to offer well-informed feedback during the formal engagement process.

In addition to meeting statutory requirements, the Administration intends to establish an advisory group. This group will be responsible for reviewing key project planning documents, considering heritage advice, and evaluating this against the Master Concept Plan. They will arrive at a majority recommendation for each aspect of the project. These recommendations will be cross-referenced with data from the online community survey to ensure a comprehensive representation of the overall outcomes stemming from the Mortlock Park Project. Note all recommendations are advisory in nature and in line with the Terms of Reference.

To ensure active involvement of the community, we will conduct two outreach information sessions. One session will focus on consulting with the community about the designs for the Gil Langley building, while the other session will take place regarding the future of the community halls. These public information sessions will be led by Council staff members, giving the community the opportunity to review the building development plans surrounding the Gil Langley building. Moreover, attendees can discuss and propose potential uses for the community halls.

### Timelines

Actions	Timeframe
Prepare Communications & Engagement Plan	COMPLETED
Design and present information session on the Mortlock Park project	COMPLETED



## Attachment N

Draft CLMPs	COMPLETED
Full Council – Decision 1. <i>Endorsement to consult on the associated projects within the Mortlock Park project plan</i>	August 2023
Statutory Community Consultation	Advertisement: Sept 15 <sup>th</sup> 2023 Consultation start: Sept 16 <sup>th</sup> 2023 Consultation end: Oct 15 <sup>th</sup> 2023
Collate, analyse and prepare consultation findings report	Oct 2023
Full Council – Decision 1. <i>Receive consultation feedback</i> 2. <i>Endorse associated plan</i>	Nov/Dec 2023
Public Notice (per s1984(4) Local Government Act 1999)	Nov/Dec 2023

**Geographic Boundaries**

This project relates to the boundary of Mortlock Park (Colonel Light Gardens) and surrounds.

**Audiences/Stakeholders**

All stakeholder contact relating to the project will be collected, documented, and stored in the project database managed and controlled by City of Mitcham. This includes incoming and outgoing correspondence, responses and any corresponding actions taken.

Primary Audience

- Colonel Light Gardens Community including residents, ratepayers, community groups, businesses
- Users and visitors of Mortlock Park
- Proposes hirers / lessees / licensees
- Local schools
- Residents' associations

Secondary Audience

- Wider community
- Council Members
- Media
- Local MPs
- Volunteers

Internal Audience

## Attachment N

- Administration
- Executive Leadership Group
- Council Members
- Customer Communication Team

### Disability Engagement Register

Disability Engagement Register provides ways to connect with people living with disability, their carers and families, the broader community and the non-government sector.

As part of this engagement, DCSI Disability Talk ([DCSIDisabilityTalk@sa.gov.au](mailto:DCSIDisabilityTalk@sa.gov.au)) will be emailed and notified of:

- Boundary - only within the City of Mitcham
- Dates of the consultation
- Information about the consultation
- How to respond; and,
- A website link to the community feedback form

This engagement will highlight the opportunity for the community to comment on future access to the Reserve.

### Overarching Objectives

To achieve the best possible outcomes for residents of the City of Mitcham the communication and engagement plan will seek to ensure:

- All stakeholders are informed and feel valued and respected;
- All stakeholders have the opportunity to participate in community engagement activities
- Provide consistent information to stakeholders on how they can participate in the project and how their input will be used in decision-making.
- Provide stakeholders with an opportunity to ask questions and to identify areas of concern with respect to the project;
- Presentation of the Council as open, accountable, transparent and proactive;
- Stakeholder feedback is managed in a timely and respectful way;
- All legal and policy requirements regarding communications and consultation are appropriately addressed.

### Communication Tasks

Community Consultation to commence on:

Advertisement to Appear on:	Sept 15 <sup>th</sup> 2023
Community Consultation to Commence on:	Sept 16 <sup>th</sup> 2023
Community Consultation to Conclude on:	Oct 15 <sup>th</sup> 2023

## Attachment N

To achieve the overarching objectives as per above, the following (non-exhaustive) list of communication tasks will be addressed to:

- Educate and communicate with our community and ensure a consistent message;
- Provide comprehensive and up to date information;
- Ensure all stakeholders are informed;
- Provide opportunities for all stakeholders to be given an opportunity to submit questions and to receive prompt advice;
- Ensure all stakeholders are aware of the process;
- Address any misconceptions as and when they arise;
- Provide council staff to receive and answer questions throughout the consultation process

To ensure the smooth process of this project the following communication tools will be used to deliver key messages to stakeholders. All project team members should be aware of the key messages for the project to ensure consistency of information.

### **External Communication – during consultation period**

#### ***Legislatively Required Activities:***

- **Advertisement**  
An advertisement will be placed in the Advertiser informing the community of the Mortlock Park Project plans and inviting written feedback.
- **Website/YourSay**  
Information relating to the draft Mortlock Park Project plans, the draft Mortlock Park Project plans and how to make submissions will be provided on the website, linked from the front page.
- **Copies of the Proposed Plan at Civic Centre**  
Copies of the proposed Plan and information on how to make a submission will be available for inspection at City of Mitcham Civic Centre.

#### ***Additional Activities:***

- **Advisory Group**  
Recruitment and management of an Advisory Group.
- **Two (2) onsite information sessions**  
Driven by staff and designed to gather spontaneous feedback from the local community.
- **Flyer distributed to CLG Residents**  
Collateral describing the Mortlock Park Project engagement process and directing participants to the online survey via URL and QR code. A second flyer sent out to random addresses inviting the resident to apply for Advisory group membership (50).
- **Letters to Stakeholders**  
Letters inviting participation to be sent to all clubs, schools, resident associations and community organisations and requesting they share the message with their networks.
- **Copies of the Proposed Plan at Libraries**

## Attachment N

Copies of the proposed Plan and information on how to make a submission will be available for inspection at Blackwood Library and Mitcham Memorial Library.

- **Information to the Media**

Information will be provided to the media.

- **Social Media – Twitter and Facebook**

A brief message inviting the community to view the Plan and make submissions will be posted on Council's social media sites directing users to the website for further information.

- **My Local Services App – Spotlight**

A message inviting the community to view the Plan and make submissions will be posted on Council's My Local Services App.

- **Enews (email Notification)**

Residents who have registered for e-news will receive an email notification inviting them to view the Plan and make submissions.

- **Disability Register**

Provide details of the consultation and invite feedback on the Mortlock Park Project plans to include residents with lived experience of disability, their carers and relevant service providers/organisations.

- **Digital Display at the Civic Centre**

Display details of the consultation on the electronic screen at the Civic Centre

#### Internal Communication – during consultation period

- **Briefing**

Advise and provide Customer Communications information about the community consultation.

#### Community Consultation - Feedback

- **Council Report**

A report will be prepared for the consideration of Council on the community consultation including all submissions received from the community. Please note all submissions received should be accompanied by the name and residential address of the person making the submission.

#### Council Receipt of Consultation Findings

- **Website**

Information will be included on the website informing the community consultation.

## Tasks and Responsibilities

Tasks	Stakeholder Group	Responsibility	Date Start	Date End	Information Required By
<b>Legislatively Required Activities</b>					
Advertisement	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide information  Marketing and Engagement – Finalise text and lodge	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Website	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide information  Marketing and Engagement – Finalise text and upload	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Copies of the proposed plan at Civic Centre	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide copies	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
<b>Additional Activities:</b>					
Steering Group Meetings	<ul style="list-style-type: none"> <li>Internal staff</li> </ul>	Project Manager <ul style="list-style-type: none"> <li>Meetings as required</li> <li>Review engagement process</li> <li>Review Advisory Group progress and report</li> </ul>	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023



## Attachment N

Advisory Group	<ul style="list-style-type: none"> <li>Stakeholders (2 x Sporting Reps, 2 x Educational Reps, 1 x CLGRA Rep, 2 x Community Rep)</li> </ul>	Engagement Officer	Sept 20 <sup>th</sup> 2023	Oct 18 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Copies of the proposed plan at Blackwood Library and Mitcham Library	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide information	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Information to the Media	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Marketing and Engagement	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Flyer	<ul style="list-style-type: none"> <li>All stakeholders and within CLG</li> </ul>	Project Manager – Provide information	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Letters	<ul style="list-style-type: none"> <li>Clubs, schools and community organisations</li> </ul>	Project Manager – Provide information	Sept 16 <sup>th</sup> 2023	Sept 16 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Social Media – Twitter and Facebook	<ul style="list-style-type: none"> <li>Twitter followers and registered Facebook subscribers</li> </ul>	Marketing and Engagements	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
My Local Services App - Spotlight	<ul style="list-style-type: none"> <li>Registered My Local Services users</li> </ul>	Marketing and Engagements	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Enews (email notification)	<ul style="list-style-type: none"> <li>Registered stakeholders</li> </ul>	Marketing and Engagement	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023

## Attachment N

Disability Register	<ul style="list-style-type: none"> <li>Registered stakeholders</li> </ul>	Marketing and Engagement	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Electronic Display Screen	<ul style="list-style-type: none"> <li>Visitors to the Civic Centre</li> </ul>	Marketing and Engagement	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
<b>Internal Communication – during consultation period</b>					
Briefing	<ul style="list-style-type: none"> <li>Customer Communications Team</li> </ul>	Project Manager	Sept 16 <sup>th</sup> 2023	Oct 15 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
<b>Community Consultation - Feedback</b>					
Council Report	<ul style="list-style-type: none"> <li>Council</li> </ul>	Project Manager	Nov/Dec 2023	Nov/Dec 2023	Nov/Dec 2023
<b>Council Receipt of Consultation Findings and Endorsement of MPPP</b>					
Advertisement	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide information Marketing and Engagement – Finalise text and lodge	Sept 16 <sup>th</sup> 2023	Sept 16 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023
Website	<ul style="list-style-type: none"> <li>All stakeholders and wider Mitcham Residents</li> </ul>	Project Manager – Provide information  Marketing and Engagement – Finalise text and upload	Sept 16 <sup>th</sup> 2023	Sept 16 <sup>th</sup> 2023	Sept 12 <sup>th</sup> 2023

## Communication and Engagement Schedule

### Statutory notice engagement (if approved General Council Meeting August 2023)

28 Days		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
<b>Date 16 Sept – 15 Oct 2023</b>		15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	01	02	03	04	05	06	07	08	09	10	11	12	13	
Website																															
Copies of the proposed plan at Civic Centre																															
<b>Additional Activities:</b>																															
Copies of the proposed plan at Blackwood Library and Mitcham Library																															
Information to the Media																															
Social Media – Twitter and Facebook																															
My Local Services App - Spotlight																															
Enews (email notification)																															
Disability Register																															
<b>Internal Communication – during consultation period</b>																															
Briefing																															
Intranet																															

## Draft Text

Create draft text for all forms of media as listed in your plan

<b>Media:</b>	<b>Advertisement</b>
<b>Location :</b>	Advertiser
<b>Date:</b>	15th Sept 2023
<b>Deadline :</b>	
<b>File Number:</b>	
<b>Text:</b>	<p><b>HAVE YOUR SAY</b></p> <p><b>Proposed Mortlock Park developments (all projects)</b></p> <p>Notice is hereby given that the City of Mitcham proposes pursuant to Section 197 of the Local Government Act 1999, to consult on the proposed project at Mortlock Park, Colonel Light Gardens.</p> <p>You are invited to provide feedback by completing the online survey at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a> between September 16<sup>th</sup> 2023 until 5pm October 15<sup>th</sup> 2023.</p> <p>For further information call 8372 8888 or email <a href="mailto:yoursay@mitchamcouncil.sa.gov.au">yoursay@mitchamcouncil.sa.gov.au</a></p>

<b>Media:</b>	<b>Website/YourSay</b>
<b>Location:</b>	
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	

## Attachment N

<b>Text:</b>	<p>We are inviting the community to provide feedback on proposed projects at Mortlock Park, Colonel Light Gardens.</p> <p>1. Thank you for taking the time to provide your feedback and input on the Mortlock Park Project plans, City of Mitcham .</p> <p>For the completion of the survey, each submission must include your name and residential address. Council will consider all submissions received by the due date, however any submissions received that do not provide this information may not be included in the consultation process.</p> <p>At the end of the consultation period, submissions will be collated, and a summary of findings and amendments will be presented in a Council Agenda. Please indicate if you would like your name and residential address withheld from publication, however these details may potentially be accessible under the Freedom of Information Act 1999.*</p> <ul style="list-style-type: none"> <li>• I agree to have my submission, including my name, residential address and email published.</li> <li>• I agree to have my submission published and request that my name, residential address and email be withheld from publication.</li> <li>• I do not agree to have my submission published, however am happy to have my submission reviewed by Council to inform the preparation of a summary report.</li> </ul> <p>2. Full Name*</p> <p>3. Address*</p> <p>4. Suburb*</p> <p><u>Visitation of City of Mitcham</u></p> <p>5. How frequently do you visit City of Mitcham?</p> <ul style="list-style-type: none"> <li>• Daily</li> <li>• Weekly</li> <li>• Occasionally</li> <li>• Other (please specify)</li> </ul> <p>6. What is the main reason for you visiting Mortlock Park?</p> <ul style="list-style-type: none"> <li>• Open space</li> <li>• Heritage</li> <li>• Sporting facilities</li> <li>• BBQ and picnic facilities</li> <li>• Walk through</li> <li>• Other (please specify)</li> </ul>
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## Attachment N

	<p>7. What is your main connection with Mortlock Park?</p> <ul style="list-style-type: none"><li>• I am a nearby resident</li><li>• I live in the Mitcham hills area</li><li>• I live in the Mitcham plains area</li><li>• Other (please specify)</li></ul> <p><u>Mortlock Park Project Plans</u> <i>Here I will develop a series of surveys for each of the key projects.</i></p> <p><i>Participants will be able to answer all options or just those components that interest them.</i></p> <p>The sections will include:</p> <ul style="list-style-type: none"><li>• Gil Langley designs</li><li>• Lighting options</li><li>• Fencing options</li><li>• Community Halls</li><li>• Master Plan</li><li>• Leases and Licenses</li><li>• Community Halls</li></ul>
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<b>Media:</b>	<b>Copies of the proposed plan at Civic Centre</b>
<b>Location:</b>	Civic Centre
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	
<b>File Number:</b>	
<b>Text:</b>	

<b>Media:</b>	<b>Copies of the proposed plan at Blackwood and Mitcham Libraries</b>
<b>Location:</b>	Blackwood and Mitcham Libraries
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	
<b>File Number:</b>	
<b>Text:</b>	

<b>Media:</b>	<b>Information to the Media</b>
<b>Location:</b>	
<b>Date:</b>	16 <sup>th</sup> Sept 2023
<b>Deadline:</b>	
<b>File Number:</b>	

<b>Text:</b>	<p><b>Have your Say on the DRAFT Proposals and Future Use of Mortlock Park</b></p> <p>The City of Mitcham is inviting the community to provide feedback on the following proposals for Mortlock Park at Colonel Light Gardens:</p> <ul style="list-style-type: none"> <li>• Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage</li> <li>• Baseball Infrastructure Upgrade</li> <li>• Oval Lighting Upgrade</li> <li>• Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club and Goodwood Baseball Club</li> <li>• Proposed 10 year Licence to Colonel Light Gardens Primary School and St Therese Primary School</li> <li>• Potential demolition of the existing Guides Hall and future use of the former Scouts Hall</li> </ul> <p><b>The Gil Langley Building Upgrade is partially funded by the Government of South Australia, representing the Minister for Recreation, Sport, and Racing. This funding aligns with the commitment made by the Member for Elder, Nadia Clancy MP, on behalf of the Malinauskas Government, during the state election campaign.</b></p> <p>A series of documents have been prepared to illustrate the proposed development and use at Mortlock Park.</p> <p>Feedback is being sought to ensure the proposals reflect the core values of the community and delivers a clear vision for the important role community land plays in building a healthy, connected community.</p> <p><b>How the community can provide feedback:</b> The community are invited to provide feedback by completing an online survey at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a> by 5pm October 15th 2023.</p> <p><b>Media Contacts</b></p> <p>Mayor Service Leader Marketing and Engagement Julie Lamond 0411 861 004</p>
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<b>Media:</b>	<b>Social Media – Twitter and Facebook</b>
<b>Location:</b>	
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	
<b>File Number:</b>	

<b>Text:</b>	Do you use and enjoy community land in City of Mitcham? Have your Say on the DRAFT Proposals and Future Use of Mortlock Park. The City of Mitcham is inviting the community to provide feedback on draft proposals for Mortlock Park at Colonel Light Gardens: Have your say by 5pm October 15 <sup>th</sup> 2023, at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a>
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<b>Media:</b>	<b>My Local Services App - Spotlight</b>
<b>Location:</b>	
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	
<b>File Number:</b>	
<b>Text:</b>	<b>Have Your Say!</b>  The City of Mitcham is inviting the community to provide feedback on draft proposals for Mortlock Park at Colonel Light Gardens: Have your say by 5pm October 15 <sup>th</sup> 2023, at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a>

<b>Media:</b>	<b>Enews (email notification)</b>
<b>Location:</b>	
<b>Date:</b>	16 <sup>th</sup> Sept 2023 – 15 <sup>th</sup> Oct 2023
<b>Deadline:</b>	
<b>File Number:</b>	

## Attachment N

<b>Text:</b>	<p>Subject Line: Have your Say on the DRAFT Proposals and Future Use of Mortlock Park</p> <p>Header: Feedback sought on the draft Mortlock Park Project plans</p>
<p>Do you use and enjoy community land in Colonel Light Gardens? TThe City of Mitcham is inviting the community to provide feedback on the following proposals for Mortlock Park at Colonel Light Gardens:</p> <ul style="list-style-type: none"> <li>• Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage</li> <li>• Baseball Infrastructure Upgrade</li> <li>• Oval Lighting Upgrade</li> <li>• Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club and Goodwood Baseball Club</li> <li>• Proposed 10 year Licence to Colonel Light Gardens Primary School and St Therese Primary School</li> <li>• Potential demolition of the existing Guides Hall and future use of the former Scouts Hall</li> </ul> <p><b>The Gil Langley Building Upgrade is partially funded by the Government of South Australia, representing the Minister for Recreation, Sport, and Racing. This funding aligns with the commitment made by the Member for Elder, Nadia Clancy MP, on behalf of the Malinauskas Government, during the state election campaign.</b></p> <p>Have your say by 5pm October 15th 2023, at  <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a></p>	

<b>Media:</b>	<b>Disability Register</b>
<b>Location:</b>	
<b>Date:</b>	16th Sept 2023
<b>Deadline:</b>	
<b>File Number:</b>	



<b>Text:</b>	<p><b>Have your Say on the DRAFT Proposals and Future Use of Mortlock Park</b></p> <p>The City of Mitcham is inviting the community to provide feedback on the following proposals for Mortlock Park at Colonel Light Gardens:</p> <ul style="list-style-type: none"><li>• Design options for Gil Langley Building Upgrade and/or extension, Batting Tunnels and Storage</li><li>• Baseball Infrastructure Upgrade</li><li>• Oval Lighting Upgrade</li><li>• Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club and Goodwood Baseball Club</li><li>• Proposed 10 year Licence to Colonel Light Gardens Primary School and St Therese Primary School</li><li>• Potential demolition of the existing Guides Hall and future use of the former Scouts Hall</li></ul> <p><b>The Gil Langley Building Upgrade is partially funded by the Government of South Australia, representing the Minister for Recreation, Sport, and Racing. This funding aligns with the commitment made by the Member for Elder, Nadia Clancy MP, on behalf of the Malinauskas Government, during the state election campaign.</b></p> <p>A series of documents have been prepared to illustrate the proposed development and use at Mortlock Park.</p> <p>Feedback is being sought to ensure the proposals reflect the core values of the community and delivers a clear vision for the important role community land plays in building a healthy, connected community.</p> <p><b>How the community can provide feedback:</b> The community are invited to provide feedback by completing an online survey at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a> by 5pm October 15th 2023.</p> <p><b>Media Contacts</b></p> <p>Mayor Service Leader Marketing and Engagement Julie Lamond 0411 861 004</p>
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<b>Media:</b>	<b>Briefing</b>
<b>Location:</b>	
<b>Date:</b>	15th Sept 2023
<b>Deadline:</b>	
<b>File Number:</b>	
<b>Text:</b>	<p>Have your Say on the DRAFT Proposals and Future Use of Mortlock Park</p> <p>The City of Mitcham is inviting the community to provide feedback on the following proposals for Mortlock Park at Colonel Light Gardens:</p> <ul style="list-style-type: none"> <li>• Design options for Gil Langley Building Upgrade and/or extension,</li> <li>• Batting Tunnels and Storage</li> <li>• Baseball Infrastructure Upgrade</li> <li>• Oval Lighting Upgrade</li> <li>• Proposed 10 year Lease/Licence to Colonel Light Gardens Football Club and Goodwood Baseball Club</li> <li>• Proposed 10 year Licence to Colonel Light Gardens Primary School and St Therese Primary School</li> <li>• Potential demolition of the existing Guides Hall and future use of the former Scouts Hall</li> </ul> <p>A series of documents have been prepared to illustrate the proposed development and use at Mortlock Park.</p> <p>Feedback is being sought to ensure the proposals reflect the core values of the community and delivers a clear vision for the important role community land plays in building a healthy, connected community.</p> <p>How the community can provide feedback: The community are invited to provide feedback by completing an online survey at <a href="https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects">yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects</a> by 5pm October 15th 2023.</p> <p><b>Staff contacts:</b></p> <ul style="list-style-type: none"> <li>• Hayley Ashworth, Project Manager <a href="mailto:hashworth@mitchamcouncil.sa.gov.au">hashworth@mitchamcouncil.sa.gov.au</a></li> <li>• Anneke Polkamp, Project Manager <a href="mailto:apolkamp@mitchamcouncil.sa.gov.au">apolkamp@mitchamcouncil.sa.gov.au</a> or 0448 105 091</li> </ul>
	<ul style="list-style-type: none"> <li>• Hayley Ashworth, Project Manager <a href="mailto:hashworth@mitchamcouncil.sa.gov.au">hashworth@mitchamcouncil.sa.gov.au</a></li> <li>• Anneke Polkamp, Project Manager <a href="mailto:apolkamp@mitchamcouncil.sa.gov.au">apolkamp@mitchamcouncil.sa.gov.au</a> or 0448 105 091</li> </ul>

## MORTLOCK PARK PROJECTS ADVISORY GROUP

SEPT 20TH	SEPT 27TH	OCT 04TH	OCT 11TH	OCT 18TH
<p>Introduction and induction Review of Terms of Reference</p> <p>ACTIVITY:</p> <p>Review original proposals against CLMP and PRHG</p>	<p>Review of Heritage Advice</p> <p>ACTIVITY:</p> <p>Discuss and agree logical genesis of proposals against Heritage Advice</p> <p>Discuss input from Heritage SA (note this could shift to a later session)</p>	<p>As a group go through engagement process agreeing on:</p> <p>Facility choice Lighting choice Fencing choice</p> <p>Discussion centred on Leases and Licences (no decision on this as stakeholders present)</p>	<p>Work on proposals for Community building project (Guides and Scout Halls)</p> <p>Formulate suggestions and advisory recommendations</p>	<p>Review all advisory conclusions against community engagement outcomes</p> <p>Does anything need to change</p> <p>Present final advisory report</p>

Administrative support includes:  
Facilitating workshops, creating agendas, collating minutes

The Advisory Group will be considering proposals from 4 perspectives...

1. The community they represent (Sport, Education, Resident Group, General Community)
2. The Heritage advice
3. The minimum standards for modern sport
4. Risk and safety

## **ADVISORY GROUP - MORTLOCK PARK PROJECT RECRUITMENT OVERVIEW**

Calling all community members of Colonel Light Gardens!

Your voice matters, and we want to hear it. Join our upcoming Advisory group as we delve into crucial discussions surrounding our community's heritage, community land, and development proposals. As a State Heritage Area, preserving our rich cultural identity is of utmost importance. By participating, you'll have the opportunity to contribute your unique perspectives, skills, and experiences to shape the future developments at Mortlock Park. We're seeking individuals who are passionate about heritage preservation, have a deep connection to our area, and are dedicated to exploring sympathetic development options. Together, we can strike a balance that honours our past while allowing for modern liveability solutions.

It is proposed that this group includes the following as a minimum:

- 1 x CLG Football Club Rep (invitation sent to President)
- 1 x Goodwood Baseball Club Rep (invitation sent to President)
- 1 x St Therese Primary School Rep (invitation sent to Principal)
- 1 x CLG Primary School Rep (invitation sent to Principal)
- 1 x CLG Residents Association Rep (invitation sent via email)
- 2 x Independent Community Members (randomly invited to apply)

It is intended that to select the two independent community members invitations will be distributed to nearby residents through a letterbox drop and/or email distribution to randomly selected households.

They will not be able to be affiliated with the Goodwood Baseball Club, CLG Football Club, CLG Primary School, St Therese Primary School or the CLG Residents Association. Upon receiving an invitation, community members can express their interest in participating.

Don't miss this chance to make a difference! Sign up today and let your voice be heard.

### **Are you interested in participating in an Advisory group to discuss heritage, community land, and development proposals?**

1. What is your connection to the Colonel Light Gardens community and its heritage?
2. Are you affiliated with, or a member of, the Goodwood Baseball Club, CLG Football Club, CLG Primary School, St Therese Primary School or the CLG Residents Association?
3. How important is preserving our community's heritage to you?
4. What skills, experiences, or perspectives do you bring that would contribute to the Advisory group discussions?
5. Are you willing to dedicate time and effort to actively participate in the Advisory Group sessions (five sessions over a 5 week period starting 20<sup>th</sup> September)?
6. How do you envision the ideal balance between development and heritage preservation in our community?

**ADVISORY GROUP - MORTLOCK PARK PROJECT RECRUITMENT OVERVIEW**

7. Can you commit to maintaining confidentiality and respecting the privacy of fellow Advisory group members during discussions?
8. Can you commit to respecting the differing views that fellow Advisory group members may hold during discussions?
9. What do you hope to achieve or contribute by participating in this Advisory group?
10. Is there any additional information or perspective you would like us to consider when evaluating your suitability for the Advisory group?



# **TERMS OF REFERENCE FOR MORTLOCK PARK PROJECT ADVISORY GROUP (MPPAC)**

## **TERMS OF REFERENCE — (MORTLOCK PARK PROJECT ADVISORY GROUP)**

### **1. NAME**

- 1.1. The name of the *working group* shall be the Mortlock Park Project Advisory Group (MPPAG)

### **2. AIMS AND OBJECTIVES**

The strategic focus for the *Mortlock Park Project Advisory Group* is aligned to:

Goal 1 - Accessible, Healthy & Connected Community

#### *Theme 1.2 Health & Wellbeing*

We build capacity for people to be active, healthy, and connected and provide inclusive and safe environments for all.

#### *Theme 1.3 Services & Facilities*

We provide convenient access to a diverse range of information, services, activities and facilities for our community.

Goal 3 - Dynamic & Prosperous Places

#### *Theme 3.1 Placemaking*

We have a spatial vision that guides the development of integrated, attractive and vibrant precincts that support diverse land uses and housing choice.

Goal 4 - Excellence in Leadership

#### *Theme 4.1 Good Governance*

We are transparent and accountable, make informed decisions, demonstrate integrity and empower our community to have a voice and participate in a meaningful way.

The purpose of the *MPPAG* is as follows:

- 2.1. *To assist the Council balance the rich heritage of Colonel Light Gardens with upgraded facilities to enhance social connections and promote health and wellbeing in the community.*
- 2.2. *To provide feedback to Council – regarding proposals for Mortlock Park.*
- 2.3. *To review and comment on the proposals from a community use and heritage perspective.*

## **TERMS OF REFERENCE FOR MORTLOCK PARK PROJECT ADVISORY GROUP (MPPAC)**

### **3. MEMBERSHIP**

The *Mortlock Park Project Advisory Group* will comprise a maximum of seven (7) members consisting of the following:

- 3.1. City of Mitcham Communications and/or Community Engagement staff.
- 3.2. Community Members shall comprise two (2) suitably experienced persons.
  - 3.2.1. Preferred membership directly nominated from Colonel Light Gardens.  
Criteria for the selection will be based on the individual's interest, experience and/or qualifications in issues pertaining to the *Mortlock Park Project Advisory Group* (please see *ADVISORY GROUP - MORTLOCK PARK PROJECT RECRUITMENT OVERVIEW*)
  - 3.2.2. Final selection for serving on the Mortlock Park Project Advisory Group will be determined by Administration.
- 3.3. Sporting representatives shall comprise of (2) suitably qualified persons.
- 3.4. Educational representatives shall comprise of (2) suitably qualified persons.
- 3.5. Resident Group representative shall comprise of (1) suitably qualified persons.
- 3.6. Term of Membership.
  - 3.6.1. The term of membership will commence on 20 September 2023 and conclude after a final decision at Council.

The Community Engagement Officer will be the Presiding Member.

### **4. MEETINGS**

- 4.1. The *Mortlock Park Project Advisory Group* shall convene a minimum of *five* meetings.
- 4.2. A quorum for any meeting of the *Heritage Standards for the Public Realm Working Group* shall be no less than one City of Mitcham council staff and half of the number of community members/expert advisors appointed.
  - 4.2.1. All members of the *Mortlock Park Project Advisory Group* shall have one vote. A simple majority will prevail.
  - 4.2.2. The Community Engagement Officer will preside at all meetings and is responsible for the proper conduct of the meetings.

## **TERMS OF REFERENCE FOR MORTLOCK PARK PROJECT ADVISORY GROUP (MPPAC)**

### **5. AGENDAS**

- 5.1. The Agenda for each meeting will be co-created at initial meetings between members of the *Mortlock Park Project Advisory Group*.
- 5.2. All meetings shall be confined to the items listed on the Agenda unless the Administration determines that additional matters be referred to the Working Group.
- 5.3. There will be no General Business – additional items are to be submitted for Administration's further consideration for (a) action administratively or (b) for consideration by the Town/Council.
- 5.4. The meetings of the *Mortlock Park Project Advisory Group* cannot call for reports outside of the *Terms of Reference*.

### **6. MINUTES**

- 6.1. Administration will maintain minutes of the items discussed at each meeting and the outcomes from the *Mortlock Park Project Advisory Group*.

### **7. INSURANCES**

- 7.1. Administration shall arrange all insurances affecting the *Mortlock Park Project Advisory Group* in discharging the normal course of its duties and for any associated public liability.

### **8. MANAGEMENT**

- 8.1. The *Mortlock Park Project Advisory Group* has no delegated powers or authority to:
  - 8.1.1. Represent the City of Mitcham.
  - 8.1.2. Implement *Mortlock Park Project Advisory Group* recommendations without approval of the Council.
  - 8.1.3. Commit Council to the expenditure of funds.
- 8.2. *Mortlock Park Project Advisory Group* minutes and recommendations will be submitted to the Council for approval with officer comment.
- 8.3. *Mortlock Park Project Advisory Group* members are required to comply with City of Mitcham policies including those related to Code of Conduct. This includes compliance with confidentiality and appropriate behaviour. MPPAC members may be exposed to information which is confidential and/or privileged and proprietary in nature. Where this is the case, such information must be kept confidential both during and after volunteer service as a MPPAC member.

## **TERMS OF REFERENCE FOR MORTLOCK PARK PROJECT ADVISORY GROUP (MPPAC)**

MPPAC members should also be aware that they are participating in a workplace environment and all other policies of City of Mitcham such as workplace health and safety, and appropriate behaviour in the workplace, apply. Where staff direct members to follow policy requirements that direction shall be followed.

MPPAC members are expected to return materials containing privileged or confidential information at the time of cessation of the MPPAC

### **9. TENURE OF APPOINTMENT**

9.1. If a member fails to attend two consecutive meetings of the *Mortlock Park Project Advisory Group* without lodging an apology his/her appointment shall be automatically terminated unless leave of absence has been granted.

9.2. The appointment for all members will expire once a final report is presented and accepted by Council.



# MORTLOCK PARK PROJECT



The City of Mitcham is inviting the community to provide feedback on proposals for Mortlock Park at Colonel Light Gardens.

### Proposals

- Gil Langley building upgrade, batting tunnels and storage.
- Upgrade to the baseball infrastructure.
- Oval lighting upgrade.
- Proposed 10 year Lease/Licence to Colonel Light Gardens Football and Goodwood Baseball Clubs.
- Proposed 10 year Licence to Colonel Light Gardens and St Therese Primary Schools.
- Demolition of the Guides hall and future use of the former Scouts hall.



### 1. Potential Demolition of the Guides Hall

Within the Master Concept Plan for Mortlock Park the Guides hall is proposed to be demolished. Council is seeking the community's view on the potential demolition of the building and feedback on the use of this portion of land and its future development for open green space to be used by the general community.



### 2. Use of the Former Scouts Hall

Scouts SA no longer hold a lease for the former Scouts hall and as such, Council is seeking the community's views on the long-term use of this building.



### 3. Oval Lighting Upgrade

The oval lighting assets are 30 years old and currently at their end of life. It is proposed that the existing oval lights be upgraded to LED to assist with increased energy efficiency, reduce light spill and be in line with relevant standards. Two designs that demonstrate the minimum required 100 LUX light spread across the Oval, at two different heights of poles including 6 x 18m Poles and 6 x 15m Poles have been developed and are being consulted on.



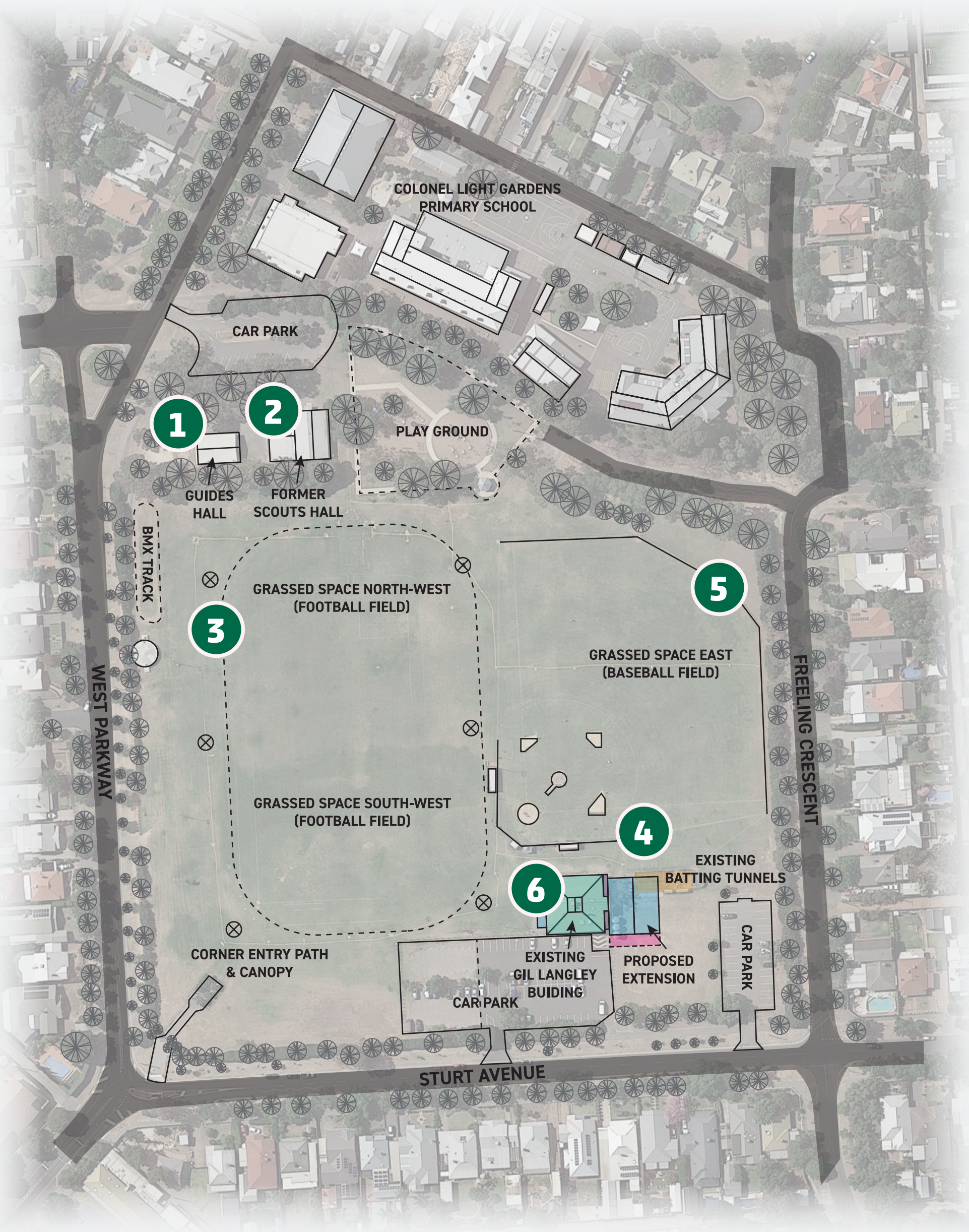
### Proposed 10-year Leases/ Licences

Goodwood Baseball Club, Colonel Light Gardens Football Club, St Therese Primary School and Colonel Light Gardens Primary School all use Mortlock Park at various times. Council is seeking feedback on a potential 10-year Lease/Licence to the two sporting clubs for their proposed use of the grassed recreation spaces and Gil Langley Building and a 10 year licence to the two Schools for their proposed use of the grassed recreation spaces.

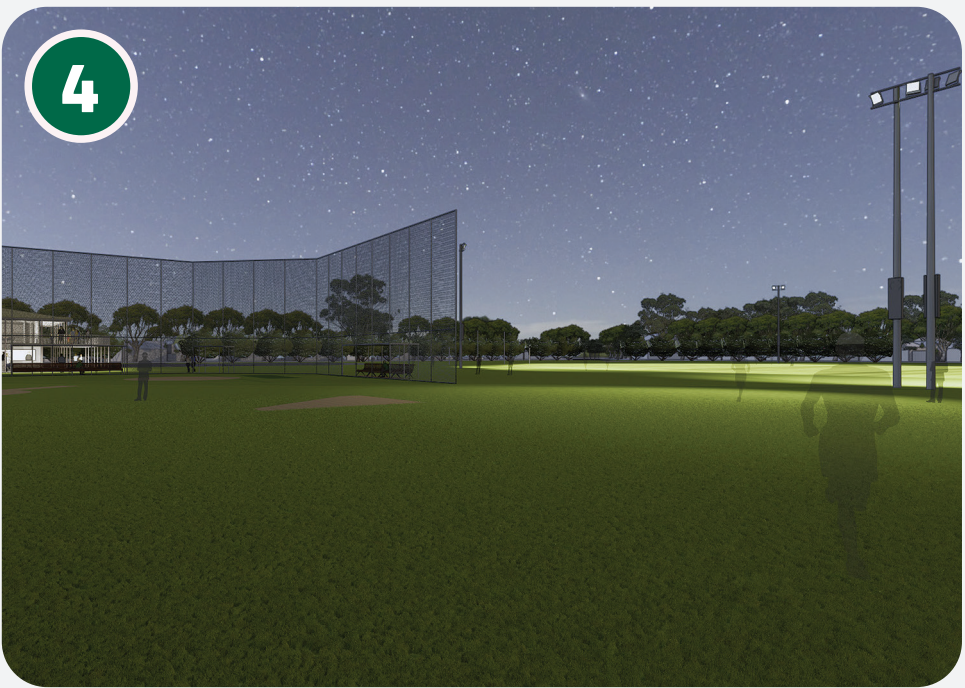


### 6. Gil Langley Building Upgrade

The current Gil Langley Building, which is around four decades old, requires refurbishment. The existing facility is in a state of disrepair, lacks storage space and does not meet AFL Facility Guidelines. Two (2) proposed designs for the building and batting tunnels have been developed. Option 1 includes refurbishment of the existing building, new storage shed, balcony extension and realignment of the batting tunnels while Option 2 also includes an additional two changerooms.



⊗ represents light poles



### 4 & 5. Baseball Fencing Upgrade

Following a review of a Baseball Risk Audit undertaken in 2015 an upgrade to existing baseball fencing/netting is being proposed. The new design proposes the backstop fence (#4) is increased from 9m to 10m. The "home run" or "outfield" fencing (#5) is currently between 1.25 metres to 1.9 metres in height and it is recommended that this is increased to 2.4m.

Note: Images are indicative only



To find out more drop in at:

- **Mortlock Park on Monday 23 October at the Gil Langley Building from 6pm to 8pm.**
- **Sunday 29 October at the former Scout Hall from 10am to 12noon.**

Have your say by 5pm **Sunday 19 November 2023** by completing an online survey at [yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects](https://yoursay.mitchamcouncil.sa.gov.au/MortlockParkProjects) or scan the QR Code.





# LEASE/LICENCE CONSULTATION

**Colonel Light Gardens Football Club / Goodwood Baseball Club / St  
Therese Primary School / Colonel Light Gardens Primary School  
10 Year Lease/Licence Agreement  
Mortlock Park, Colonel Light Gardens**



## PROJECT INFORMATION

The Colonel Light Gardens Football Club has a lease, which is currently in holdover, for the Gil Langley building at Mortlock Park, and a licence, also in holdover, for the grassed spaces of the park. The Goodwood Baseball Club has a current lease for the Gil Langley building and a licence for the grassed spaces, the practice nets and open space located between the two car parks in the south-eastern corner of the park.

Colonel Light Primary School and St Therese Primary School have also been using Mortlock Park grassed spaces and playground for a number of years and are looking to continue their use.

The Clubs and schools are seeking new lease and licence agreements with the City of Mitcham for a period of 10 years.

## PROCESS FOR GRANTING A LONG-TERM LEASE/LICENCE

The process for granting a longer-term lease/licence (period exceeding 5 years) is set out in the Local Government Act 1999 (the Act).

Under the Act Council is required to formally undertake community consultation for a lease or licence over community land when the term is greater than 5 years (including any rights to renew).

Following the community consultation, feedback from the consultation process will be presented to Council for their consideration and prior to deciding on whether to execute a lease and licence for a period of 10 years.

## OVERVIEW OF THE LEASE TERMS

Council is proposing to issue a 10-year lease to Goodwood Baseball Club/Colonel Light Gardens Football Club for exclusive use of the Gil Langley building located within Mortlock Park, Colonel Light Gardens. Both Clubs and the two schools are also seeking a 10-year licence for the grassed areas for use during specified times, with the schools also seeking use of the playground during their recess and lunch times. Noting that these areas will also be available for public use.

\*Should an extension to the building be approved for construction at the site, the footprint of the leased area would be amended to reflect any approved building.

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## PROPOSED LEASE/LICENCE PLAN



- Leased Area (exclusive use)   Licensed Area (Community, School and Club use)
- Proposed Building Extension (Option 2) (exclusive use, subject to approval)

## OVERVIEW OF THE LEASE/LICENCE TERMS

Council is proposing to issue a 10-year licence to the Colonel Light Gardens Football Club for non-exclusive use of the grassed spaces of Mortlock Park.

The **Colonel Light Gardens Football Club** are proposing no change to their existing hours and therefore their licence hours are proposed as follows:

### **Football Pre-Season:**

*Please note the Pre-season hours are subject to the following:*

*\*Should the Goodwood Baseball Club reduce or cease use of the grassed recreation spaces prior to 31 March, the Football Club may use the grassed space West during the Baseball Clubs licenced hours (ensuring no concurrent use of the grassed recreation spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs*

*\*\*The Football Club may play one trial match on a Saturday or Sunday during pre-*

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season subject to the Baseball Club's approval and confirmation that the Baseball Club is not using either grassed space at that time, resulting in no increase in use.

**1 February to 29 February \***

Grassed Space North-West & South-West	Monday 4pm to 8pm
---------------------------------------	-------------------

**1 March to 31 March\***

Grassed Space North-West & South-West	Monday and Wednesday 4pm to 8pm
---------------------------------------	---------------------------------

Grassed Space North-West & South-West	Saturday and Sunday**
---------------------------------------	-----------------------

**Football Season:**

**1 April to 30 September**

Grassed Space North-West & South-West	Tuesday to Friday 4pm to 8pm
---------------------------------------	------------------------------

Grassed Space East, North-West & South-West	Saturday 9:30am to 5:00pm
---	---------------------------

	Sunday 8:30am to 4:30pm
--	-------------------------



The **Goodwood Baseball Club** are proposing a change in their hours as follows with changes shown *highlighted in italics*:

**Baseball Pre-Season:**

**1 August to 30 September**

Please note the Pre-season hours are subject to the following:

\*Should the Colonel Light Gardens Football Club reduce or cease use of the grassed recreation spaces between 1 August to 30 September, the Baseball Club may use the grassed space during the Football Clubs licenced hours (ensuring no concurrent use of the grassed spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs

*Grassed Space South-West	Wednesday and Friday 4pm to 8pm
---------------------------	---------------------------------

*Grassed Space East	Sunday 8:30am to 4:30pm
---------------------	-------------------------

*Warm-Up Area	
---------------	--

**Baseball Season: 1 October to 31 March**

Grassed Space East	Monday 5:30pm - 7:30pm (previously no use) Tuesday to Friday 4:30pm to 8:30pm Saturday 9:00am to 8:00pm (previously 7pm) Sunday 8:00am to 7:00pm (previously 8pm)
--------------------	--

Grassed Space South-West	Tuesday/Thursday/Friday 4:30pm to 8:30pm Wednesday 5:30pm - 7:30pm (previously no use) Saturday 9:00am to 7:00pm Sunday 8:00am to 5:00pm
--------------------------	---

Grassed Space North-West	Tuesday and Thursday 4:30pm to 6:30pm Sunday 8:00am to 5:00pm
--------------------------	--

Warm-Up Area	Monday to Friday 4:30pm to 8:30pm Saturday 9:00am to 7:00pm Sunday 8:00am to 8:00pm
--------------	---



With the designated areas outlined on the proposed licences the following areas along with all other non-licensed areas (including playground). within Mortlock Park are available in the evening (after 5pm) for regular community use at the same time as the sporting club use *\*table has been corrected to reflect above usage hours:*

<b>General Community Use: 1 April to 30 September</b>	
Grassed Space East	Monday – Friday, Saturday after 5pm and Sunday after 4:30pm ( <i>Occasional use by Baseball Club on Wednesday, Friday and Sunday during August – September only should the Football Club not be utilising any of the grassed spaces</i> )
Grassed Space South-West	Monday, Saturday – Sunday (after 5pm)  ( <i>Occasional use by Baseball Club on Wednesday, Friday and Sunday during August – September only should the Football Club not be utilising any of the grassed spaces</i> )
Grassed Space North - West	Monday, Saturday – Sunday (after 5pm)
<b>General Community Use: 1 October to 31 March</b>	
Grassed Space East	Not available on Mondays
Grassed Space South-West	Mondays Sunday (after 5pm) ( <i>Occasional use by Football Club on Monday and Wednesday evenings and one match on a Saturday/Sunday during February and March only should the Baseball Club not be utilising any of the grassed spaces</i> )
Grassed Space North-West	Monday, Wednesday, Friday & Saturday, Tuesday & Thursday (after 6:30pm), Sunday (after 5pm)  ( <i>Occasional use by Football Club on Monday and Wednesday evenings and one match on a Saturday/Sunday during February and March only should the Baseball Club not be utilising any of the grassed spaces</i> )

There are other grassed areas at Mortlock Park which are not licensed to any user groups and therefore these areas are available at all times for the community to use.

While the hours above are based on the proposed licence hours, there will be instances when the Clubs may not be using these spaces due to away games etc. and therefore the community will have more access. It is proposed that a condition of their licence agreements is that both clubs publish their playing schedule on a notice board to advise the community when they may not be using the grassed areas.

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### **School Use**

The Schools are seeking a continued licence for use of the grassed areas and playground during school hours for their students, noting that these areas will still be available for public use.

All proposed use by schools is for within school hours (8:30am - 3:30pm).  
CLG Primary School are requesting use every day of the week during the school year for recess, lunch and physical education lessons.

St Therese Primary are seeking to utilise Mortlock Park during their lunch break each day and only Tuesday and Thursdays for Physical Education lessons. St Therese Primary School have also requested occasional use for after school sports between 3:30pm - 4:00pm which will be dependent on season and team requirements.

Each school will share the use of the oval adjacent to their school and will pay an annual fee. The schools have also requested use of the reserve for their annual sports day.



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## Existing Gil Langley Building







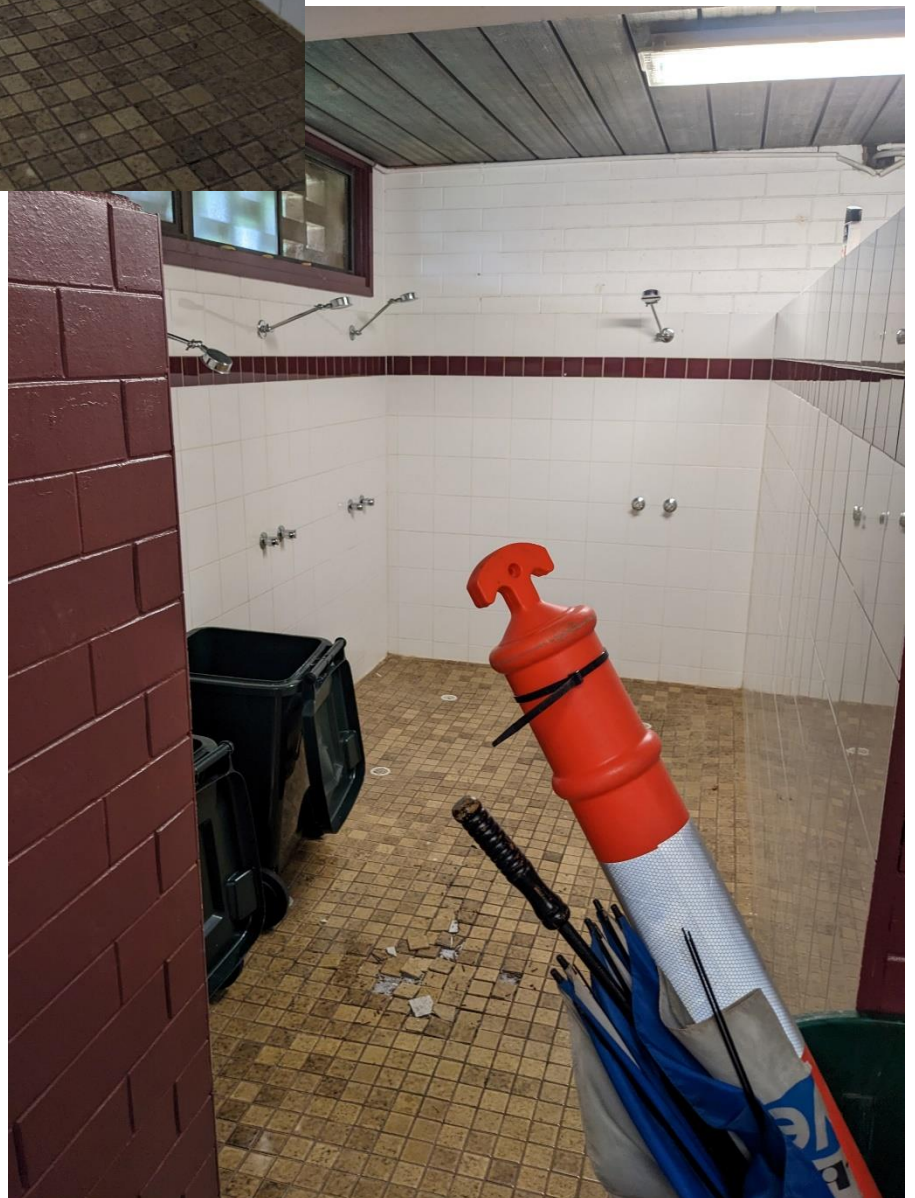




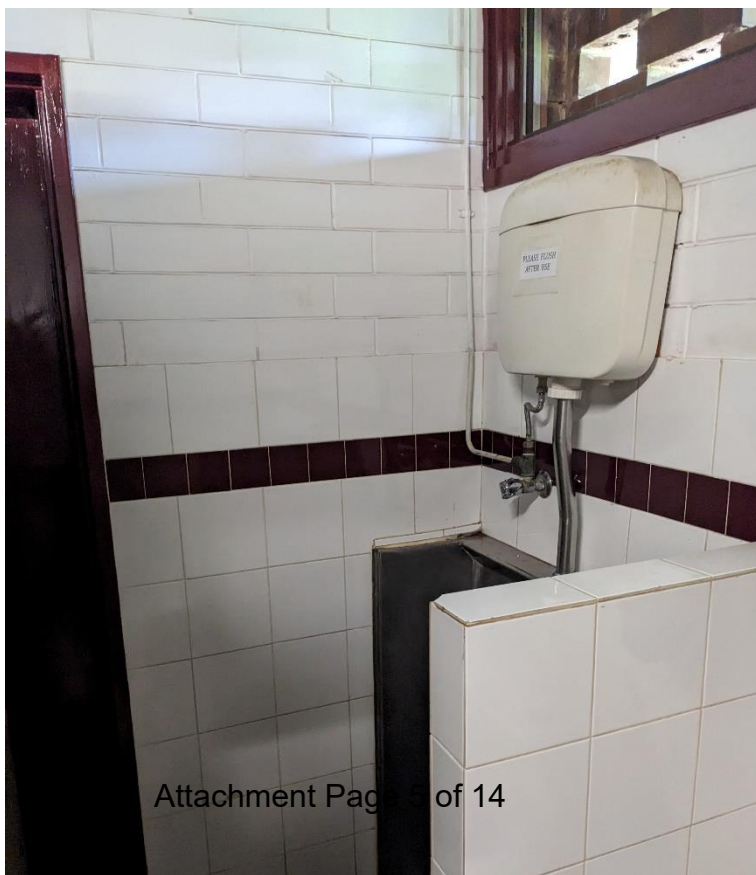
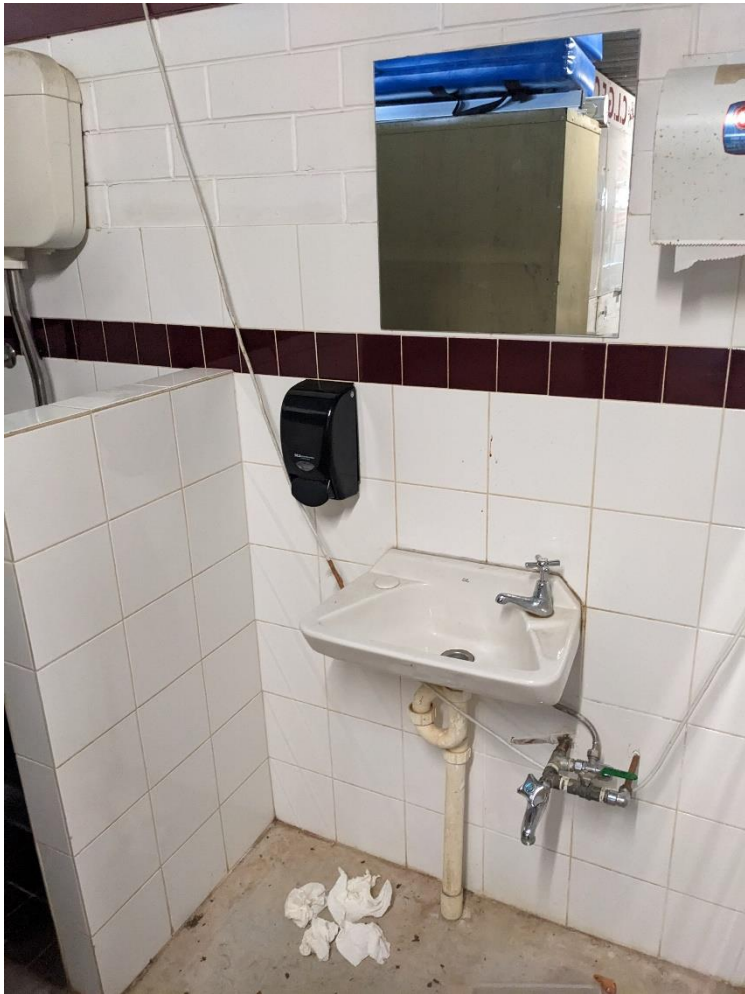




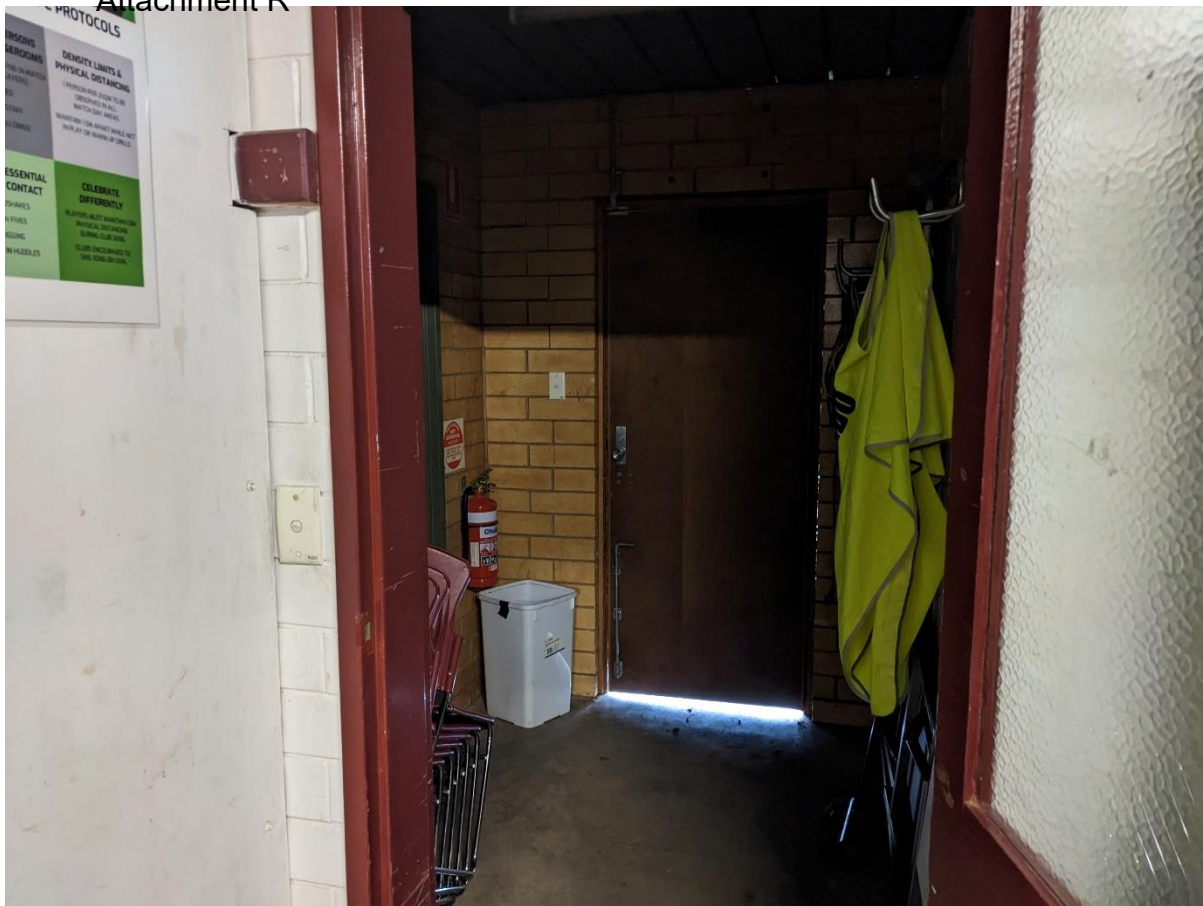
## Existing Gil Langley Building Ground Floor

















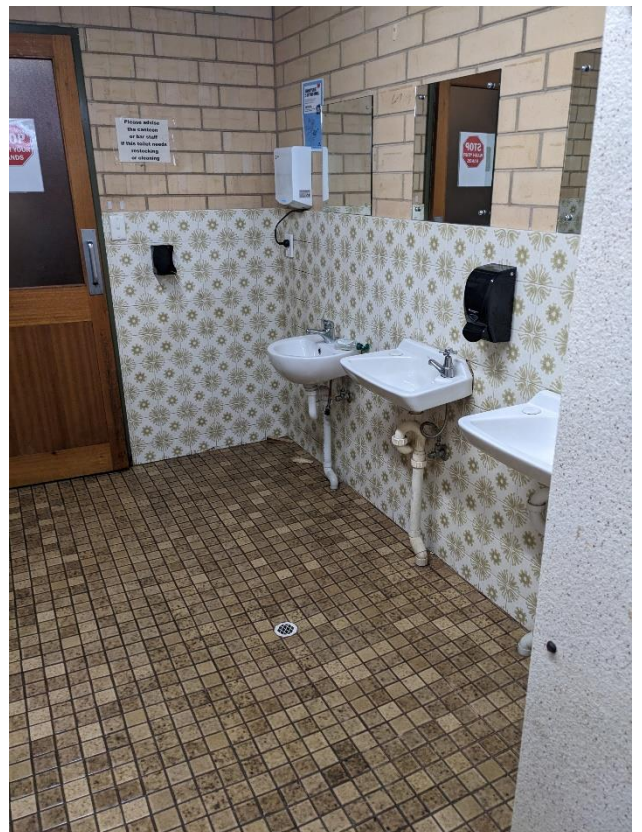




Attachment R









## Existing Baseball Infrastructure









Attachment R







# Do you live near Mortlock Park?

We will soon be seeking feedback from the community on proposals for Mortlock Park. There is also an opportunity for two local community members to volunteer and join the Mortlock Park Projects Advisory Group.

**Get involved  
and contribute!**

Attachment Page 1 of 2



**CITY OF  
MITCHAM**



## Attachment S

In addition to a community survey, Council intends to establish an Advisory Group. This forum will include two volunteers from the local community, to provide a community perspective on key proposals for Mortlock Park.

Follow the link below to apply for a place on the Advisory Group:

**[yoursay.mitchamcouncil.sa.gov.au/mortlockparkprojects](https://yoursay.mitchamcouncil.sa.gov.au/mortlockparkprojects)**

SAVE THIS FLYER as the community survey can be assessed using the same link in early October. If you require a hard copy of the survey, or more information, please contact us on 1300 133 466.

We believe that working together will strengthen decision making and enhance the interaction between Council and the community.



**CITY OF MITCHAM**

Attachment Page 2 of 2





# Goodwood Baseball Club Change in Licence Hours between 2015 – 2023

*Noting the following pages do not include warm up area or batting tunnels*

## Licence Hours between October 2015 – March 2016

	October 2015/March 2016		
	<i>South West</i>	<i>North West</i>	<i>East</i>
<b>MONDAY</b>	4pm - 8pm	Nil.	4pm - 8pm
<b>TUESDAY</b>	4pm - 8:30pm	Nil.	4pm - 8:30pm
<b>WEDNESDAY</b>	4pm - 8pm	Nil.	4pm - 8pm
<b>THURSDAY</b>	4pm - 8pm	Nil.	4pm - 8pm
<b>FRIDAY</b>	4pm - 8pm	Nil.	4pm - 8pm
<b>SATURDAY</b>	9am - 7pm	Nil.	9am - 7pm
<b>SUNDAY</b>	9am - 7pm	Nil.	9am - 7pm
<b>Total Hours per area per week</b>	40.5	0	40.5
<b>Total per week = 81hrs North West always available</b>			

## Licence Area (15/16) included in Licence Agreement

Background

The Club held a licence for the use of Mortlock Park for ‘the playing and training for baseball’ for the period 2000 to 2005, with a further period of extension of five years (‘the Licence’). Since the expiry of the Licence in 2010, the Club has continued in occupation pursuant to clause 5.10 of the original Licence:

## “5.10 Holding Over

5.10.1 If the Licensee continues to occupy the Premises after the expiry of the term or after the Licence is terminated then the Licensee will occupy on a monthly basis on the terms and conditions contained in this Licence.

5.10.2 Either party may give the other one (1) month’s notice to terminate the Licence.”

## Licence Hours between October 2016 – March 2017

	October 2016/March 2017		
	South West	North West	East
<b>MONDAY</b>	Nil.	Nil.	Nil.
<b>TUESDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>WEDNESDAY</b>	Nil	Nil	Oct - Jan 4pm - 8:30pm
<b>THURSDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>FRIDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>SATURDAY</b>	9am - 7pm	9am - 7pm	9am - 7pm
<b>SUNDAY</b>	9am - 7pm	9am - 7pm	9am - 7pm
<b>Total Hours per area per week</b>	33.5	33.5	33.5
<b>Total per week = 100.5hrs plus 4.5 Oct - Jan</b> <b>West available on Monday and Wednesdays</b> <b>Entire Space available on Mondays</b>			

*\*hours in red subject to Football Club not using Mortlock Park*

## Licence Area (16/17) included in Licence Agreement

Background

Link to Council Decision and Minutes: 23 August 2016.

[CLICK HERE](#)

## Licence Hours between October 2017 – March 2018

	October 2017/March 2018		
	South West	North West	East
<b>MONDAY</b>	Nil.	Nil.	Nil.
<b>TUESDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>WEDNESDAY</b>	Nil.	Nil	Aug - Sept & Feb 4pm - 8pm Oct - Jan 4pm - 8:30pm
<b>THURSDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>FRIDAY</b>	4pm - 8:30pm	4pm - 8:30pm	4pm - 8:30pm
<b>SATURDAY</b>	9am - 7pm	9am - 7pm	9am - 7pm
<b>SUNDAY</b>	9am - 7pm	9am - 7pm	9am - 7pm
<b>Total Hours per area per week</b>	33.5	33.5	33.5
<b>Total = 100.5hrs plus 4hrs Sept - Feb &amp; 4.5hrs Oct - Jan</b> <b>West available on Monday and Wednesdays</b> <b>Entire Space available on Mondays</b>			

*\*hours in red subject to Football Club not using Mortlock Park*

## Licence Area (16/18) included in Licence Agreement

Background

Link to Council Decision and Minutes – 11 July 2017: [CLICK HERE](#)



**Licence Hours between October 2018 – March 2028 (revoked)**

	Oct 2018/March 2028 (revoked)		
	South West	North West	East
<b>MONDAY</b>	Nil.	Nil.	Nil.
<b>TUESDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>WEDNESDAY</b>	Aug - Sept 4pm -8pm	Nil.	4:30pm - 8:30pm Aug - Sept 4pm - 8pm
<b>THURSDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>FRIDAY</b>	4:30pm - 8:30pm	Nil.	4:30pm - 8:30pm
<b>SATURDAY</b>	9am - 7pm	Nil.	9am - 7pm
<b>SUNDAY</b>	8am - 5pm Aug - Sept 8:30am 4:30pm	8am - 5pm	8am - 8pm Aug - Sept 8:30am 4:30pm
<b>Total Hours per area per week</b>	31	13	38
<b>Total = 82 hours plus 16hrs Aug - Sept</b> <b>West Available on Mondays and Wednesday except Aug – Sept</b> <b>North West available Friday and Saturdays</b> <b>Entire space available on Mondays</b>			

*\*hours in red subject to Football Club not using Mortlock Park*

**Licence Area (18/28) included in Licence Agreement**Background

Link to Council Decision and Minutes - 11 September 2018: [CLICK HERE](#)

Resolution states: *"The formal use under the lease / licence not exceed the current arrangements and authority be delegated to staff to negotiate the exact times, noting that the Goodwood Baseball Club licensed use of the Grassed Recreation Space North West be reduced by 22 hours per week to provide the broader community with increased times of use."*

**Licence Hours between October 2020 – March 2026 (Current)**

<b>October 2020/March 2026</b>			
	<i>South West</i>	<i>North West</i>	<i>East</i>
<b>MONDAY</b>	Nil.	Nil.	Nil.
<b>TUESDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>WEDNESDAY</b>	Aug - Sept 4pm - 8pm	Nil.	4:30pm - 8:30pm Aug - Sept 4pm - 8pm
<b>THURSDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>FRIDAY</b>	4:30pm - 8:30pm	Nil.	4:30pm - 8:30pm
<b>SATURDAY</b>	9am - 7pm	Nil.	9am - 7pm
<b>SUNDAY</b>	8am - 5pm Aug - Sept 8:30am 4:30pm	8am - 5pm	8am - 7pm Aug - Sept 8:30am 4:30pm
<b>Total Hours per area per week</b>	31	13	38
<b>Total = 82 hours plus 16hrs Aug - Sept</b>  <b>West Available on Mondays and Wednesday except Aug – Sept</b> <b>North West available Friday and Saturdays</b> <b>Entire Space available on Mondays</b>			

*\*hours in red subject to Football Club not using Mortlock Park*

**Licence Area (18/28) included in Licence Agreement**Background

Link to Council Decision and Minutes - 11 February 2020: [CLICK HERE](#)

**Licence Hours Proposed (As per community consultation)**

	<b>Proposed</b>		
	<i>South West</i>	<i>North West</i>	<i>East</i>
<b>MONDAY</b>	Nil.	Nil.	5:30pm - 7:30pm
<b>TUESDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>WEDNESDAY</b>	5:30pm - 7:30pm <i>Aug - Sept 4pm - 8pm</i>	Nil.	4:30pm - 8:30pm <i>Aug - Sept 4pm - 8pm</i>
<b>THURSDAY</b>	4:30pm - 8:30pm	4:30pm - 6:30pm	4:30pm - 8:30pm
<b>FRIDAY</b>	4:30pm - 8:30pm	Nil.	4:30pm - 8:30pm
<b>SATURDAY</b>	9am - 7pm	Nil.	9am - 8pm
<b>SUNDAY</b>	8am - 5pm <i>Aug - Sept 8:30am 4:30pm</i>	8am - 5pm	8am - 7pm <i>Aug - Sept 8:30am - 4:30pm</i>
<b>Total Hours per area per week</b>	33	13	40
<b>Total = 86 hours plus 16hrs Aug - Sept</b> <b>South West Available on Mondays</b> <b>North West available Monday, Wednesday, Friday and Saturday</b>			

*\*hours in red subject to Football Club not using Mortlock Park*

**Licence Area (18/28) included in Licence Agreement**