

COMMUNITY LAND MANAGEMENT PLAN

Drainage Reserves

Adopted by Council 8 November 2024

CITY OF MITCHAM

Acknowledgement

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

Table of Contents

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

MITCHAM

1. IDENTIFICATION DETAILS

Drainage Reserves which are the subjects of this Community Land Management Plan (CLMP) are located at various sites within the City of Mitcham (Council). They contain underground stormwater piping or are located where natural overland water flow occurs to direct stormwater into the larger drainage system. Drainage Reserves may (where accessible) be used by the community to connect to the road or footpath network. This CLMP applies to the following pieces of land.

Alma Street Drainage Reserve

Apex Park Drainage Reserve

Ayliffes Road Drain

Bedford Park Drainage Reserve

Bligh Avenue Reserve

Clapham Drainage Reserve

Correa Street Drainage Reserve

Day Drive Reserve

Devonshire Street Drainage Reserve

Elizabeth Avenue Drainage Reserve

Glenwood Road Drainage Reserve

Hillcrest Drive Drainage Reserve

Matthew Street Reserve

Merton Road Drainage Reserve

Milton Street Reserve

Nunyara Crescent Drainage Reserve

Petherick Street Drainage Reserve

Pine Grove Drainage Reserve

Quinlan Avenue Reserve

Rustic Avenue Drainage Reserve

Scherer Reserve

Sherwood Drive Drainage Reserve

Springfield Drainage Reserves

St Marys Drainage Reserve

Vancouver Avenue Drainage Reserve

Winding Way Drainage Reserve

Yalanda Street Drainage Reserve

The above pieces of land are referred to collectively in this CLMP as 'the Land'.

The details of the Land to which this CLMP relates including the name, location, specific certificate of title reference, tenure of the Land and details of any trusts, reservations, dedications or other restrictions affecting the Land are specifically identified in **Appendix 1.**

2. PURPOSE FOR WHICH THE LAND IS HELD

The Land is held by the Council to facilitate stormwater being discharged into the drainage system.

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.

4. OBJECTIVES FOR THE MANAGEMENT OF LAND

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

- To provide stormwater management including through infrastructure, to allow stormwater to be effectively and safely directed and discharged into the drainage system.
- To permit where not inconsistent with the Council's other stated objective occupation by adjoining residents where there has been an established occupation.

5. POLICIES FOR MANAGEMENT OF LAND

The following policies have some direct or indirect application to the Land and are relevant as at the date of this CLMP. Council policies undergo regular review, and may be amended, superseded, or replaced.

5.1 General Council

City of Mitcham: Management Plans and Strategies

- Mitcham 2030
- 4 Year Delivery Plan
- Spatial Vision
- City of Mitcham Tree Strategy
- City of Mitcham Open Space Strategy
- Mitcham Open Space Asset Management Plan
- Stormwater Asset Management Plan

Policies

General council policies applicable to management of all Drainage Reserves in the Council area.

- Anti-Graffiti Policy
- Asset Management Policy
- Enforcement and Compliance Policy
- Fences Between Private and Council Property Policy

- Open Space Acquisition, Development and Disposal Policy
- Public Consultation Policy
- Tree Policy
- Unauthorised Use of Council Land Policy
- Water use and Catchment Protection Policy

6. PROPOSALS FOR THE MANAGEMENT OF THE LAND

6.1 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 infrastructure assets in line with Council's asset renewal program to allow for the continued use for drainage and stormwater disposal.
- There is the installation of artworks commissioned under the Public Art Grants program in a manner not inconsistent with the purpose or objectives for the use of the land.
- Public access to some parts of the Land is restricted where required for community safety.

7. PERFORMANCE TARGETS

For performance targets for this land please see schedule 1.

8. PERFORMANCE MEASURES

For performance measures for this land please see schedule 1.

9. LEASES, LICENCES AND PERMITS

9.1 Leases and Licenses consistent with this CLMP

The granting of exclusive and non-exclusive leases and licenses for one or more of the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- To enable the occupation of part of the Land by adjoining residents where a proven and established long term use can be determined.
- To allow for the provision of essential infrastructure related to electricity, gas, water, internet and telecommunications services.

9.2 Permits/Special Uses Licenses

The granting of permits for one or more of the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- Access over the Reserve to allow access or an activity of a ‘short term’ nature

9.3 Current tenure details

For current tenure details for each site please see Appendix 1

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

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10. Schedule 1 – Drainage Reserves

Other than where indicated above the sequence of objectives, proposals, and policies within this plan does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective has been reached.

Objectives	Performance Targets	How Performance will be Measured
To provide stormwater management including through infrastructure, to allow stormwater to be effectively and safely directed and discharged into the drainage system.	Amenities, infrastructure are maintained in accordance with relevant maintenance schedules	An annual review of completed work orders against the proposed maintenance schedule will be undertaken.
	Renew/upgrade of services and infrastructure as outlined in Council's Asset Management Plans.	An annual review of completed asset renewals against the proposed capital works program will be undertaken.
	Illegal dumping or pollution discharges are monitored and managed in accordance with relevant legislation.	An audit of Council's customer feedback platforms will be undertaken to identify relevant reports/complaints and what action was undertaken by the Council
	Stormwater discharge from the Land where erosion and sedimentation occurs on to adjoining land is identified and managed.	An audit of Council's customer feedback platforms will be undertaken to identify relevant reports/complaints and what action was undertaken by the Council. A review of completed maintenance work orders will be undertaken to confirm that stormwater run-off is not being directed from the land to privately owned property.
To permit where not inconsistent with the Council's other stated objective occupation by adjoining residents where there has been an established occupation.	Leases or licences issued to adjoining residents are for established longstanding occupation.	A review of any issued leases and licences and evidence and records of historical use/occupation will be undertaken before new leases and licences are issued.

11. Appendix 1

Reserve / Property Name	Owner	Allotment /Section	Plan	CT	Street	Suburb	SQ M	Trust/ Dedication/ Restriction	Lessee/Licensee	Term
Alma Street Drainage Reserve	City of Mitcham	Allotment 114	Deposited Plan 3715	CT 1439/193	Alma Street	PANORAMA SA 5041	292			
Apex Park Drainage Reserve	City of Mitcham	Allotment 335	Deposited Plan 3385	CT 6111/666	Watahuna Avenue	HAWTHORNDENE SA 5051	760			
	City of Mitcham	Allotment 336	Deposited Plan 3385	CT 6111/667	Watahuna Avenue	HAWTHORNDENE SA 5051	806			
	City of Mitcham	Allotment 338	Deposited Plan 3385	CT 6111/669	Watahuna Avenue	HAWTHORNDENE SA 5051	785			
Ayliffes Road Drain	City of Mitcham	Allotment 11	Filed Plan 150766	CT 5321/17	Ayliffes Road	ST MARYS SA 5042	15			
Bedford Park Drainage Reserve	City of Mitcham	Allotment 168	Deposited Plan 3608	CT 5543/123	Edison Road	BEDFORD PARK SA 5042	196			
	City of Mitcham	Allotment 171	Deposited Plan 3608	CT 5543/120	Shepherds Hill Road	BEDFORD PARK SA 5042	300			
	City of Mitcham	Allotment 172	Deposited Plan 3608	CT 5543/119	Kelvin Road	BEDFORD PARK SA 5042	303			
	City of Mitcham	Allotment 173	Deposited Plan 3608	CT 5543/118	Sutton Road	BEDFORD PARK SA 5042	372			
	City of Mitcham	Allotment 201	Deposited Plan 111590	CT 6168/839	Sturt Road	BEDFORD PARK SA 5042	100			
Bligh Avenue Reserve	City of Mitcham	Allotments 175 and 176	Deposited Plan 3402	CT 1387/39	Bligh Avenue	PANORAMA SA 5041	4888			
	City of Mitcham	Allotment 18	Filed Plan 14095	CT 5827/22	Bligh Avenue	PANORAMA SA 5041	741			
Clapham Drainage Reserve	City of Mitcham	Allotments 321 and 322	Deposited Plan 3692	CT 1479/12	Toronto	CLAPHAM SA 5062	2566			
	City of Mitcham	Allotment 2	Filed Plan 14377	CT 5661/730	Toronto Avenue	CLAPHAM SA 5062	28			
Correa Street Drainage Reserve	City of Mitcham	Allotment 20	Deposited Plan 802	CT 5498/765	Trevor Terrace	BLACKWOOD SA 5051	771			
	City of Mitcham	Allotment 29	Deposited Plan 9561	CT 476/196	Clematis Drive	BLACKWOOD SA	938			
	City of Mitcham	Allotment 33	Deposited Plan 9561	CT 476/196	Clematis Drive	BLACKWOOD SA	90			
Day Drive Reserve	City of Mitcham	Allotment 415	Deposited Plan 4503	CT 5541/777	Day Drive	ST MARYS SA 5042	731			
Devonshire Street Drainage Reserve	City of Mitcham	Allotment 402	Filed Plan 15925	CT 5488/225	Devonshire Street	HAWTHORN SA 5062	54			
Elizabeth Avenue Drainage Reserve	City of Mitcham	Allotments 142 and 143	Deposited Plan 4801	CT 4038/67	Elizabeth Avenue	GLENALTA SA 5052	3936			
Glenwood Road Drainage Reserve	City of Mitcham	Allotment 302	Deposited Plan 12775	CT 5716/203	Glenwood Road	SPRINGFIELD SA 5062	331			
Hillcrest Drive Drainage Reserve	City of Mitcham	Allotment 112	Deposited Plan 3570	CT 5740/133	Hillcrest Drive	EDEN HILLS SA 5050	400			
	City of Mitcham	Allotment 113	Deposited Plan 3570	CT 5551/741	Hillcrest Drive	EDEN HILLS SA 5050	60			
Matthew Street Reserve	City of Mitcham	Allotment 246	Deposited Plan 6261	CT 5089/27	Matthew Street	BEDFORD PARK SA 5042	77			
Merton Road Drainage Reserve	City of Mitcham	Allotment 32	Deposited Plan 6291	CT 1136/10	Dorham Road	BLACKWOOD SA	255			
Milton Street Reserve	City of Mitcham	Allotment 247	Deposited Plan 6261	CT 5089/28	Milton Street	BEDFORD PARK SA 5042	51			
Nunyara Crescent Drainage Reserve	City of Mitcham	Allotment 88	Deposited Plan 4805	CT 5722/749	Nunyara Crescent	BELAIR SA 5052	226			
	City of Mitcham	Allotment 89	Deposited Plan 4805	CT 5722/709	Nunyara Crescent	BELAIR SA 5052	270			
Petherick Street Drainage Reserve	City of Mitcham	Allotment 21	Deposited Plan 7911	CT 5741/18	Petherick Street	GLENALTA SA 5052	2099			
Pine Grove Drainage Reserve	City of Mitcham	Allotment 86	Deposited Plan 3894	CT 5542/620	Pine Grove	BELAIR SA 5052	457			
	City of Mitcham	Allotment 87	Deposited Plan 3894	CT 5740/130	Gloucester Avenue	BELAIR SA 5052	550			

Quinlan Avenue Reserve	City of Mitcham	Allotment 398	Deposited Plan 3632	CT 5507/401	Gunther Parade	PASADENA SA 5042	1700			
	City of Mitcham	Allotment 793	Deposited Plan 3738	CT 5740/32	Quinlan	PASADENA SA 5042	1724			
Rustic Avenue Drainage Reserve	City of Mitcham	Allotment 52	Deposited Plan 6558	CT 5834/358	Rustic Avenue	COROMANDEL VALLEY SA 5051	475			
Scherer Reserve	City of Mitcham	Allotment 102	Deposited Plan 7842	CT 5737/704	Coromandel Parade	COROMANDEL VALLEY SA 5051	196			
	City of Mitcham	Allotment 103	Deposited Plan 7842	CT 5415/701	Coromandel Parade	COROMANDEL VALLEY SA 5051	175			
Sherwood Drive Drainage Reserve	City of Mitcham	Allotment 90	Deposited Plan 7048	CT 5481/525	Sherwood Drive	GLENALTA SA 5052	1118			
	City of Mitcham	Allotment 99	Deposited Plan 7049	CT 5481/531	Hawthorndene Drive	GLENALTA SA 5052	5770			
	City of Mitcham	Allotment 48	Deposited Plan 7431	CT 5740/131	Sherwood Drive	GLENALTA SA 5052	1722			
Springfield Drainage Reserves	City of Mitcham	Allotment 76	Deposited Plan 3740	CT 5163/129	Elmglade Road	SPRINGFIELD SA 5062	874			
	City of Mitcham	Allotment 77	Deposited Plan 3740	CT 5163/130	Woodland Road	SPRINGFIELD SA 5062	1421			
St Marys Drainage Reserve	City of Mitcham	Allotment 777	Deposited Plan 3738	CT 5539/284	Cashel Street	ST MARYS SA 5042	108			
	City of Mitcham	Allotment 320	Deposited Plan 3829	CT 5541/767	Donald Street	ST MARYS SA 5042	1098			
	City of Mitcham	Allotment 321	Deposited Plan 3829	CT 5541/768	Adelaide Terrace	ST MARYS SA 5042	832			
	City of Mitcham	Allotment 322	Deposited Plan 3829	CT 5541/769	St Marys Street	ST MARYS SA 5042	1155			
	City of Mitcham	Allotment 323	Deposited Plan 3829	CT 5541/771	Cashel Street	ST MARYS SA 5042	1193			
	City of Mitcham	Allotment 460	Deposited Plan 3843	CT 5541/772	Adelaide Terrace	ST MARYS SA 5042	580			
	City of Mitcham	Allotment 463	Deposited Plan 3843	CT 5541/773	Mingbool Avenue	ST MARYS SA 5042	583			
	City of Mitcham	Allotment 464	Deposited Plan 3843	CT 5541/774	Mingbool Avenue	ST MARYS SA 5042	122			
	City of Mitcham	Allotment 30	Deposited Plan 3876	CT 5541/775	Comaum Street	ST MARYS SA 5042	409			
	City of Mitcham	Allotment 414	Deposited Plan 4503	CT 5541/776	Day Drive	ST MARYS SA 5042	2533			
	City of Mitcham	Allotment 319	Deposited Plan 3829	CT 5542/527	Dorene Street	ST MARYS SA 5042	1929			
	City of Mitcham	Allotments 17, 18, 19 & 20	Filed Plan 1490002	CT 5358/560	South Road	ST MARYS SA 5042	1999			
Vancouver Avenue Drainage Reserve	City of Mitcham	Allotment 27	Deposited Plan 5622	CT 5945/641	Vancouver Avenue	PANORAMA SA 5041	700			
Winding Way Drainage Reserve	City of Mitcham	Allotment 51	Deposited Plan 73821	CT 6003/369	Winding Way	BELAIR SA 5052	300			
Yalanda Street Drainage Reserve	City of	Allotment 98	Filed Plan 213498	CT 5594/48	Yalanda Street	EDEN HILLS SA 5050	521			