



COMMUNITY LAND MANAGEMENT PLAN

Sport and Community Recreation Complexes

Adopted by Council 12 September 2023

Acknowledgement

We acknowledge and pay our respects to the Kurna 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.

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1. IDENTIFICATION DETAILS

Sport and Community Recreation Complex's subject to this Community Land Management Plan (CLMP) are located at various sites within the City of Mitcham (Council). Sport and Community Recreation Complexes have multiple sport and recreation opportunities and several different amenities such as clubrooms, sports fields and public toilet facilities. This CLMP applies to the following pieces of land.

| | |
|------------------------|---------------------|
| AA Bailey Reserve | Price Memorial Oval |
| Blackwood Hill Reserve | St Marys Park |
| Hewett Reserve | WA Norman Reserve |
| Kingswood Oval | |

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

The details of the Land including the name, location, specific certificate of title reference, the 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 Council for sport and recreation purposes.

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 plan¹ which also includes the performance targets and measures.

- To maintain the Land as the main public sport and recreation facility for the suburb in which it is located within the City of Mitcham with a mix and range of formal and informal uses.
- To provide community facilities that are safe for community use and suitable for the purpose for which they are provided.

- To provide opportunities for participation in a range of organised sport, recreation and community activities.

5. POLICIES FOR MANAGEMENT OF LAND

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 Council policies undergo regular review, and may be amended, superseded, or replaced.

5.1 General Council City of Mitcham: Management Plans and Strategies

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

Policies

General council policies applicable to management of all community, sporting and recreational facilities in the Council area.

- Anti- Graffiti Policy
- Asset Management Policy
- Capital Funding of Major External Facilities and Projects Policy
- Commemoration Naming Policy
- Developments on Council Land Policy
- Directional Signs Policy
- Emergency Management Policy
- Enforcement and Compliance Policy
- Fences Between Private and Council Property Policy
- Leasing and Licensing of Council's Sports Facilities Policy
- Open Space Acquisition, Development and Disposal Policy
- Procurement Policy
- Public Consultation Policy
- Reserve Reinstatements Policy
- Reserves Extension Policy
- Reserves -Special Use of Reserves and Sporting Facilities by Various Groups Policy
- Road and Public Place Naming Policy

- Signs – Criteria for Sponsorship on Sporting Grounds
- Tree Policy
- Unauthorised Use of Council Land 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 (as required) of the existing community facilities, club buildings, public toilets, playing surfaces, pathways, shelters, signage and any other pre-existing structures and assets in line with Council's asset renewal program to allow the continued use of the land consistent with its purpose.
- There is an upgrade of the existing community facilities, buildings, structures, signage, and assets (as required) to comply with the *Disability Discrimination Act 1992* as appropriate.
- That Council engage with the Kurna people as the traditional owners of the land before any significant excavation works or major changes are undertaken to ensure works are respectful of local Kurna heritage and culture.
- 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.
- New or upgraded infrastructure and assets are installed in response to the award or receipt of Federal or State Government Grant Funding or monies to provide new and improved infrastructure and assets for the community.
- New assets and amenities (where required) including but not limited to public toilets, outbuildings, shade structures, signage and other assets are installed to meet relevant standards set out in the Planning, Development & Infrastructure Act and the National Construction Code.

7. PERFORMANCE TARGETS

For performance targets for the Land please see [schedule 1](#).

8. PERFORMANCE MEASURES

For performance measures for the Land please see [schedule 1](#).

9. LEASES, LICENCES AND PERMITS

9.1 Leases and Licenses consistent with Community Land Management Plan

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 Community Land Management Plan and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

- To support recreation, education and events.
- To support community sport.
- To provide meeting spaces and facilities for community groups and organisations.
- To enable temporary use of buildings and or land for specific functions, activities and community events organised by members of the community or the Council.
- To allow for the provision of essential infrastructure related to 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.
- To allow for business uses of the Land that support sporting/community clubs and organisations that allow clubs to provide for participation in organised sport and recreation by the community.

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 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 on a short-term basis.
- Access over the Land 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

For current tenure details for the Land please see [Appendix 1](#).

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

Date prepared: **July 2023**

10. Schedule 1 – Sport and Community Recreation Complexes

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

| Objectives | Performance Targets | How Performance will be Measured |
|--|---|---|
| To maintain the Land as the main public sport for the suburb in which it is located within the City of Mitcham with a mix and range of formal and informal uses. | To optimise shared use of the Land & facilities where practicable. | An audit of Council's customer feedback platforms and community group memberships registers will be undertaken annually to assess public satisfaction and community use of buildings and recreational facilities. |
| | A balance of passive and active (i.e. informal and formal) sporting and recreation uses is provided for to maintain access for all user groups. | A review of the results of audit of usage hours associated with formal recreation uses will be undertaken prior to issuing/renewing any leases and license's to sporting clubs to assess extent of formal uses. |
| To provide community facilities that are safe for community use and suitable for the purpose for which they are provided. | Provide a safe environment for visitors and users of the Land. | An audit of Council's customer feedback platforms will be undertaken annually to identify number of security incidents/graffiti reported. |
| | Renew/upgrade landscaped areas, building assets, recreational facilities and associated infrastructure as outlined in the Council's Asset Management Plans. | An annual review of completed asset renewals against the proposed capital works program will be undertaken. |
| | Land and facilities held under leases and licences are developed, occupied and/or | A review of the results of any inspections of the Land undertaken, maintenance records and reports/complaints by the community in relation |

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| | maintained in accordance with the terms of the lease or licence. | to the occupation of the Land leased or licenced will be undertaken to ascertain compliance with terms of the lease or licence. |
| | Issue of short-term permits/special use licenses for events in an orderly manner that is consistent with applicable Council By-laws. | A review of temporary permits against relevant Council By-laws will be undertaken. |
| To provide opportunities for participation in a range of organised sport, recreation and community activities. | Land supports a range of accessible sport and recreation opportunities. | A review of the results of an audit of Council's customer feedback platforms will be undertaken to assess public satisfaction with amenity and facilities and to identify number and nature of requests for Council to facilitate activities on the Land. |

11. Appendix 1

| Reserve / Property Name | Owner | Allotment /Section | Plan | CT | Street | Suburb | SQM | Trust/ Dedication/ Restriction | Lessee/Licensee | Term |
|-------------------------------|-----------------|---|---------------------------|-------------|-----------------------|--------------------------|--------|--------------------------------|---|---|
| AA Bailey Reserve | City of Mitcham | Allotment 2 | Filed Plan 7784 | CT 5504/44 | Winona Avenue | CLARENCE GARDENS SA 5039 | 747 | | Clarence Gardens Bowling Club | 5 years 1/10/19 - 30/09/2024 |
| | City of Mitcham | Allotment 253 | Deposited Plan 3979 (ROW) | CT 4204/555 | Hessian Avenue | CLARENCE GARDENS SA 5039 | 305 | | | |
| | City of Mitcham | Allotment 105 | Deposited Plan 4394 | CT 5701/375 | Winona Avenue | CLARENCE GARDENS SA 5039 | 35900 | | Cumberland United Soccer Club | 5 years 1/10/19 - 30/09/2024 |
| | | | | | | | | | Southern Suburbs Rugby Club | 5 years 1/10/19 - 30/09/2024 |
| | | | | | | | | | Sturt District Cricket Club Inc | 5 years 1/10/19 - 30/09/2024 |
| | | | | | | | | | Clarence Gardens Bowling Club | 5 years 1/10/19 - 30/09/2024 |
| Blackwood Hill Reserve | City of Mitcham | Portion of Allotment 91 | Filed Plan 162932 | CT 6066/941 | Trevor Terrace | BLACKWOOD SA 5051 | 146538 | See attached map | Blackwood Football Club | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Coromandel Cricket Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | South Australian Cricket Association | 6 months 1/10/19 - 31/03/20 |
| | | | | | | | | | St Peters Lutheran School Blackwood | Holding over Licence expired on 31/08/14 |
| Hewett Reserve | City of Mitcham | Allotments 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111 and 112 | Deposited Plan 1320 | CT 5826/124 | Coromandel Parade | BLACKWOOD SA 5051 | 29200 | | Telstra Corporation Ltd | 10 years 1/07/15 - 30/06/25 |
| | | | | | | | | | Blackwood Football Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Blackwood Tennis Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Coromandel Cricket Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Sturt Football Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Sturt Lions Football Club Inc | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Wood Panthers Netball Club | 5 years 1/10/19 - 30/09/24 |
| Kingswood Oval | City of Mitcham | Allotment 32 | Deposited Plan 46272 | CT 5397/551 | 31-43 Belair Road | KINGSWOOD SA 5062 | 24500 | | Kingswood Sports & Social Club | 5 years 1/10/19 - 30/09/24 |
| Price Memorial Oval | City of Mitcham | Allotments 34, 35, 36, 37, 38, 39 and 40 | Deposited Plan 1442 | CT 5881/245 | Monmouth Road | HAWTHORN SA 5062 | 4224 | | | |
| | City of Mitcham | Allotment 516 | Filed Plan 13552 | CT 5809/910 | Hawthorn Crescent | HAWTHORN SA 5062 | 31386 | | Hawthorn Church of Christ | 5 years 1/11/12 - 31/10/17 |
| | | | | | | | | | Hawthorn Bowling Club Incorporated | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Hawthorn Lawn Tennis Club | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Mitcham Football Club Incorporated | 5 years 1/10/19 - 30/09/24 |
| | | | | | | | | | Sturt District Cricket Club Incorporated | 5 years 1/10/19 - 30/09/24 |
| St Marys Park | City of Mitcham | Allotment 104, 105, 106, 107, 108, 109, 110, 119 and 120. | Deposited Plan 3360 | CT 5853/537 | Quinlan Avenue | ST MARYS SA 5042 | 4171 | | St Marys Park Sports Association | 5 years 1/10/19 - 30/09/24 |
| | City of Mitcham | Allotment 182 and 183 | Deposited Plan 3360 | CT 5679/569 | Laura Avenue | ST MARYS SA 5042 | 180 | | | |
| | City of Mitcham | Allotment 346 | Deposited Plan 3360 | CT 6206/264 | Norman Street | ST MARYS SA 5042 | 17236 | | | |
| | City of Mitcham | Allotment 19 | Filed Plan 149004 | CT 6206/263 | Norman Street | ST MARYS SA 5042 | 41891 | | | |
| WA Norman Reserve | City of Mitcham | Allotment 1 | Filed Plan 15767 | CT 3473/109 | Brown Hill Creek Road | MITCHAM SA 5062 | 2157 | | Bridgewater Bulls Baseball Club and Sturt Baseball Club | 5 years 1/10/19 - 30/09/24 |
| | City of Mitcham | Allotment 52 | Deposited Plan 15858 | CT 3473/109 | Brown Hill Creek Road | MITCHAM SA 5062 | 15441 | | Sturt Baseball Club Incorporated | 5 years 1/10/19 - 30/09/24 |
| | City of Mitcham | Allotment 2 | Filed Plan 15767 | CT 5840/723 | Brown Hill Creek Road | MITCHAM SA 5062 | 819 | | | |
| | City of Mitcham | Allotment 3 | Filed Plan 15767 | CT 5840/796 | Brown Hill Creek Road | MITCHAM SA 5062 | 169 | | | |



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