

Sport and Community Recreation Complexes

COMMUNITY LAND MANAGEMENT PLAN

CITY OF MITCHAM

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

CITY OF MITCHAM

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1. Identification Details

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.

Identification Details			
1.	**Name of Land/Reserve**	AA Bailey Reserve	Manson Oval
		Blackwood Hill Reserve	Price Memorial Oval
		Hewett Reserve	St Marys Park
		Kingswood Oval	WA Norman 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 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 the Management Plan is Required

- Portion of the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.
- Portion of the Land is, or is to be, occupied under a lease or licence.

4. Objectives for the Management of Land

The detailed objectives for the management of the land including the performance targets and measures are contained within Schedule 1 of this plan.

- 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 the Management of the Land

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 Council policies undergo regular review, and may be amended, superseded, or replaced.

General Council		
Management Plans and Strategies	Management Plans and Strategies	• Mitcham 2030 • 4 Year Delivery Plan

	applicable to management of all community, sporting, and recreational facilities in the Council area	• Spatial Vision • Tree Strategy • City of Mitcham Open Space Strategy • Sports Facility Strategy • Open Space Asset Management Plan • Buildings 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 •

6. Proposals for the Management of the Land

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

- 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 Kaurna 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 Kaurna 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

See 10. Schedule

8. Performance Measures

See 10. Schedule

9. Leases and Licences

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.

10. Schedule

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

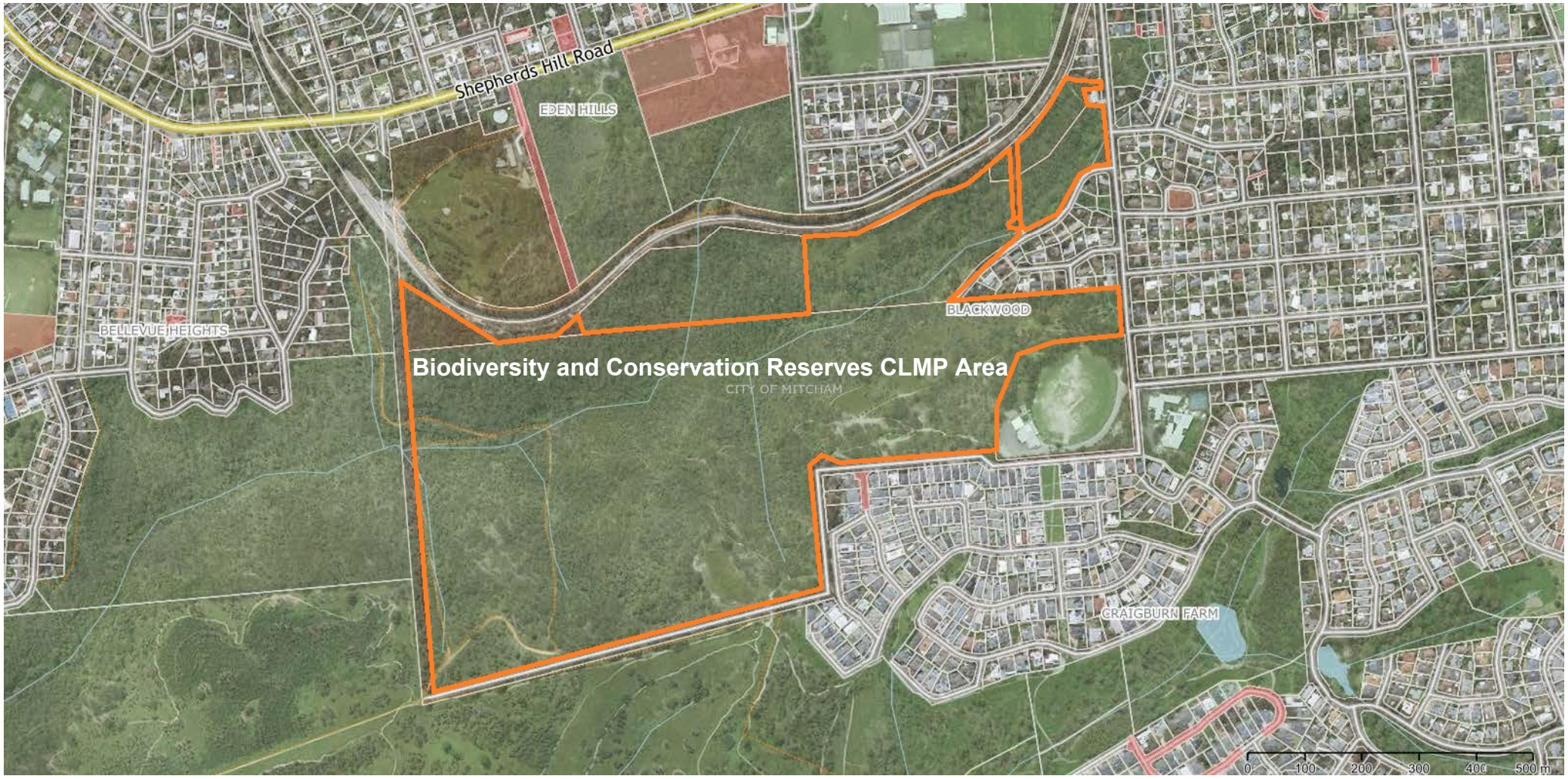
Objectives	Performance Targets	How Performance will be Measured
To maintain the Land as the main public sport for the suburb in which it is located within the City of Mitcham with a mix and range of formal and informal uses.	To optimise shared use of the Land & facilities.	An audit of Council's customer 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

	maintained in accordance with the terms of the lease or licence.	records and reports/complaints by the community in relation 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 or 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.

Appendices

Reserve / Property Name	Owner	Allotment /Section	Plan	CT	Street	Suburb	SQM	Trust, Dedication or Restriction	Name of Lease or Licence Holder (if applicable)	Lease/Licence	Premises Associated with Lease or Licence	Term of Lease/Licence	Purpose for Lease/Licence Granted
AA Bailey Reserve		Allotment 2	Filed Plan 7784	CT 5504/44	Winona Avenue	CLARENCE GARDENS SA 5039	747						
		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	Lease	Refer to Lease Plan	1/10/19 - 30/09/2024	Sporting and Recreational Activities
									Southern Suburbs Rugby Club	Lease	Refer to Lease Plan	1/10/19 - 30/09/2024	Sporting and Recreational Activities
									Sturt District Cricket Club Inc	Licence	Refer to Licence Plan	1/10/19 - 30/09/2024	Sporting and Recreational Activities
									Clarence Gardens Bowling Club	Lease	Refer to Lease Plan	1/10/19 - 30/09/2024	Sporting and Recreational Activities
Blackwood Hill Reserve	City of Mitcham	Allotment 91	Filed Plan 162932	CT 6066/941	Trevor Terrace	BLACKWOOD SA 5051	146538		Blackwood Football Club	Lease	Refer to Lease Plan	1/10/19 - 30/09/24	Sporting and Recreational Activities
									Coromandel Cricket Club Inc	Licence	Refer to Licence Plan	1/10/19 - 30/09/24	Sporting and Recreational Activities
									South Australian Cricket Association	Licence	Refer to Licence Plan	1/10/21 - 31/03/22	Sporting and Recreational Activities
									St Peters Lutheran School Blackwood	Licence	Refer to Licence Plan	30/01/23 - 31/12/24	Sporting and Recreational Activities
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	Lease	The Land marked "Area A" in FX 251014	1/07/15 - 30/06/25	Telecommunications Facility
									Blackwood Football Club Inc	Licence	Refer to Licence Plan	16/09/20 - 30/09/24	Sporting and Recreational activities
									Blackwood Tennis Club Inc	Lease	Refer to Lease Plan	16/09/20 - 30/09/24	Sporting and Recreational activities
									Coromandel Cricket Club Inc	Licence	Refer to Licence Plan	16/09/20 - 30/09/24	Sporting and Recreational activities
									Sturt Lions Football Club Inc	Licence	Refer to Licence Plan	16/09/20 - 30/09/24	Sporting and Recreational activities
									South Adelaide Netball Club	Lease	Refer to Lease Plan	10/08/22- 09/08/27	Sporting and Recreational activities
									Hewett Reserve Inc	Lease	Refer to Lease Plan	16/09/20 - 30/09/24	Sporting and Recreational activities
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	Lease	Refer to Lease Plan	1/10/19 - 30/09/24	Sporting and Recreational activities
									Kingswood Sports & Social Club	Licence	Refer to Licence Plan	1/10/19 - 30/09/24	Sporting and Recreational activities
Manson Oval	City of Mitcham	Allotments 142 and 143	Deposited Plan 7962	CT 3464/67	Sargent Parade	BELLEVUE HEIGHTS SA 5050	20863		Montessori Kids Preschool	Lease	Refer to Lease Plan	11/02/23 - 31/01/2026	Pre-school learning centre
	City of Mitcham	Allotment 112	Filed Plan 13051	CT 5816/677	Sargent Parade	BELLEVUE HEIGHTS SA 5050	22147		Bellevue Heights Tennis Club Inc	Lease	Refer to Lease Plan	1/10/19 - 30/09/24	Sporting and Recreational activities
									Bellevue Heights Tennis Club Inc	Licence	Refer to Licence Plan	1/10/19 - 30/09/24	Sporting and Recreational activities
									South Australian Cricket Association	Licence	Refer to Licence Plan	1/10/21 - 31/03/22	Sporting and Recreational activities
									Sturt Lions Football Club Incorporated	Licence	Refer to Licence Plan	1/10/19 - 30/09/24	Sporting and Recreational activities
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	Lease	Refer to Lease Plan	5 years 1/11/12 - 31/10/17	Community Activities
									Hawthorn Bowling Club Incorporated	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
									Hawthorn Lawn Tennis Club	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
									Mitcham Football Club Incorporated	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
									Sturt District Cricket Club Incorporated	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
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	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
	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 (portion of)	Deposited Plan 3360	CT 6206/264	Norman Street	ST MARYS SA 5042	17236						
	City of Mitcham	Allotment 19 (Portion of)	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	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
	City of Mitcham	Allotment 52	Deposited Plan 15858	CT 3473/109	Brown Hill Creek Road	MITCHAM SA 5062	15441		Sturt Baseball Club Incorporated	Lease	Refer to Lease Plan	5 years 1/10/19 - 30/09/24	Sporting and Recreational activities
	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						

Blackwood Hill Reserve



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Projection: GDA94 / MGA zone 54

Date: 22/02/2023

Scale: 1:10000

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Manson Oval



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Community Land Management Plan
Parks (Playgrounds) – Adopted 11 August 2026

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