

The background of the cover page is a photograph. The top portion shows a clear blue sky with a few bare tree branches in the foreground. Below the sky, a city skyline is visible in the distance. The middle and bottom portions of the image show a dense, green forested hillside, likely the Windy Point Reserve, with some residential buildings visible through the trees.

COMMUNITY LAND MANAGEMENT PLAN

Windy Point Reserve

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

Windy Point Reserve which is the subject of this Community Land Management Plan (CLMP) is located at Belair Road, Belair. Windy Point Reserve contains a restaurant, carpark/look out and dense areas of tree coverage and natural landscaping.

Identification Details		
1.1	Name of Land/ Reserve	Windy Point Reserve
1.2	Location	Belair Road, Belair
1.3	Certificates of Title for Section/ Lots	Crown Record - Volume 5574 Folio 920 Section 597 Hundred of Adelaide in the area named Belair
1.4	Area	29300 sqm
1.5	Owner	The Crown
1.6	Trust/ Dedication/ Restriction	Land dedicated for recreation purposes pursuant to the Crown Lands Act 1929 by Gazette 12/09/1991
1.7	Owner's Requirements	No requirements

2. PURPOSE FOR WHICH THE LAND IS HELD

The Land as a whole is held by the City of Mitcham (Council) for the purposes of a restaurant and ancillary purposes, tourism, urban tree canopy, green cover and passive recreation.

3. REASON WHY MANAGEMENT PLAN IS REQUIRED

- Portion of the Land is, or is to be, occupied under a lease, 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.

Area 1

- To encourage tourism and other visitation to the Land including by the provision of hospitality and other facilities and services.
- Maintaining land and facilities that are safe and suitable for use by the local and wider community for the purposes for which they are provided.

Area 2

- To incorporate biodiversity assets and flora and fauna elements in the landscape on the land.

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
- Building Asset Management Plan
- City of Mitcham Tree Strategy
- City of Mitcham Open Space Strategy
- Emergency Management Plan
- Mitcham Open Space Asset Management Plan

Policies

General Council policies applicable to management of the Land.

- Anti Graffiti Policy
- Asset Management Policy
- Banners and Signs (Temporary) for Local Functions
- Emergency Management Policy
- Enforcement and Compliance Policy
- Leasing and Licensing of Council's Sports Facilities Policy
- Open Space Acquisition, Development and Disposal Policy
- Public Consultation Property
- Reserve Reinstatements Policy
- Reserves Extension Policy
- Road and Public Place Naming Policy
- Road and Public Place Naming Policy
- Tree Policy
- Unauthorised Use of Council Land

6. PROPOSALS FOR THE MANAGEMENT OF THE LAND

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

Area 1

- There is an upgrade (as required) of the existing buildings, structures, signage and assets in line with Council's asset renewal program to meet relevant standards set out in Planning, Development & Infrastructure Act and National Construction Code.
- The carparking hours are amended to restrict hours of use.
- There is an upgrade of the existing facilities, buildings, structures, signage, and assets to comply with the Disability Discrimination Act 1992 as appropriate.

Area 2

- To renew and maintain biodiversity assets and flora and fauna elements in the landscape of the Land.

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 CLMP is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

Area 1

- To allow for business use of the land for a restaurant/hospitality purposes.
- To support passive recreation, tourism and social events.
- To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet and telecommunications services.

Area 2

- To allow for the provision of essential infrastructure for the provision of 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 Community Land Management Plan and is authorised for the purposes of section 202(3) of the *Local Government Act, 1999*:

Area 1

- Commercial traders to sell goods from temporary facilities.

9.3 Current tenure details

Windy Point Restaurant Pty. Ltd

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 – Minor Sport and Recreation Facilities

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. ²

Objectives	Performance Targets	How Performance will be Measured
Area 1		
To encourage tourism and other visitation to the Land including by the provision of hospitality and other facilities and services.	Number and satisfaction of visitors and uses of facilities on the Land is maintained or increased.	The results of an annual survey or other audit/feedback platforms will be reviewed to assess number of visitors/users and satisfaction with facilities/services.
	Land and facilities held under leases and licences are developed, occupied and/or maintained in accordance with the terms of the lease or licence.	A review of the 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 will be undertaken to ascertain compliance with terms of the lease or licence.
Maintaining land and facilities that are safe and suitable for use by the local and wider community for the purposes for which they are provided.	Renew/upgrade landscaped areas, building assets, recreational facilities and associated 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
	Provide a safe environment for visitors and users of the Land and its facilities.	An audit of Council's customer feedback platforms will be undertaken annually to identify number of security incidents/graffiti reported.
	Landscaped areas, building assets, facilities and associated infrastructure are maintained in accordance with relevant maintenance schedules.	An annual review of completed work orders against the proposed maintenance schedule will be undertaken.

Area 2

To incorporate biodiversity assets and flora and fauna elements in the landscape on the land

The Land is maintained in accordance with relevant Council policies and plans relating to biodiversity assets.

A review of the results of inspections of the Land will be undertaken to assess compliance with Council policies and plans relating to biodiversity assets.

Windy Point Reserve



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