



COMMUNITY LAND MANAGEMENT PLAN

Community Centres and Halls

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

The Community Centres and Halls which are the subjects of this Community Land Management Plan (CLMP) are located at various sites within the City of Mitcham (Council). Community Centres and Halls are facilities which contain a community centre offering community programs and activities, a hall for hire for community events and activities and surrounding land. This CLMP applies to the following pieces of land.

Belair Community Centre	Richmond Road Memorial Hall
Mitcham Community Centre	Westbourne Park Memorial Hall
Mitcham Village Institute/ Mitcham Village Arts and Crafts	

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, 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

This Land is held by the City of Mitcham to deliver community programs and activities to provide facilities for hire and use by individuals, groups, and businesses.

3. REASON WHY MANAGEMENT PLAN IS REQUIRED

- Portion of the Land is, or is to be, occupied under a lease, licence or hirer agreement.
- 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 plan which also includes the performance targets and measures.

- To maintain the Land as a community centre and hall for hire within the City of Mitcham with a mix and range of uses.
- Providing community centres and halls for hire that are safe and suitable for community use for the purpose for which they are provided.

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 Disability Access and Inclusion Plan
- Living Well Health and Wellbeing Plan
- Building 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
- Fences Between Private and Council Policy Property
- Leasing and Licensing of Council's Sports Facilities Policy
- Public Consultation Property
- Volunteers Policy

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:

- There is an upgrade of the existing, buildings, structures, signage and assets in line with council's asset renewal program to allow the Land to continue to be used for its purpose as a community centre or hall for hire
- 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.
- 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 an upgrade of the existing, buildings, structures, signage, and assets to comply with the Disability Discrimination Act 1992 as appropriate.

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 Community Land Management Plan

The granting of exclusive and non-exclusive leases and licenses for one or more of the following purposes¹ (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, recreation, education and community sport and social events.
- To provide meeting spaces and facilities for hire, for community groups and organisations.
- To enable temporary use of the Land for specific functions, activities, and events.
- To enable use of Land for business/commercial purposes, for recreation, education, community and personal, activities, meetings and community sport and social 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 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.
- Access over the Land to allow access or an activity of a 'short term' nature

- Fundraising, educational and community events that support the general community

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, licenses and hirer agreements, this Land is available for community hire and use.

Date prepared: June 2023

10. Schedule 1 – Community Centres and Halls

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 community centre and hall for hire within the City of Mitcham with a mix and range of uses.	To optimise use of the Land including its facilities.	An audit of timetables and bookings of community centres and halls for hire will be undertaken annually to assess the public satisfaction and extent of community use of the Land and its facilities.
	Landscaped areas, building assets, recreational 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.
	To facilitate the provision of community recreation programs, services, activities and events, by groups or organisations under a permit, lease, licence or hirers agreement.	A review of leases, licences and hirer agreements to assess the extent to which the Land is being used for recreation programs, services, activities and events.
Providing community centre's and halls for hire that are safe and suitable for community use for the purpose for which they are provided.	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.
	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.

11. Appendix 1										
Reserve / Property Name	Owner	Allotment /Section	Plan	CT	Street	Suburb	SQM	Trust/ Dedication/ Restriction	Lessee/Licensee	Term
Belair Community Centre	City of Mitcham	Allotments 1 and 2	Filed Plan 151755	CT 5280/289	Burnell Drive	BELAIR SA 5052	2200		Belair Community Centre Inc.	5 years 1/06/19 - 30/05/24
Mitcham Community Centre	City of Mitcham	Allotment 11	Filed Plan 13267	CT 5934/757	242 Belair Road	LOWER MITCHAM SA 5062	4062			
	City of Mitcham	Allotment 2	Filed Plan 7258	CT 5869/12	242 Belair Road	LOWER MITCHAM SA 5062	1490			
Mitcham Village Institute/Mitcham Village Arts & Crafts	City of Mitcham	Allotment 53	Filed Plan 15730	CT 5842/341	Princes Road	MITCHAM SA 5062	1867			
	City of Mitcham	Allotment 54	Filed Plan 15730	CT 5842/342	Princes Road	MITCHAM SA 5062	188			
	City of Mitcham	Allotment 55	Filed Plan 15730	CT 5868/896	Princes Road	MITCHAM SA 5062	1987		Mitcham Village Arts and Crafts Association Inc	5 years 1/07/14 - 30/06/19 1 right of renewal for 5 years
Richmond Road Memorial Hall	City of Mitcham	Allotment 318	Filed Plan 13437	CT 5830/746	1 Richmond Road	WESTBOURNE PARK SA 5041	800			
Westbourne Park Memorial Hall	City of Mitcham	Allotment 17	Deposited Plan 1215	CT 5862/267	388-390 Goodwood Road	CUMBERLAND PARK SA 5041	900			
	City of Mitcham	Allotment 32	Filed Plan 149217	CT 5777/419	Winns Road	COROMANDEL VALLEY SA 5051	1271			