

DRAFT FOR CONSULTATION

Former Bowling Greens and Air Force Association

COMMUNITY LAND MANAGEMENT PLAN

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1. Identification Details

Identification Details		
1.1	Name of Land/Reserve	Former Bowling Greens and Air Force Association
1.2	Location	Portion of 2 Mitcham Community Court HAWTHORN SA 5062 and 2/150 Belair Road HAWTHORN SA 5062
1.3	Certificate of Title	Portion of CT 6251/839 - Allot 53 in Deposited Plan 124368 In the area named Hawthorn Hundred of Adelaide Portion of CT 5934/756 - Allot 301 in Deposited Plan 13227In the area named Hawthorn Hundred of Adelaide
1.4	Area	5250 SQM
1.5	Owner	City of Mitcham
1.6	Trust/Dedication/Restriction	Nil
1.7	Owner's Requirements	No requirements

2. Purpose for Which the Land is Held

The Land is held by the City of Mitcham to provide open space for use by individuals, groups, and businesses to gather for recreation and events.

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.

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 and facilities as a recreation and gathering space within the suburb of Hawthorn with a mix and range of uses.
- To provide a community recreation and gathering space that is safe and suitable for the purpose for which it is provided.
- To facilitate the staged implementation of the Master Plan for the Former Bowling Greens and Air Force Association Precinct at Hawthorn.

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 Council policies undergo regular review, and may be amended, superseded, or replaced.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 applicable to management of all community, sporting, and recreational facilities in the Council area	• Strategic Management Plan • Spatial Vision • Living Well Health and Wellbeing Plan • Tree Strategy • Open Space Strategy • Mitcham Open Space Asset Management Plan • Building 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 • Banners and Signs (Temporary) for Local Functions • Fences Between Private and Council Property Policy • Tree Policy • Public Consultation Policy • Transport Asset Management Plan

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:

- The Master Plan for the Former Bowling Greens and Air Force Association Precinct at Hawthorn be implemented.
- Demolition of AFA building and lean to building attached to Kindergarten.
- New planting, lawns, play, and picnic areas are provided.
- A covered pavilion is constructed.
- The heritage stable is activated into a commercial space.
- A memorial wall be included in recognition of the Air Force Association.
- That all facilities, structures, and assets meet relevant standards set out in the Planning, Development & Infrastructure Act, National Construction Code, and comply with the Disability Discrimination Act 1992 as appropriate.
- 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.

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 allow for recreation, education, and community events to occur on the land.
- To provide spaces and facilities for community groups and organisations to use for their activities.
- To allow for the operation of a hospitality or retail business on the land or within the stable building.
- 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 Reserve to allow access or an activity of a 'short term' nature.
- To enable community recreation programs, services, activities, and events, by groups or organisations

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

10. Schedule

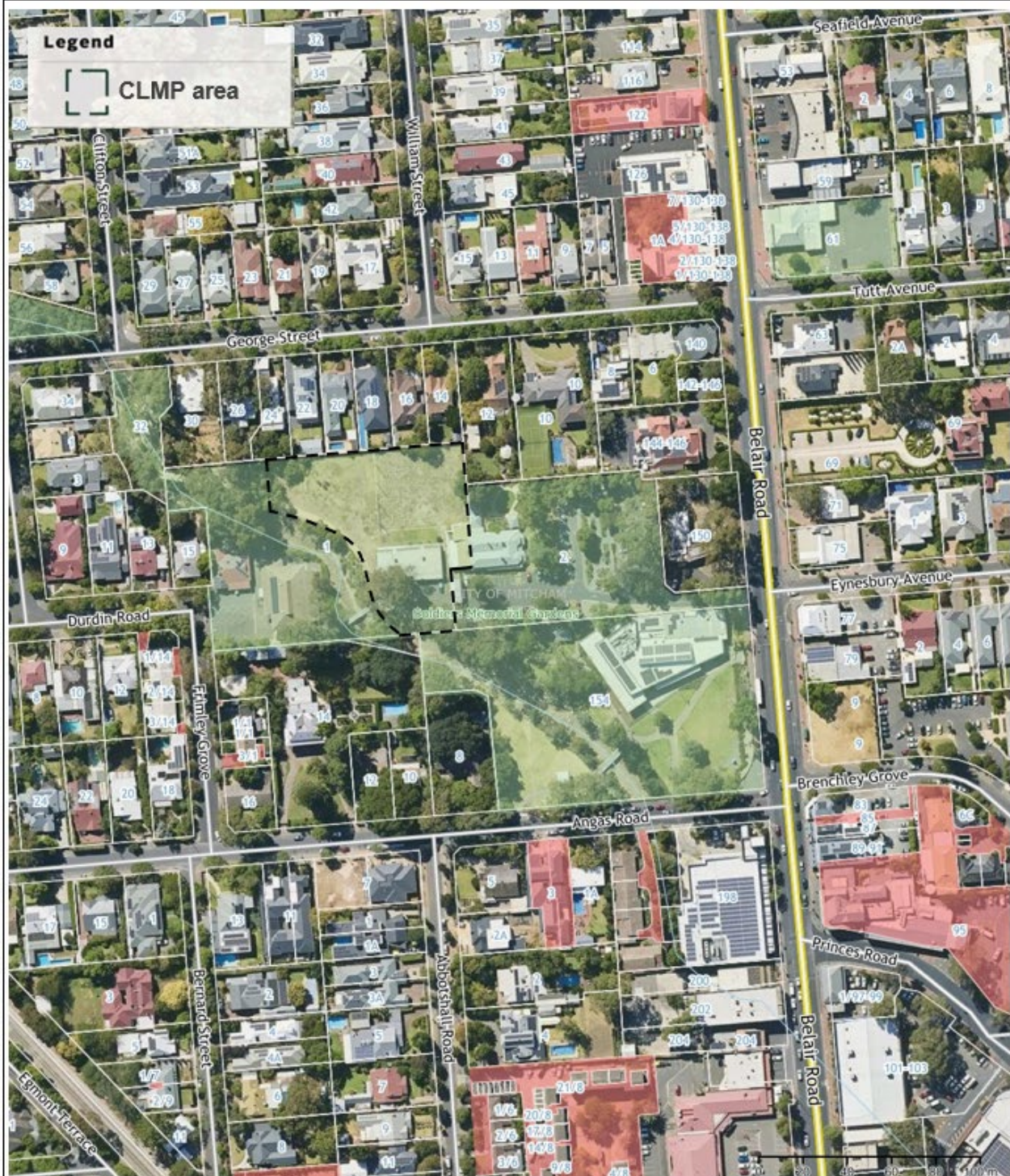
Other than where indicated above the sequence of objectives, proposals, and policies within this plan does not infer a hierarchy or order of priority. The target is the goal or standard to be aimed for or reached; whereas the measure is how the Council proposes to determine whether the target/objective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

Objectives	Performance Targets	How Performance will be Measured
To maintain the land and facilities as a recreation and gathering space within the suburb of Hawthorn with a mix and range of uses.	Existing assets (pathways, fencing, structures, stables building and signage) are maintained to encourage access by the community. New facilities, structures and assets meet relevant standards set out in the Planning, Development & Infrastructure Act, National Construction Code, and comply with the Disability Discrimination Act 1992 as appropriate.	A review of the results of an audit of Council's customer feedback platforms will be undertaken to assess public satisfaction and community use of the Land. A review of completed works against the relevant Acts/ Codes.
To provide a community recreation and gathering space that is safe and suitable for the purpose for which it is provided.	Provide a safe environment for visitors and users of the Land. Landscaped areas, building assets, facilities and associated infrastructure are maintained and renewed or upgraded in accordance with relevant maintenance schedules and asset management plans. Optimise new use of the Land.	An audit of Council's customer feedback platforms will be undertaken annually to identify number of security incidents/graffiti reported. A review of completed works against the proposed maintenance schedule and asset management plans is undertaken to check for compliance. A review of completed building works against Master Plan will be undertaken to assess extent of community use of new features on the Land.
To facilitate the staged implementation of the Master Plan for the Former Bowling Greens and Air Force Association Precinct at Hawthorn.	Staged building and landscaping works to be undertaken on the site. Provide a safe environment for users of the Land during the building and landscaping works.	An audit of site inspections will be undertaken to identify the impact on building works on users of the land. A review of customer feedback platforms will be undertaken to identify reported hazards.

Appendices

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Former Bowling Greens and Air Force Association



Created By: City of Mitcham

Data Sources: City of Mitcham
Government of SA

Date: 08/05/2024

Scale: 1:2500



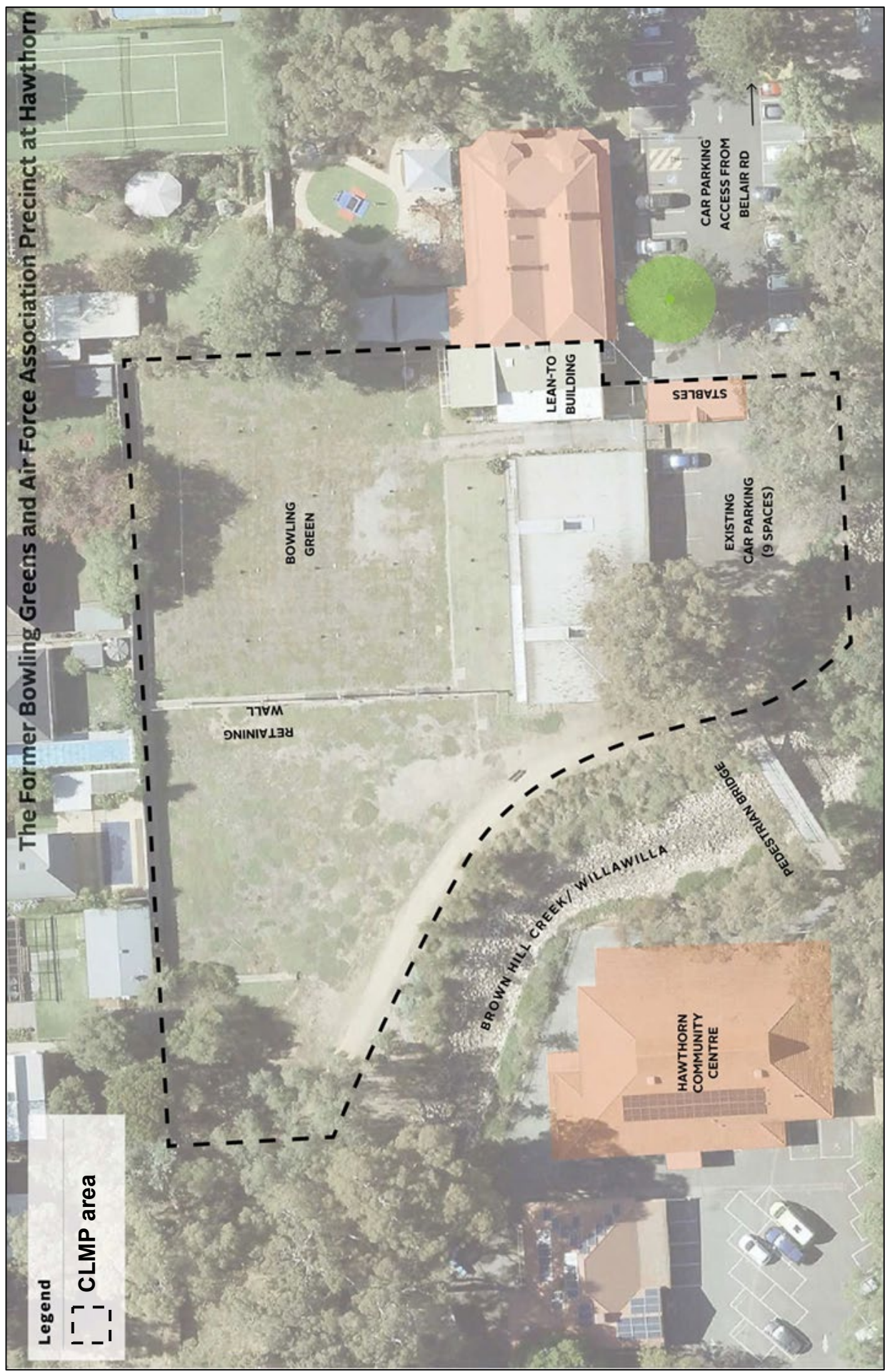
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The Former Bowling Greens and Air Force Association Precinct at Hawthorn

Legend

 CLMP area



Community Land Management Plan
Former Bowling Greens and Air Force Association – Adopted

City of Mitcham
131 Belair Road, Torrens Park SA 5042
Phone: 1300 133 466
Website: www.mitchamcouncil.sa.gov.au