

COMMUNITY LAND MANAGEMENT PLAN – COLONEL LIGHT GARDENS — Hillview Reserve and Hall

Adopted by Council {Insert endorsed date}



CITY OF
MITCHAM

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

This community land management plan (CLMP) applies to the Hillview Reserve and Hall located at Penang Avenue in the Colonel Light Gardens State Heritage Area of the City of Mitcham. Hillview Reserve and Hall contains outdoor court facilities for tennis, a playground, a rotunda, a basic club facility (toilets/storage/changeroom) and a small hall for hire. The details for the Hillview Reserve and Hall are set out below:

Identification Details		
1.1	Name of Land/ Reserve	Hillview Reserve and Hall
1.2	Location	Penang Avenue, Colonel Light Gardens
1.3	Certificates of Title for Section/ Lots	LOT 343 TYP DP SEC 5 PLN 3210 C/T 5520/207
1.4	Area	6100 sqm
1.5	Owner	City of Mitcham
1.6	Trust/ Dedication/ Restriction	Nil
1.7	Owner's Requirements	No requirements

The above piece of land is referred to in this CLMP as 'the Land'.

2. PURPOSE FOR WHICH THE LAND IS HELD

The Land is held by the City of Mitcham (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 CLMP which also includes the performance targets and measures.

- To maintain the Land as a public sport and recreation facility within the City of Mitcham offering a mix and range of formal and informal uses that are safe for community use and suitable for the purpose for which they are provided.
- To recognise the land as an important element of the public realm in the western portion Garden Suburb of Colonel Light Gardens

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
- City of Mitcham Disability Access and Inclusion Plan
- Spatial Vision
- City of Mitcham Open Space Strategy
- Mitcham Open Space Asset Management Plan
- Sports Facility Strategy
- Buildings Asset Management Plan

Policies

General Council policies applicable to the management of the Land.

- Anti-Graffiti Policy
- Asset Management Policy
- Developments on Council Land Policy
- Fences Between Private and Council Property Policy
- Leasing and Licensing of Council's Sports Facilities Policy
- Procurement Policy
- Public Consultation 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

Colonel Light Gardens

- Colonel Light Gardens – Technical Data Sheets Manual
- Public Realm Heritage Guidelines: Colonel Light Gardens State Heritage Area
- Heritage Standards (Colonel Light Gardens State Heritage Area)

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 of the existing community facilities, existing structures, signage and assets to allow the land to continue to be used for its purpose in keeping with Council's responsibilities under the Heritage Places Act and relevant policies for Colonel Light Gardens.
 - The hall is made available for hire for private celebrations or groups for events, meetings and group fitness.
 - 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.
 - New 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.
 - There is an upgrade of the existing community facilities, buildings, structures, signage, and assets to improve access and amenity to comply with the Disability Discrimination Act 1992 as appropriate.

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 CLMP

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

- To support the provision of community sport.
- To support recreation, education and community sport and social events.
- 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 short term or one-off events organised by members of the community or 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.

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

- To allow commercial traders (food, beverage, small stalls) to sell goods from temporary facilities on a short-term basis.
- Temporary access over the Land to allow residents of adjoining properties and their agents or tradespeople to access private property for works.
- Fundraising, educational, private and community events that are once off or for a short period of time.

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 – Hillview Reserve and Hall

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 a public sport and recreation facility within the City of Mitcham offering a mix and range of formal and informal uses 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.
	To optimise shared use of the Land & facilities on the Land.	An audit of Council's customer feedback platforms will be undertaken of the range and mix of uses to assess extent of formal and informal use.
	Facilitation of sport and recreation programs, services, activities and events on the Land by groups or organisations in accordance with a permit, lease or licence issued by the Council.	A review of the results of an audit of leases, licences and permits associated with sport and recreation uses will be undertaken assessing compliance with terms of permit, lease or licence.
	Issue of short-term permits/special use licenses/hirer agreements for events is consistent with applicable Council By-laws.	A review of issued temporary permits against relevant Council By-laws will be undertaken.
To recognise the land as an important element of the public realm in the western portion Garden Suburb of Colonel Light Gardens	The Land is maintained and upgraded with regard for its heritage significance	A review of work or development undertaken on the Land will be compared against the Public Realm Heritage Guidelines to assess the extent to which it maintains its heritage significance.
	Renew/upgrade of building assets is undertaken in consideration of the Heritage Standards (Colonel Light Gardens State Heritage Area) and Colonel Light Gardens – Technical Data Sheets Manual	An annual review of completed asset renewals compared against the Heritage Standards (Colonel Light Gardens State Heritage Area) and Colonel Light Gardens – Technical Data Sheets Manual to ensure compliance.

11. Appendix 1										
Reserve / Property Name	Owner	Allotment /Section	Plan	CT	Street	Suburb	SQ M	Trust/ Dedication/ Restriction	Lessee/Licensee	Term
Hillview Reserve and Hall	City of Mitcham	Allotment 343	Deposited Plan 3210	CT 5520/207	Penang Avenue	OLONEL LIGHT GARDENS SA 504	###		Colonel Light Gardens West Tennis Club Inc	1/10/19 - 30/09/24