

LEASE/LICENCE CONSULTATION

**Colonel Light Gardens Football Club / Goodwood Baseball Club / St
Therese Primary School / Colonel Light Gardens Primary School
10 Year Lease/Licence Agreement
Mortlock Park, Colonel Light Gardens**



PROJECT INFORMATION

The Colonel Light Gardens Football Club has a lease, which is currently in holdover, for the Gil Langley building at Mortlock Park, and a licence, also in holdover, for the grassed spaces of the park. The Goodwood Baseball Club has a current lease for the Gil Langley building and a licence for the grassed spaces, the practice nets and open space located between the two car parks in the south-eastern corner of the park.

Colonel Light Primary School and St Therese Primary School have also been using Mortlock Park grassed spaces and playground for a number of years and are looking to continue their use.

The Clubs and schools are seeking new lease and licence agreements with the City of Mitcham for a period of 10 years.

PROCESS FOR GRANTING A LONG-TERM LEASE/LICENCE

The process for granting a longer-term lease/licence (period exceeding 5 years) is set out in the Local Government Act 1999 (the Act).

Under the Act Council is required to formally undertake community consultation for a lease or licence over community land when the term is greater than 5 years (including any rights to renew).

Following the community consultation, feedback from the consultation process will be presented to Council for their consideration and prior to deciding on whether to execute a lease and licence for a period of 10 years.

OVERVIEW OF THE LEASE TERMS

Council is proposing to issue a 10-year lease to Goodwood Baseball Club/Colonel Light Gardens Football Club for exclusive use of the Gil Langley building located within Mortlock Park, Colonel Light Gardens. Both Clubs and the two schools are also seeking a 10-year licence for the grassed areas for use during specified times, with the schools also seeking use of the playground during their recess and lunch times. Noting that these areas will also be available for public use.

*Should an extension to the building be approved for construction at the site, the footprint of the leased area would be amended to reflect any approved building.

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PROPOSED LEASE/LICENCE PLAN



- Leased Area (exclusive use)
 Licensed Area (Community, School and Club use)
- Proposed Building Extension (Option 2) (exclusive use, subject to approval)

OVERVIEW OF THE LEASE/LICENCE TERMS

Council is proposing to issue a 10-year licence to the Colonel Light Gardens Football Club for non-exclusive use of the grassed spaces of Mortlock Park.

The **Colonel Light Gardens Football Club** are proposing no change to their existing hours and therefore their licence hours are proposed as follows:

Football Pre-Season:

Please note the Pre-season hours are subject to the following:

**Should the Goodwood Baseball Club reduce or cease use of the grassed recreation spaces prior to 31 March, the Football Club may use the grassed space West during the Baseball Clubs licenced hours (ensuring no concurrent use of the grassed recreation spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs*

***The Football Club may play one trial match on a Saturday or Sunday during pre-*

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season subject to the Baseball Club's approval and confirmation that the Baseball Club is not using either grassed space at that time, resulting in no increase in use.

1 February to 29 February *

Grassed Space North-West & South-West	Monday 4pm to 8pm
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1 March to 31 March*

Grassed Space North-West & South-West	Monday and Wednesday 4pm to 8pm
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Grassed Space North-West & South-West	Saturday and Sunday**
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Football Season:

1 April to 30 September

Grassed Space North-West & South-West	Tuesday to Friday 4pm to 8pm
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Grassed Space East, North-West & South-West	Saturday 9:30am to 5:00pm
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	Sunday 8:30am to 4:30pm
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The **Goodwood Baseball Club** are proposing a change in their hours as follows with changes shown *highlighted in italics*:

Baseball Pre-Season:

1 August to 30 September

Please note the Pre-season hours are subject to the following:

*Should the Colonel Light Gardens Football Club reduce or cease use of the grassed recreation spaces between 1 August to 30 September, the Baseball Club may use the grassed space during the Football Clubs licenced hours (ensuring no concurrent use of the grassed spaces and no increase in the hours of use for formal recreation). This use is to be negotiated between the Clubs

*Grassed Space South-West	Wednesday and Friday 4pm to 8pm
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*Grassed Space East	Sunday 8:30am to 4:30pm
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*Warm-Up Area	
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Baseball Season: 1 October to 31 March

Grassed Space East	Monday 5:30pm - 7:30pm (previously no use) Tuesday to Friday 4:30pm to 8:30pm Saturday 9:00am to 8:00pm (previously 7pm) Sunday 8:00am to 7:00pm (previously 8pm)
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Grassed Space South-West	Tuesday/Thursday/Friday 4:30pm to 8:30pm Wednesday 5:30pm - 7:30pm (previously no use) Saturday 9:00am to 7:00pm Sunday 8:00am to 5:00pm
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Grassed Space North-West	Tuesday and Thursday 4:30pm to 6:30pm Sunday 8:00am to 5:00pm
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Warm-Up Area	Monday to Friday 4:30pm to 8:30pm Saturday 9:00am to 7:00pm Sunday 8:00am to 8:00pm
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With the designated areas outlined on the proposed licences the following areas along with all other non-licensed areas (including playground). within Mortlock Park are available in the evening (after 5pm) for regular community use at the same time as the sporting club use:



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MITCHAM

General Community Use: 1 April to 30 September	
Grassed Space East	Monday – Sunday <i>(Occasional use by Baseball Club on Wednesday, Friday and Sunday during <u>August – September only</u> should the Football Club not be utilising any of the grassed spaces)</i>
Grassed Space South-West	Monday, Saturday – Sunday (after 5pm) <i>(Occasional use by Baseball Club on Wednesday, Friday and Sunday during <u>August – September only</u> should the Football Club not be utilising any of the grassed spaces)</i>
Grassed Space North - West	Monday, Saturday – Sunday (after 5pm)
General Community Use: 1 October to 31 March	
Grassed Space East	Not available
Grassed Space South-West	Monday, Sunday (after 5pm) <i>(Occasional use by Football Club on Monday and Wednesday evenings and one match on a Saturday/Sunday during <u>February and March only</u> should the Baseball Club not be utilising any of the grassed spaces)</i>
Grassed Space North-West	Monday, Wednesday, Friday & Saturday, Tuesday & Thursday (after 6:30pm), Sunday (after 5pm) <i>(Occasional use by Football Club on Monday and Wednesday evenings and one match on a Saturday/Sunday during <u>February and March only</u> should the Baseball Club not be utilising any of the grassed spaces)</i>

There are other grassed areas at Mortlock Park which are not licensed to any user groups and therefore these areas are available at all times for the community to use.

While the hours above are based on the proposed licence hours, there will be instances when the Clubs may not be using these spaces due to away games etc. and therefore the community will have more access. It is proposed that a condition of their licence agreements is that both clubs publish their playing schedule on a notice board to advise the community when they may not be using the grassed areas.

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School Use

The Schools are seeking a continued licence for use of the grassed areas and playground during school hours for their students, noting that these areas will still be available for public use.

All proposed use by schools is for within school hours (8:30am - 3:30pm).
CLG Primary School are requesting use every day of the week during the school year for recess, lunch and physical education lessons.

St Therese Primary are seeking to utilise Mortlock Park during their lunch break each day and only Tuesday and Thursdays for Physical Education lessons. St Therese Primary School have also requested occasional use for after school sports between 3:30pm - 4:00pm which will be dependent on season and team requirements.

Each school will share the use of the oval adjacent to their school and will pay an annual fee. The schools have also requested use of the reserve for their annual sports day.



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