

Portland Place Reserve

COMMUNITY LAND MANAGEMENT PLAN

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1. Identification Details

This Community Land Management Plan (CLMP) applies to Portland Place Reserve, which is located on Portland Place between Kandahar Crescent and West Parkway, Colonel Light Gardens in the City of Mitcham. Portland Place Reserve has several different amenities, recreation opportunities and equipment such as a playground, a picnic set and seating.

Portland Place Reserve shares its Western and Eastern boundaries with the rear properties on Kandahar Crescent and West Parkway and the northern and eastern sides of the reserve can be accessed via laneway.

In the top northeastern corner, a portion of the reserve has been fenced into the back of a property. Previous owners or occupiers have also made improvements such as landscaping and erection of large shed. This has occurred informally, and without formal tenure arrangements. As a consequence, the current disposition and use of that portion of the reserve is inconsistent with its intended purpose as communal open space area, which is also contrary to the heritage value and importance of the reserve.

Portland Place Reserve intended to be for shared community use with equipment and facilities giving opportunities for passive community recreation. This CLMP applies to the following pieces of land:

Identification Details		
1.1	Name of Land/Reserve	Portland Place Reserve
1.2	Location	Portland Place, Colonel Light Gardens
1.3	Certificate of Title	CT 5169/141 LOT: 221 DP PLN: 2955
1.4	Area	1800sqm
1.5	Owner	City of Mitcham
1.6	Trust/Dedication/Restriction	Nil
1.7	Owner's Requirements	No requirements
1.8	Current Tenure Details	Nil

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) as an open space intended for communal use by adjacent residents for passive recreation, the provision of essential services and as an important aspect of the heritage value of Colonel Light Gardens State Heritage Area.

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.

3.1 Existing Improvements

Playground equipment, seating, picnic set, fencing and landscaping.

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 Portland Place Reserve as openly accessible and available for use by the community.
- To recognise the heritage significance of this type of internal reserve as an important element of the public realm in the Garden Suburb of Colonel Light Gardens.
- To maintain the Land as a safe and suitable public recreation facility and green space with a mix and range of uses to meet the needs of the community within Colonel Light Gardens.

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 land in the Council area	• Mitcham 2030 • 4 Year Delivery Plan • Tree Strategy • Open Space Strategy • Open Space Asset Management Plan • Strategic Management Plan • Spatial Vision • Sports Facility Strategy • Stormwater Asset Management Plan
Policies	General council policies applicable to management of all community land in the Council area	• Enforcement and Compliance Policy • Fences Between Private and Council Property Policy • Public Consultation Policy • Biodiversity Policy • Leasing and Licensing of Council's Sports Facilities Policy • Water use and Catchment Protection Policy • Volunteers Policy
Colonel Light Gardens	Colonel Light Gardens specific policies applicable to the management of community land in 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) (In the event of inconsistency, between these standards and this CLMP the standards will prevail to the extent of the inconsistency (s 196(6) Local Government Act 1999)).

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):

- To reclaim annexed land for public use (including removal or relocation of boundary fencing and other private improvements of a hard or structural nature).
- That landscaping (including tree planting) in the internal reserves (including in the reclaimed area) should reflect the character and use of the reserve, being a mixture of formal and informal spaces.
- That laneways connecting to internal reserves should be clear and easily trafficable for pedestrians and/or vehicles depending on their use.
- That there is an upgrade (as required) of the existing community facilities, playgrounds, fencing, seating signage, and other pre-existing assets in line with Council's Asset Renewal Program to allow the Land to continue to be used for its purpose.
- That where new facilities are required, they are installed to meet relevant standards set out in the Planning, Development & Infrastructure Act, and the National Construction Code.
- That Council engage with the Kaurana 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 Kaurana heritage and culture.

7. Performance Targets

See 10. Schedule

8. Performance Measures

See 10. Schedule

9. Leases and Licences

9.1 Leases and Licences 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 the provision of essential infrastructure related to electricity, gas, water, internet, and telecommunications services.

9.2 Permits/ Special Uses Licences

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*:

- Temporary access over the Land to allow residents of adjoining properties and their agents or tradespeople to access private property for works.

- To enable temporary use of the Land for specific functions, activities, and events

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	Performance Measures
To maintain Portland Place Reserve as openly accessible and available for use by the community.	To optimise shared use of the land by the local community	An audit of Council's customer feedback system will be undertaken annually to assess public satisfaction and community use of the reserve.
	A proposed reclamation plan is to be developed and adopted by the Council, which plan will outline the steps, proposed timing, and project milestones to reclaim land currently under private occupation, so that it is openly accessible and available to the community.	Adoption of a reclamation plan within 18 months of the CLMP being adopted. Thereafter, a review of progress against the reclamation plan will be undertaken every 12 months until completion.
	Work with affected resident to reclaim the annexed land for community use.	A review of progress against the reclamation plan will be undertaken every 12 months until completion.
To recognise the heritage significance of this type of Internal Reserve as an important element of the public realm in the Garden Suburb of Colonel Light Gardens.	Works are undertaken that reflect the character and use of the reserve	A review of completed works undertaken on the Land will be compared against the Public Realm Heritage Guidelines to assess the extent to which it maintains its heritage significance.
	The Land is maintained with regard for its heritage significance	Completed works are assessed against the maintenance schedule to measure heritage compliance.
To maintain the Land as a safe and suitable public recreation facility and green space with a mix and range of uses to meet the needs of the community within Colonel Light Gardens.	Provide a safe environment for visitors and users of the Reserve.	An audit of Council's customer feedback platforms will be undertaken annually to confirm satisfaction with maintenance levels, and identify any security incidents/ graffiti reports or similar issues.
	Renew/upgrade landscaped areas, recreational facilities and associated infrastructure as outlined in Council's Asset Management Plans. An annual	An annual review of completed asset renewals against the proposed capital works program will be undertaken.

	review of completed asset renewals against the proposed capital works program will be undertaken.	
	Landscaped areas, 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.

Appendices

Portland Place Reserve



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**Community Land Management Plan
Portland Place Reserve – Adopted**

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