

Internal Reserves C

COMMUNITY LAND MANAGEMENT PLAN

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1. Identification Details

This Community Land Management Plan (CLMP) applies to Internal Reserves C, which are two allotments located at the rear of properties between Grange Road and Tidworth Crescent and Tidworth Crescent and Salisbury Crescent, Colonel Light Gardens in the City of Mitcham.

Historically the land contained within Internal Reserves C, has been allowed to be fenced in portions by the owners or occupiers of residential properties backing onto the reserves so as to incorporate those areas with their private open space. These owners or occupiers have also made improvements such as landscaping and erection of structures such as garden sheds. This has occurred informally, and without formal tenure arrangements.

As a consequence, the current disposition and use of the reserves is inconsistent with their intended purpose as communal open space areas, which is also contrary to their heritage value and importance.

These reserves are intended to be for shared community use with opportunities for passive community recreation.

The purpose of this CLMP is to:

1. facilitate the process for reclaiming the land; and
2. guide management of the land on an interim basis until such time as the Council has decided on how the land will be finally adapted or modified for the benefit of the local community.

To be clear, the decision on how the land will be finally adapted or modified will require this CLMP to be varied under section 198 of the *Local Government Act 1999*, which process will involve further public consultation. As such, this CLMP is limited to the reclamation process and interim management only.

This CLMP applies to the following pieces of land:

Identification Details		
1.1	Name of Land/Reserve	Tidworth Crescent Reserves
1.2	Location	Grange Road, Tidworth Crescent and Salisbury, Colonel Light Gardens
1.3	Certificate of Title	CT 5169/141 Allotments 148 & 167 in Deposited Plan 2955
1.4	Area	5226sqm
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 pieces of land are referred to collectively in this CLMP as the “Land”. The specific details of the Land including the location. Specific certificate of title reference, details of any tenures, trust, reservations, or dedications affecting this Land are specifically identified in Appendix 1.

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

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 provide internal reserves that are 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 for service infrastructure and as a safe and suitable public green space for community use 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	• Enforcement and Compliance Policy

	management of all community land in the Council area	• 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).
- To engage with affected residents as to how the land will be used, improved and managed after reclamation, while, in the meantime, retaining and managing existing landscaping (including tree planting) as far as possible.
- That laneways connecting to internal reserves should be clear and easily trafficable for pedestrians and/or vehicles depending on their use.
- To encourage use of internal reserves as an informal recreation and open space for use by the local community.
- 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 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 enable temporary use of the land for specific functions, activities, and events.
- To allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet, and telecommunications services.

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*:

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

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 provide internal reserves that are 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 6 months until completion. Consultation with adjoining residents on future uses and modifications will be completed within 6 months after reclamation.

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 The Land is maintained with regard for its heritage significance	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. Completed works are assessed against the maintenance schedule to measure heritage compliance.
To maintain the Land for service infrastructure and as a safe and suitable public green space for community use 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.

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Appendices

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Internal Reserves C



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Community Land Management Plan
Internal Reserves C – Adopted

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