



Internal Reserves C

COMMUNITY LAND MANAGEMENT PLAN

We acknowledge and pay our respects to the Kaurna 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.

Table of Contents

1. Identification Details.....	2
2. Purpose for Which the Land is Held.....	3
3. Reason Why the Management Plan is Required	3
3.1 Existing improvements.....	3
4. Objectives for the Management of Land	3
5. Policies for the Management of the Land.....	3
6. Proposals for the Management of the Land	4
7. Performance Targets	4
8. Performance Measures.....	4
9. Leases and Licences	5
9.1 Leases and Licenses consistent with Community Land Management Plan.....	5
9.2 Permits/ Special Uses Licenses.....	5
10. Schedule.....	5
Appendices	7
Internal Reserves C.....	8

1. Identification Details

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

Historically, portions of this land have been incorporated into the private gardens of the impacted residential properties at Council’s pleasure. Over time, owners and occupiers have fenced off sections, landscaped, and erected structures such as garden sheds. Generally, these modifications have occurred gradually and informally.

As a result, the current use and disposition of the reserves are inconsistent with their intended purpose as communal recreational and horticultural open space. Internal reserves were a distinctive feature of garden suburbs, designed to serve the local community. The current private use of these spaces not only restricts public access but also undermines their heritage value and significance under the Garden Suburb Plan.

There are two Primary purposes of this CLMP:

1. **To facilitate** planning for reclamation and restoration of the land for community use as open space.
2. **To guide interim management** of the land until the Council determines how the land will be finally adapted or modified for the benefit of the local community.

To avoid doubt, this CLMP is limited in scope to the planning of the reclamation process and the interim management of the land. Any works that would materially alter, adapt, or modify the use of, or access to, the internal reserves will not be undertaken without further review and amendment of this CLMP in accordance with Section 198 of the *Local Government Act 1999* (amendment process will include further public consultation).

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 <ul style="list-style-type: none"> • 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, 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 community use for recreational and horticultural purposes, principally (but not exclusively) by residents living in the adjacent houses. Internal Reserves are identified in the Heritage Standards Colonel Light Gardens (State Heritage Area) as a distinctive open space type designed principally for use by occupants of adjacent land holdings and for the provision of essential services.

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

The owners or occupiers of 20 impacted properties have made improvements such as landscaping and erection of structures such as garden sheds.

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 prepare a report (“**Implementation Options Report**”) which addresses at least the following matters:
 - Reinstatement of the heritage significance of the Land as part of a network of diverse public spaces within the state heritage-listed area of Colonel Light Gardens
 - Provision of internal reserves that are openly accessible and available for use by the adjacent residents and local community;
 - Removal of existing structures which impede the above objectives.
- To maintain the Land for service infrastructure.

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, or replaced.

General Council		
Management Plans and Strategies	Management Plans and Strategies applicable to management of all community land in the Council area	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 prepare an Implementation Options Report which provides different options and timelines to restore the Land for local community use (including by removal and/or relocation of boundary fencing and other private improvements of a hard or structural nature, while retaining and managing existing landscaping (including tree planting) as far as possible).
- To consult with the community (including adjacent residents) during preparation of the Implementation Options Report.
- To ensure that laneways connecting to internal reserves are clear and easily trafficable for pedestrians and/or vehicles depending on their use.
- To encourage use of internal reserves by adjacent residents and the local community as an informal recreation and open space.
- To engage with the Kaurna people as the traditional owners of the land before any significant excavation works 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.
- To permit continued (temporary) occupation in association with adjacent residences while the Implementation Options Report is being developed.

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.

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
<p>To prepare a Report (“Implementation Options Report”) which addresses at least the following matters:</p> <ul style="list-style-type: none"> ○ Reinstatement of the heritage significance of the Land as part of a network of diverse public spaces within the state heritage-listed area of Colonel Light Gardens ○ Provision of internal reserves that are openly accessible and available for use by the adjacent residents and local community; 	<p>Preparation of an Implementation Options Report to restore the land to a condition that reflects its heritage value.</p>	<p>Consultation with adjacent residents on future uses and modifications will be commenced within 12 months of the CLMP being adopted.</p>
	<p>The Implementation Options Report will outline various options setting out 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.</p>	<p>Within 18 months after adoption of the CLMP, an Implementation Options Report will be prepared and presented to Council for consideration</p>

Internal Reserves C

<ul style="list-style-type: none">○ Removal of existing structures which impede the above objectives.		
To maintain the Land for service infrastructure	To facilitate maintenance of existing service infrastructure, and provision of new infrastructure where required.	Review feedback (if any) from residents and utility providers.

Internal Reserves C

Appendices

Internal Reserves C



Created By: City of Mitcham
Data Sources: City of Mitcham
Government of SA
Projection: GDA94 / MGA zone 54
Date: 16/10/2024
Scale: 1:1122



Data contained within this document is created and supplied by the SA Government and private contractors and the City of Mitcham under license agreement.

This advice and or information is given for your private use only. The City of Mitcham does not guarantee this advice or information in any way, and no responsibility will be accepted by the City of Mitcham or their officers, agents or servants. ©

**Community Land Management Plan
Internal Reserves C – Adopted 17 March 2026**

City of Mitcham

131 Belair Road, Torrens Park SA 5042

Phone: 1300 133 466

Website: www.mitchamcouncil.sa.gov.au