

CITY OF MITCHAM

COMMUNITY SERVICES COMMITTEE

ADDENDUM FOR THE COMMUNITY SERVICES COMMITTEE MEETING TO BE HELD ON  
21ST SEPTEMBER, 1992

2.12 MORTLOCK PARK (Ref: 395/600/7)

On Thursday, 10th September, 1992, a public meeting was held to discuss concept plans for the development of Mortlock Park. About 80 people attended, including representatives from some of the user groups.

Our consultant, Phillip Gray, briefly outlined the process of consultation which had occurred to date, before explaining the concept plans for the development of Mortlock which were on display. He then invited those present to peruse the plans before asking for questions. By the time the meeting closed, there was agreement about most of the proposals for Mortlock Park, namely:-

- ° The mounds should be substantially reduced.
- ° The trotting track should go.
- ° The oval should be relocated northwards and can be shortened as long as it accommodates Australian Rules football and one junior and one senior baseball game being played simultaneously.
- ° 200 car parking spaces should be provided on site to the east and west of the basketball stadium.
- ° A new entrance to the basketball stadium should be constructed on the northern side.
- ° Some planting offering shade for spectators should be made between the hockey and football areas and around the grounds.
- ° Some electric barbecues should be provided.
- ° Some improvements should be made to the north eastern and north western car parks to allow turning and drop off points.
- ° Existing children's play facilities should be upgraded in line with the Mary Jeavons report.
- ° A rebound wall/layup area should be provided.
- ° The landscaping should be kept informal with a minimum of development, e.g. gazebos, etc., to reduce the susceptibility of the park to vandalism/graffiti.

- ° A multi-purpose walking track be provided around the perimeter.
- ° Lighting on the football oval should be retained until relocated, when it should be upgraded with taller towers and baffles to minimise the light spill.
- ° The avenue of elms along Windsor Avenue shall be preserved.
- ° The stand of large Eucalyptus trees opposite the Colonel Light Gardens Primary School in Freeling Crescent should be integrated with Mortlock Park.
- ° Car parking on the streets abutting Mortlock Park should be overflow parking only. Such parking should not detract from the amenity of the area and should be policed regularly.
- ° The two court basketball stadium will remain in the long term.
- ° The Council owned houses should be sold for residential purposes.

The only major point of disagreement was whether the buildings - Scout, Guides and Colonel Light Gardens Football Club - should remain. It was generally recognised that these buildings were not in keeping with the Park but there was some resistance to removing the buildings while they enjoyed community patronage. The difference of opinion in respect of these buildings should not cause a problem in adopting a Master Plan, however, since development can occur around these buildings and their status can be reviewed from time to time.

In accordance with this consensus, an amended Master Plan has been prepared by the Director, Engineering Services (copy attached).

As a footnote to this report, it is worth noting that from seemingly irreconcilable positions twelve months ago of many of the parties concerned, there has emerged an excellent solution of which the overwhelming majority of those involved are supportive. This has been made possible as much by the consultative process as by the flexibility and commitment to the process of all those involved.

RECOMMENDED that:-

- (1) The report, including the proposals which were the subject of consensus agreement, be noted.
- (2) The Master Concept Plan be adopted for Mortlock Park.

- (3) Council resolve that the current nature, pattern and intensity of use, with the exception of the trotting, of Mortlock Park for organised sport is to be permitted into the future, but that future development be undertaken in the Park to provide attractive, quality, low intensity use, community and family recreation areas.
- (4) Administration prepare a full budget and timetable for the development of Mortlock Park.
- (5) Council offer the Basketball Association of South Australia a fifteen year licence with an option for a further five years subject to the following conditions:-
  - (a) The intensity and pattern of usage as in 1992 shall be permitted while a licence is held.
  - (b) The entrance to the stadium shall be relocated to the northern wall of the stadium.
  - (c) If Council resolves to construct public toilets available to users of the Park, in the vicinity of the stadium, the stadium staff shall ensure that they are open during the hours that the stadium is in use and locked outside those hours, and shall undertake the normal daily maintenance of the toilets, as a condition of the lease.
- (6) Council sell its properties located in Sturt Avenue and Springbank Road in a time frame and manner designed to maximise the return to Council.
- (7) Council place a note on its computer records on all the properties immediately fronting onto Mortlock Park notifying prospective purchasers of these resolutions by way of Section 90 statements.
- (8) Administration provides a report to Council each year on the implementation of the Master Plan to date, the works proposed for the forthcoming year, any other relevant matters related to Mortlock Park, and any proposals for further public consultation on the programme.
- (9) Council expresses its thanks to Phillip Gray, the Colonel Light Gardens Residents Association, the users of Mortlock Park and the residents of Colonel Light Gardens for their co-operation in this project.