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1.0 Applicable Area.

This Plan of management applies to the land described in the Schedule (“the land”) of which the Council is the owner. Appendix 1 of this Plan of Management is a site plan of Oriole Park. The land and the clubhouse building, which is erected on it (“the clubhouse building”) and related carparking area, the subject of this Plan of Management is shown bold on the site plan.

This Plan of Management does not apply to the land, forming part of Oriole Park, formerly known as part of Euston Road, Auburn, which is now part of the Oriole Park (R 1 00 122) Reserve of which the Council is manager, and which is shown hatched on the site plan.

1.1 Background.

The land forms part of a larger area vested in the Council and Reserve Trust (R100122) for public reserve purposes. This area has, since 1963, been used as a baseball ground. Various improvements have been made to the ground over the years, including the erection of the clubhouse building and extensions to it, a grandstand, amenities block and flood lighting.

The clubhouse building was erected in 1966, and extensively renovated in 1971 with the addition of an auditorium. The clubhouse building is a masonry construction, however, it is in poor condition and in need of repair and renovations, both externally and internally.

The related carparking area will accommodate approximately 150 motor vehicles.

The area of land shown on the site plan (which includes the land and clubhouse building) was originally leased to Auburn Baseball Club Limited (“the Club”). In early 1998, the Club went into liquidation and the site has not been used for the purposes of the Club since that date. The Council has terminated the Lease to the Club as the Club went into liquidation.

The Council has concluded that the most recognised future use of the clubhouse building is as a Club licensed under the Registered Clubs Act. To this end, Council is negotiating with interested parties. Failing successful negotiations being concluded for the use of the building as a registered Club, the Council is investigating other options available to it for the future use of the clubhouse building.

The Council has built its administration centre at Queen and Susan Streets, Auburn. Prior to moving, the Council utilised the clubhouse building and related carpark for the purpose of temporarily accommodating its administrative staff.

Prior to occupation and use of the clubhouse building for any purpose it would be necessary to carry out certain repair and renovation works which will facilitate that building’s future use.

1.2 Categorisation.

The land and clubhouse building is categorised by this Plan of Management as “General Community Use”. It is considered that this is the only appropriate categorisation of the land and clubhouse building available under Section 36 of the Local Government Act 1993.

1.3 Objectives of this Plan with respect to the Land.

The core objectives for General Community Use are:

- a) To promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public.
 - (i) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public; and
 - (ii) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

The objectives of this Plan are :

- a) To provide for the adaptive and economic re-use of the clubhouse building for general community purposes so as to ensure that the building will be utilised to the optimum and thereafter properly maintained.
- b) To minimise the financial burden to the ratepayers of Auburn of the maintenance and adaptive re-use of the clubhouse building; and
- c) To provide for an interim use for the clubhouse building and related carparking for the temporary accommodation of the Council’s administrative staff pending the redevelopment of its administration building at Queen and Susan Streets, Auburn.

1.4 Performance Targets of this Plan with respect to the Land.

The Performance Targets of this Plan are :

- 1. To carry out repair and renovation works to the clubhouse building to facilitate its use as a temporary administration centre and/or for its subsequent use for general community purposes in accordance with plans to be prepared by or on behalf of the Council and, in so doing, to ensure that it complies with the Building Code of Australia requirements for a Class 5 and/or Class 9b Building.

2. To landscape the area so as to secure it for use in accordance with the purposes of this plan.
3. To establish a suitable ongoing preventative maintenance programme for the clubhouse building.
4. To achieve the viable utilisation of the premises for the purposes of this Plan.

1.5 Means of achieving the Objectives and Performance Targets of this Plan.

Council proposes to achieve the Objectives and Performance Targets of this Plan by –

1. Entering into contractual (including leasing) arrangements or raising adequate monies from its consolidated fund, or otherwise, for the repair, renovation and use of the clubhouse building for general community purposes which will :
 - (a) make available funds for the carrying out of the works of repair and renovation referred to under the headings for Objectives and Performance Targets.
 - (b)
 - (i) permit Council to carry out work for the repair, renovation, and re-use of the clubhouse building;
 - (ii) alternatively, require the user to carry out work for the repair, renovation and adaptive re-use of the building;
 - (iii) ensure that the clubhouse building will be repaired and renovated in accordance with plans approved by the Council;
 - (iv) provide for a suitable ongoing preventative maintenance programme for the clubhouse building, when repaired and renovated; and
 - (v) provide for the user to contribute funds for the carrying out of work for the repair, renovation, and adaptive re-use of the clubhouse building and its ongoing maintenance.
- 2) To call for expressions of interest for potential community and commercial uses for the clubhouse building and to assess expressions received as to their ability to provide a financial return or fulfil the community purpose objectives of this Plan, or both; and to subsequently enter into an arrangement consistent with the expressions received.

1.6 Leases or Licensing pursuant to S.46 of the Local Government Act 1993.

The grant of a Lease or Licence for terms not exceeding twenty-one years of the clubhouse building or parts of it which give effect to, permits or makes provision for all or any of the foregoing matters, is hereby expressly authorised.

1.7 The manner in which Council proposes to assess its performance with respect to the Plans, Objectives and Performance Targets.

1. Council will monitor the preparation of contractual or lease agreements. If necessary documentation is not able to be executed with proper expedition, Council will investigate whether circumstances justify any other use of the clubhouse building;
2. Following completion of repair and renovation works and the commencement of its use for community purposes, Council will monitor the use by members of the public of the facilities provided, including the conducting of surveys of users of the facilities. Council will also seek and consider comments of local residents and other users of the clubhouse building to ascertain the level of public acceptance of the building as renovated, and the facilities provided therein;
3. Council will take account of all information it obtains in its assessment of its performance with respect to this Plan, its Objectives and its Performance Targets in any decision it may take in relation to the future use of the clubhouse building and related carparking area on the expiration of any lease or other activity authorised by this Plan.

APPENDIX 1

Land Inventory Map.

