

# WINNS BAKEHOUSE MUSEUM MANAGEMENT PLAN

## 1.0 Identification Details

- 1.1 Name of Land/reserve-----Winns Bakehouse Museum
- 1.2 Location-----Lot 32 Winns Road, Coromandel Valley
- 1.3 Certificates of title-----5777/419
- 1.4 Area (hectares)-----0.12 hectares
- 1.5 Current Usage-----museum / part of Sturt Linear Park

## 2.0 Owner

- City of Mitcham

## 3.0 Purpose for Which the Land is Held

- Heritage listed building - former bakehouse and outbuildings
- Part of allotment adjacent to Sturt River forms part of Sturt Linear Park

## 4.0 Reasons Why Management Plan is Required

- Land specifically modified for the benefit and enjoyment of the public
- Land occupied under a lease or licence

## 5.0 Objectives for Management of the Land

- To preserve a heritage facility for the local and wider community.
- To provide support for the National Trust.
- To ensure the extension of Sturt Linear Park over this property.
- To safeguard the community by taking appropriate measures to control risk.
- To manage community assets held on their behalf by Council.

## 6.0 Policies and Proposals for the Management of the Land

- Consideration to be given to Council's policies which relate to the management of open space and community facilities - with particular reference Reserves Creekline – additional and development along the Sturt River and Minno and Brownhill Creeks.
- Consideration to be given the City of Mitcham's Development Plan and Open Space Strategy.
- Consideration to be given to the heritage of the area.
- Consideration to be given to By-Law No.3 - Local Government Land regarding the activities which can be undertaken on community land.
  
- Proposals - see Schedule

## 7.0 Performance Targets

- See Schedule

## **8.0 Performance Measures**

- See Schedule

## **9.0 Current Lease/Licence details**

- 9.1 Winns Bakehouse is leased to the National Trust of SA.

**Date Prepared: August 2004**

## SCHEDULE

<b>Management Issues</b>	<b>Proposals</b>	<b>Performance Targets</b>	<b>Performance Measures</b>
<b>Landscape Character</b>	Maintain area for community use in keeping with the heritage of the facility and character of the surrounding area.	Maintain and enhance the heritage character of the building while providing an amenity for the local and wider community.	The integrity of the building and surrounding area are maintained and enhanced.
	Litter	Bins/grounds checked regularly.	Area to be free of litter.
	Graffiti	Offensive graffiti to be removed in 24 hours. All highly visible graffiti to be removed from Council property.	Highly visible park structures and surrounds to be graffiti free.
	Signage	Signs are monitored for wear and tear on a regular basis.	Signs are legible.
	Heritage	Bakehouse maintained to enhance its heritage listing.	Historic integrity of the bakehouse maintained and enhanced.
	Buildings	Cottage inspected annually and inspections documented in an Audit Report.	All building work complies with DDA Plan.
	Linear Park (part)	Pathway is inspected and repaired on a regular basis to an approved standard.	Pathway along this section of the Linear Park is well maintained for community use.  Any future development occurs in consultation with the Patawalonga Water Catchment Management Board and the City of Onkaparinga.
<b>Volunteers</b>	National Trust of SA	The National Trust maintains the interior of the bakehouse.	The facility is further enhanced by the work of volunteers.
<b>Public Access (to building)</b>	Provision of adequate public access.	Regular open inspection days are held at the bakehouse.	

<b>Car Parking</b>	Provide off road car parking for community use.	Car park is safe, accessible and maintained in a good condition.	Car park is clearly defined for community use, is free of pot holes and is easily accessible.
<b>Creeklines</b>	<p>Maintain and enhance the natural character of the creekline.</p> <p>Improve water quality.</p> <p>Flood management.</p>	<p>Creeklines to be clearly identified.</p> <p>Clearing of exotic vegetation from creek line environments is a long term goal.</p> <p>Replant with appropriate plant species.</p> <p>Manage creekline in accordance with legislation requirements and endeavour to manage creeklines in accordance with the Patawalonga Water Catchment Management Plan.</p>	<p>Water ways retained and managed so as to reflect water quality and storm water best practice in accordance with the Patawalonga Water Catchment Management Plan - with input from the City of Onkaparinga.</p> <p>Water management techniques employed to minimise erosion.</p> <p>Any work undertaken should not impact on the stability of the creek bank system.</p> <p>Development to comply with current EPA legislation.</p>
<b>Tree Maintenance</b>	<p>Remove dead trees and limbs.</p> <p>Plant new trees.</p>	<p>Trees to be in good health and safe for park users.</p> <p>Shade trees of appropriate species for the area to be planted.</p> <p>Creek lines to be planted with appropriate species.</p>	<p>Dead trees are removed where dangerous and dead limbs of trees are removed where they pose a threat.</p> <p>Reserves and creeklines are enhanced by healthy, safe and appropriate species.</p>