



# COMMUNITY LAND MANAGEMENT PLAN

AS AT 2017

MIA DOHNT

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## **PART A EXECUTIVE SUMMARY**

## **EXECUTIVE SUMMARY**

These Community Land Management Plans have been prepared to meet the requirements of the South Australian Local Government Act 1999, and to further serve a purpose in providing sound management principles for land which has value to communities locally and regionally.

The South Australian Local Government Act 1999, provides that Local Government land, with the exception of roads, easements and rights of way that is owned by a council or under council's care control and management shall be taken to have been classified as community land unless the Council has resolved to exclude that land from that classification.

The purpose of this classification is to identify clearly land which should be kept for use by the general public and such land that need not be.

The major consequence of this classification is that it determines the ease or difficulty with which the land may be alienated by sale, lease or some other means.

The Local Government Act 1999 requires that a Management Plan or Management Plans be prepared for land classified as Community Land.

This Community Land Management Plan meets the requirements of the Local Government Act 1999, and for clarity and ease extracts from that Act have been included within this Plan.

The Local Government Act 1999 further requires that before a Council can adopt a Management Plan under this Act, Council is required to carry out consultation in accordance with its Public Consultation Policy.

Mia Dohnt  
Chief Executive Officer

## **PART B COMMUNITY LAND**

## 2. COMMUNITY LAND

The Local Government Act 1999 introduced many new concepts to Local Government in South Australia including the concept of Community Land.

The purpose of this classification is to clearly identify land that should be kept for use by the general public and such land that need not be.

The major consequence of the classification is that it determines the ease or difficulty with which the land may be alienated by sale, lease or some other means.

The Community Land subject to these Management Plans is either owned by the Council or owned by the Crown which have vested the care, control and management to the Council in accordance with the Crown Land Management Act 2009.

The table of Community Land (Appendix A) consists of land details from the Southern Mallee District Council Community Land Register which have been classified into various categories being:

**Sports grounds:**  
**Parks**  
**General Community Use**  
**Vacant**  
**Emergency Services**  
**Cemetery Waste Disposal**  
**Effluent Disposal**

This procedure enables these Plans to cover a large number of properties classed as Community Land to be grouped together for ease of understanding. It also provides a consistent set of guidelines for land with a common purpose.

Whilst the Local Government Act 1999 does not specifically require Management Plans to be prepared for "Vacant Land" the Southern Mallee District Council believes that the inclusion of this classification within this Draft Management Plan improves the transparency and consistency of how Council manages land for which it has a responsibility.

The following extracts from the Local Government Act 1999 provide a general understanding of the principles of classification of Community Land as it applies to

Council's to enable the community to understand and appreciate Council's obligations under the Act.

### **Classification**

Section 193. (1) All local government land (except roads) that is owned by a council or under a council's care, control and management at the commencement of this section (the **commencement date**) is taken to have been classified as community land unless-

- (a) the council resolves to exclude the land from classification as community land within three years after the commencement date; and
  - (b) the land is unaffected by provisions of a reservation, dedication, trust or other instrument that would prevent or restrict its alienation.
- (2) Before a council resolves to exclude lands from classification as community land under subsection (1)(a), it must follow the relevant steps set out in its public consultation policy.
- (3) If land is under the care, control and management of a council but is not owned by the council, the council cannot resolve to exclude the land from classification as community land under subsection (1)(a) without the approval of the owner of the land.

### **Effect of revocation of classification**

Section 195.(1) The revocation of the classification of land as community land frees the land from dedication, reservation or trust affecting the land, other than a dedication, reservation or trust under the *Crown Land Management Act 2009*.

# **PART C**

## **MANAGEMENT PLANS**



### 3. MANAGEMENT PLANS

Councils are required to prepare Management Plans for Community Land that is or is to be subject to a lease or licence and land that has been modified or adapted for the benefit of the community.

Management Plans provides a clear direction for the short and long term management of certain land either owned by this Council or under the care, control and management of the Council.

It aims to clarify the objectives of the Council policy both for council staff, elected members, and the general public.

The following extracts from the Local Government Act 1999, provide a general understanding of the requirement for the preparation of Management Plans for Community Land as it applies to councils.

Section 196. **(1)** A council must prepare and adopt a management plan or management plans for its community land if-

- (a) the land falls within the ambit of section 194(l)fa), (b) or (c); or
- (b) the land is, or is to be, occupied under a lease or licence; or
- (c) the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

(2) A single management plan may apply to one or more holdings of community land.

(3) A management plan must-

- a) identify the land to which it applies; and
- (b) state the purpose for which the land is held by the council; and
- (c) state the councils objectives, policies (if any) and proposals for the management of the land; and
- (d) state performance targets and how the council proposes to measure its performance against its objectives and performance targets

(4) If a management plan relates to land that is not in the council's ownership, the council must consult with the owner of the land at an appropriate stage during the preparation of the plan and the plan must-

(a) identify the owner of the land; and

(b) state the nature of any trust, dedication or restriction to which the land is subject apart from this Act; and

(c) contain any provisions that the owner reasonably requires and identify those provisions as provisions required by the owner.

(5) A management plan-

(a) should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land; and

(b) must contain any special provisions required under the regulations.

#### **1. EFFECT OF MANAGEMENT PLAN.**

Section 199. A council must manage community land in accordance with any management plan for the relevant land.

#### **2. USE OF COMMUNITY LAND FOR BUSINESS PURPOSES.**

Section 200(1) A person must not use community land for a business purpose unless the use is approved by the council.

(2) The council cannot approve the use of community land for a business purpose contrary to the provisions of a management plan.

## **PART D**

# **PUBLIC CONSULTATION**

#### **4. PUBLIC CONSULTATION**

The Local Government Act 1999, provides the minimum requirements for public consultation for Community Land Management Plans.

Public consultation provides an understanding of Councils aims in relation to Community Land and fosters support and combats misunderstanding of Council policy.

It provides a mechanism for the community to participate in setting the management direction for Community Land.

The following extracts from the Local Government Act 1999 provide a general understanding of the principles of Public Consultation as it applies to councils.

Section 197. (1) Before a council adopts a management plan for community land it must-

(a) make copies of the proposed plan available for inspection or purchase at the council's principle office; and

(b) follow the relevant steps set out in its public consultation policy.

(2) A council may adopt a management plan without complying with the requirements of subsection (1) if the council adopted the plan after a process of public notification and consultation before the commencement of this Act.

(3) A council must give public notice of its adoption of a management plan.

# **PART E**

## **LEASES AND LICENCES**

## **5. ALIENATION OF COMMUNITY LAND BY LEASE OR LICENCE.**

The following extracts from the Local Government Act 1999 provide a general understanding of the principles of the granting of a lease or licence over Community Land as it applies to councils.

Section 202. (1) A council may grant a lease or licence over community land (including community land that is, or forms part of, a park or reserve).

(2) Before a council grants a lease or licence relating to community land, it must follow the relevant steps set out in its public consultation policy.

(3) However, a council need not comply with the requirements of subsection (2) if-

- (a) the grant of the lease or licence is authorized in an approved management plan for the land and the term of the proposed lease or licence is five years or less: or
- (b) the regulations provide, in the circumstances of the case, for an exemption from compliance with a public consultation policy.

(4) A lease or licence is to be granted for a term not exceeding 42 years and the term of the lease or licence may be extended but not so that the term extends beyond a total of 42 years.

(a) Subsection (4) does not prevent a new lease or licence being granted at the expiration of the 42 years (subject to the other requirements of this Act or any other law).

(5) A lease or licence may provide for-

- (a) the erection or removal of buildings and other structures for the purpose of activities conducted under the lease or licence;
- (b) the exclusion, removal or regulation of persons, vehicles or animals from or on the land, and the imposition of admission or other charges;
- (c) any other matter relevant to the use or maintenance of the land.

(6) A lease or licence must be consistent with any relevant management plan.

**PART F**

**CROWN LAND DEDICATED  
TO COUNCIL**

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Crown Land which has been dedicated to the Southern Mallee District Council pursuant to the Crown Land Management Act, 2009 is subject to Council Policy which provides that the following shall be observed prior to any transaction involving such land.

- ◆ Dedicated Crown Land shall be used for the purposes for which it was dedicated.
- ◆ New construction or structures should not be erected on any dedicated land unless prior written consent has been given that Native Title has been extinguished and the correct approval has been granted.
- ◆ No lease or licence shall be granted without the prior approval of the Department of Environment Water and Natural Resources.
- ◆ Leases or licences issued by Council shall clearly provide that should the subject land be resumed by the Crown, the Department of Environment Water and Natural Resources can extinguish any lease or licence issued by the Council over that land.
- ◆ Any structures and improvements on the land shall become the property of the Crown unless stated in writing by the Minister who is custodian of that land.
- ◆ Easements over dedicated Crown Land may only be granted by the Department of Environment Water and Natural Resources
- ◆ No vegetation clearance shall take place without the prior approval of the Department of Environment Water and Natural Resources.



## **PART G**

# **SPORTSGROUNDS MANAGEMENT PLAN**

## **6. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS SPORTSGROUNDS.**

To encourage the use of the Sportsgrounds for a range of organized sporting activities that are compatible with management objectives.

Promote recreational pursuits with organized formal and informal sporting and non-sporting activities.

To assist in meeting the sporting needs of the community and visitors.

Minimize real and perceived adverse impacts on nearby residents as a result of the facility.

Encourage the promotion of the land to ensure the Sportsgrounds have optimized usage.

Provide opportunities for local residents and stakeholders to be involved in the future direction of the Sportsgrounds.

Ensure that a high quality safe and attractive facility is provided commensurate with resources available.

Identify potential hazards in a timely manner to minimize Council exposure to complaints, compensation claims and litigation.

Improve the land so as to promote its use to achieve its management objectives.

### **SPECIFIC POLICY**

#### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorized as Sportsgrounds are permitted under this Management Plan providing:-

♦ the requirements of the Local Government Act 1999 and Crown Land Management Act 2009 are met.

- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provides for a clause indemnifying Council
- ◆ any further specific conditions imposed by the lease, licence or other estate.
- ◆ a licence may be granted on a short term casual basis for the use and occupation of the community land for the following events provided such occupation does not involve the erection of a permanent structure

- playing of musical instruments and singing
- public performance
- filming for cinema or television
- engaging in a trade or business
- private celebrations
- delivering a public address
- community cropping programs

## **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.

- ◆ Negotiation with the developer for reasonable easement management

practices. **PERFORMANCE TARGETS**

To continually monitor the availability of Grants and subsidies to provide Sportsgrounds which are visually attractive, functional and which meet the needs of the user.

Actively promote the Sportsgrounds to the community.

Allow recreational activities including informal sport and games that do not conflict with organized sporting activities to take place on Sportsgrounds.

Identify any potential adverse impacts to nearby residents.

Undertake regular inspections to identify and eliminate potential hazards.

Damaged equipment be repaired as soon as practicable or removed if damaged beyond repair and dangerous.

Establish mechanisms for seasonal and casual hire of facilities.

Provide clear guidelines for the conditions of use and responsibilities.

Monitor the effectiveness of declared Dog free areas.

## **PERFORMANCE MEASURES**

Annual assessment of funding applications for development of facilities.

Ensure that lighting towers are regularly inspected.

The ongoing upgrading of the facilities to the satisfaction of the stakeholders and community commensurate with resources available.

Increased community interest and involvement in the facility.

Increased utilization of facilities.

Elimination of complaints from adjoining properties due to misuse or maintenance issues.

Damaged and dangerous facilities have been removed.

# **PART H**

## **PARKS MANAGEMENT PLAN**

## **7. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS PARKS.**

To encourage and promote recreational, social and educational pastimes and activities.

To provide land for passive activities and for the casual playing of games.

To provide a well maintained and accessible Park

Ensure that a high quality safe and attractive facility is provided commensurate with resources available.

Identify potential hazards in a timely manner to minimize Council exposure to complaints, compensation claims and litigation.

Ensure that appropriate public consultation takes place to ensure that future needs are planned.

Improve the land so as to promote its use to achieve its management objectives.

## **SPECIFIC POLICY**

### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorized as Parks are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and *Crown Land Management Act 2009 Act* are met.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provides for a clause indemnifying Council.

- ◆ any further specific conditions imposed by the lease, licence or other estate.
- ◆ a licence may be granted on a short term casual basis for the use and occupation of the community land for the following events provided such occupation does not involve the erection of a permanent structure;

- playing of musical instruments and singing
- public performance
- filming for cinema or television
- engaging in a trade or business
- private celebrations
- delivering a public address

## **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To ensure Parks have a high amenity value.

To control noxious weeds which may occur in the Park.

To provide park furniture where appropriate which are necessary, visually attractive and which complement the character of the Park.

To ensure any new structures are compatible with the character of the Park.

Damaged equipment be repaired as soon as practicable or removed if damaged beyond repair and dangerous.

Identify any potential adverse impacts to nearby residents.

Undertake regular inspections to identify and eliminate potential hazards.

To ensure that activities occurring in the Park are appropriate and consistent with the objectives.

Ensure that a safe and attractive recreational amenity is provided.

Take appropriate action to ensure a reduced fire risk.

Monitor the effectiveness of declared Dog free areas.

## **PERFORMANCE MEASURES**

Undertake weed control programs as appropriate when required.

Satisfaction with the facilities in the Park by users and the general community.

Damaged and dangerous facilities have been removed.

Monitor complaints regard inappropriate use of the Park.

An appropriate maintenance program will have been implemented and within budget constraints.

No garden waste deposited on the land.

Elimination of complaints from adjoining properties due to misuse or maintenance issues. Regular inspections and reporting to ensure performance targets are met.



**PART I**

**GENERAL COMMUNITY USE  
MANAGEMENT PLAN**

## **8. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS GENERAL COMMUNITY USE.**

Facilities and land maintained in a responsible manner.

Public conveniences be kept hygienic and in a clean and tidy state.

Identify potential hazards in a timely manner to minimize Council exposure to complaints, compensation claims and litigation.

### **SPECIFIC POLICY**

#### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorized as Community Use are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and Crown Land Management Act 2009 are met.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provides for a clause indemnifying Council
- ◆ any further specific conditions imposed by the lease, licence or other estate.
- ◆ a licence may be granted on a short term casual basis for the use and occupation of the community land for the following events provided such occupation does not involve the erection of a permanent structure

playing of musical instruments and  
singing public performance filming for  
cinema or television engaging in a trade  
or business

private celebrations  
delivering a public address

## **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing:

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location.
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To control noxious weeds which may occur on the land.

Potential hazards are identified and eliminated.

Litter bins, if installed, are regularly emptied.

No dumping of waste occurs on the land.

Structures or furniture installed on the land is maintained.

## **PERFORMANCE MEASURES**

Undertake noxious weed control programs as appropriate when required,  
Regular inspections and reporting to ensure performance targets are met.

# **PART J**

## **VACANT LAND MANAGEMENT PLAN**

## **9. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS VACANT LAND**

Investigate the disposal of Council owned vacant land for future development.

Identify potential hazards in a timely manner to minimize Council exposure to complaints, compensation claims and litigation.

### **SPECIFIC POLICY**

#### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorized as Vacant Land are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and Crown Land Mangement Act 2009 are met.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate.
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provides for a clause indemnifying Council.
- ◆ a licence may be granted on a short term casual basis for the use and occupation of the community land for the following events provided such occupation does not involve the erection of a permanent structure ;

- playing of musical instruments and singing
- public performance
- filming for cinema or television
- engaging in a trade or business
- private celebrations
- delivering a public address
- the agistment of stock

## **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location.
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To control noxious weeds which may occur on the land.

Potential hazards are identified and eliminated.

Litter bins, if installed, are regularly emptied.

No dumping of waste occurs on the land.

Regularly monitor the effectiveness of declared Dog free areas.

## **PERFORMANCE MEASURES**

Undertake noxious weed control programs as appropriate when required.

Regular inspections to ensure performance targets are met.

## **PART K**

### **EMERGENCY SERVICES LAND MANAGEMENT PLAN**

## **10. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS EMERGENCY SERVICES LAND**

To provide a facility of a standard which meets any reasonable requirement of the Country Fire Service.

To provide a suitable facility for the holding of training lessons and the storing of materials necessary for the Country Fire Service to function effectively and efficiently.

To ensure Council complies with any obligations required of it under the Country Fire Act.

### **SPECIFIC POLICY**

#### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorised as Emergency Services Land are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and Crown Land Management Act 2009 are met.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate.
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provide a clause indemnifying Council.

#### **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.



- ◆ Council approval of the proposed location.
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

### **PERFORMANCE TARGETS**

Ensure that facilities are maintained in a reasonable and acceptable manner.

Regularly liaise with the Country Fire Services in regards Council's involvement in the operations of the organisation.

### **PERFORMANCE MEASURES**

Satisfaction of the Brigade members with Council's involvement with the Country Fire Service.

Brigade Headquarters showing support for Council's involvement.

**PART M**

**CEMETERY LAND  
MANAGEMENT PLAN**

## **12. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS CEMETERY LAND**

To retain the historical, social and religious elements of the Cemetery.

To provide future planning for an area where denominations are in the same section.

To ensure that an ongoing assessment of the Cemetery occurs to enable an adequate planning timeframe for an extension to the current Cemetery boundary should that be required.

To ensure all noxious weeds are controlled.

To ensure the Cemetery is maintained to an acceptable level to the satisfaction of the community and immediate families.

### **SPECIFIC POLICY**

#### **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the proposer based on the valuation of the land required.
- ◆ Council approval of the proposed location.
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

### **PERFORMANCE TARGETS**

Community and immediate family's satisfaction with the appearance of the Cemetery. The preservation of an area as a place of comfort to the bereaved and the general public.

### **PERFORMANCE MEASURES**

Employees to ensure when preparing a new grave and the associated back-filling, there is no disturbance to any existing graves.

Employees to discreetly and at an appropriate time back-fill the new grave with an appropriate fill in keeping with the immediate area.

The Authorised Pest Plant Officer or nominee to carry out frequent inspections of the Cemetery and prepare and implement spraying program for noxious and inappropriate vegetation.

That appropriate recordings be kept of burials and leases issued.

That Council periodically liaise with the community inviting their views and the standard and the visual appearance of the Cemetery.

**PART N**

**WASTE DISPOSAL LAND MANAGEMENT PLAN**

### **13. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS WASTE DISPOSAL LAND**

To provide a general purpose Waste Disposal facility for the disposal of wastes of most descriptions with prescribed exceptions from domestic premises, commercial premises and to a lesser extent, primary producers

To ensure Council complies with the conditions under which the facility operates within the terms of the licence issued by the Environmental Protection Authority.

#### **SPECIFIC POLICY**

##### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorised as Waste Disposal Land are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and Crown Land Management Act 2009 are met.
- ◆ the approval of the Environment Protection Authority has been obtained.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provide a clause indemnifying Council.
- ◆ the negotiation of an appropriate lease, license or other estate.

##### **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ the approval of the Environment Protection Authority has been obtained.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location.
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices.

### **PERFORMANCE TARGETS**

Ensure that facilities are maintained in a reasonable and acceptable manner.

Ensure that surface drainage is diverted away from the areas where waste was being of has been landfilled to avoid the potential for surface water to infiltrate the waste and generate excess leachate.

The landfill area should be contoured to minimize the generation of excess leachate.

Fires are to be prevented to minimize the emission of pollutants and to prevent the degradation of the local amenity.

Should a fire occur, fire burning in wastes are extinguished as soon as practicable.

Entry to the facility shall be adequately controlled to eliminate the potential for fires to be deliberately lit.

Waste shall be suitably and adequately covered on a regular basis to minimize environmental impacts and to reduce the potential to encourage pests and vermin.

Ensure that pests, vermin and noxious weeds are not present at the site in sufficient numbers to pose an environmental hazard or loss of amenity.

Wastes shall be controlled to ensure that it does not escape and cannot be seen from the site boundary.

Make every endeavour to minimise air pollution and water pollution due the existence of the facility.

Take appropriate steps to reduce the amount of wastes deposited at the site.

Keep adequate documentation on the management of the site and disposal patterns.

### **PERFORMANCE MEASURES**

Provide annual water and soil samples for analysis to ensure it meets Environmental Protection Authority Guidelines.

Monitor the disposal of wastes and provide adequate documentation to ensure that excessive waste is not exceeding a normal weekly capacity.

Assessment of performance on a monthly basis to access compliance with the Licence issued by the Environment Protection Authority.



# **PART O**

## **EFFLUENT DISPOSAL LAND MANAGEMENT PLAN**

## **14. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS EFFLUENT DISPOSAL LAND**

To ensure the facility meets the requirements of the conditions of the Environment Authority.

To pursue State Government funding for assistance with the operation, maintenance and replacement of infrastructure, pump stations and lagoons.

To discharge effluent waste onto land in a controlled manner so as not to cause pollution.

Ensure that reclaimed effluent can be used in a sustainable manner without imposing undue risks to public health or the environment.

Minimise the pollution to an underground water supply.

Provide an environment ecosystem that could support long term recreational and educational opportunities for the community.

### **SPECIFIC POLICY**

#### **Leases Licences and other Estates**

Leases, Licences and other Estates on land categorised as Effluent Disposal land are permitted under this Management Plan providing:-

- ◆ the requirements of the Local Government Act 1999 and Crown Land Management Act 2009 are met.
- ◆ the approval of the Environment Protection Authority has been obtained.
- ◆ Council approval of the proposed tenure term.
- ◆ the proposal being in accordance with the principles of Development Control contained in the Southern Mallee District Council Better Development Plan.
- ◆ the negotiation of an appropriate lease, license or other estate

- ◆ that Council requires that all users of Council facilities and Contractors be requested to provide a minimum of twenty million dollars public liability insurance, and the insurance cover provide a clause indemnifying Council

## **Land Easement**

Council will permit the granting of land easements from adjoining properties or Public Authorities providing.

- ◆ An easement for the purposes required shall be subject to a fee being paid by the developer based on the valuation of the land required.
- ◆ Council approval of the proposed location
- ◆ Compliance with relevant statutory requirements.
- ◆ The cost of all works to be borne by the developer.
- ◆ Council being satisfied no reasonable alternative exists.
- ◆ The proposed works requiring minimal disturbance to the surface area of the land.
- ◆ Negotiation with the developer for reasonable easement management practices. **PERFORMANCE TARGETS**

To provide an efficient and cost effective Effluent Disposal Scheme as an attractive alternative to a conventional sewage system.

Ensure the effluent system meets the requirements of the Community Wastewater Management Scheme (CWMS) eliminating any pollution to the immediate land.

Adopt a marketing strategy promoting the lagoons area as an area providing long term ecological and eco-tourism opportunities.

## **PERFORMANCE MEASURES**

Ensure full compliance with conditions of the licence issued by the Environment Protection Authority.

Prompt reporting of any incident at variance to the conditions of the licence.

Liaise with the Environment Protection Authority to provide a benchmarking standard for Effluent Disposal Schemes.

Continually monitor the water level of the oxidation lagoons in particular to any overflow onto immediate land.

The Authorised Pest Plant Officer to implement a weed control program for the effluent lagoons and wetland area

Appropriate and relevant reporting on a regular basis for the monitoring of inflow to the lagoons.