



# **COMMUNITY LAND MANAGEMENT PLANS**

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**PART A**  
**EXECUTIVE SUMMARY**

## 1. 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 *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 that 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 “**community land**”.

Relevant excerpts from the *Local Government Act 1999* are included for easy reference.

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

The Roxby Downs Council encourages comment and public input to these Community Land Management Plans.

Information on submitting comments in relation to this is provided on Pages 11 & 12.

**PART B**  
**COMMUNITY LAND**

## 2. COMMUNITY LAND

The *Local Government Act 1999* introduced the concept of “**community land**”.

The purpose of this classification is to identify clearly that land which 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 has vested the “care control and management” of that land to the Council in accordance with the *Crown Lands Act 2009*.

The table of **Community Land (Appendix A)** consists of land details from the Roxby Downs Council ***Community Land Register*** which has been classified into various categories being:

<b>Sports Grounds</b>	Shaded Green
<b>Parks</b>	Shaded Light Blue
<b>General Community Use</b>	Shaded Lavender
<b>Emergency Services</b>	Shaded Tan
<b>Cemetery</b>	Shaded Yellow
<b>Waste Disposal</b>	Shaded Navy Blue
<b>Effluent Disposal</b>	Shaded Pink
<b>Council Property / Utility</b>	Shaded Gold

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.

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 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 Lands Act 2009.*

**PART C**  
**MANAGEMENT**  
**PLANS**



### 3. MANAGEMENT PLANS

Council is required to prepare Management Plans for “**community land**” that is or is to be subject to a lease or license and land that has been modified or adapted for the benefit of the community.

**Management Plans** provide a clear direction for the short and long term management of certain land either owned by the 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 Council.

#### **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(1) (a), (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 council's 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.*

## **EFFECT OF MANAGEMENT PLAN.**

### **Section 199**

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

## **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 the opportunity for community understanding of Council's aims in relation to “**community land**” and fosters support and combats misunderstanding of Council policy.

It also provides a mechanism for the community to participate in setting the strategic management direction for the use of “**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 Council.

### **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 at the council 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.*

## **5. LODGING A SUBMISSION**

Submissions give the community the opportunity to express their views and offer alternative suggestions and additional information.

To ensure a submission is effective please:

- a) List all points making reference to the relevant page or paragraph number in the proposed Management Plan.
- b) Describe briefly the issue about which you are making reference.
- c) State your reasons.
- d) If possible, suggest alternatives.

These Community Land Management Plans may be viewed during normal Council Office hours at Richardson Place, Roxby Downs.

Submissions in writing should be addressed to the Chief Executive Officer and may be lodged either over the counter at the Municipal Council of Roxby Downs, [consultation@roxbycouncil.com.au](mailto:consultation@roxbycouncil.com.au) or PO Box 124 Roxby Downs SA 5725 and are to be lodged no later than the date specified in the public notice.

**PART E**

**LEASES AND LICENCES**

## **6. 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 Council.

### **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 authorised 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 or renewed 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.*
- (4a) Subsection (4) does not prevent a new lease or licence being granted at the expiration of 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 and;*
  - b) the exclusion, removal or regulation of persons, vehicles or animals from or on the land, and the imposition of admission or other charges and;*
  - 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**

**SPORTS GROUNDS  
MANAGEMENT PLAN**



## 7. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS SPORTS GROUNDS.

To encourage the use of the **Sports Grounds** for a range of organised sporting activities and other similar recreational activities that are compatible with management objectives.

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

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

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

Encourage the promotion of the land to ensure the **Sports Grounds** have optimised usage.

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

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

Identify potential hazards in a timely manner to minimise 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 and Licences

Leases and Licences on land categorised as **Sports Grounds** are permitted under this Management Plan providing:-

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Retail and Commercial Leases Act 1995* and the *Crown Lands Act 2009* and any other applicable laws or applicable subsequent legislation(s) are met.
- Council approves the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- The Council agrees the terms of a lease or licence.

- Council obtains from all lessees or licensees of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of the Sports Grounds with such insurance policy to include a clause fully indemnifying Council.
- Special conditions required by Council in the lease or licence.
- A licence may be granted on a short term casual basis for the use and occupation of the **Sports Grounds** 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, or
  - other suitable activity as determined by Council

### **Land Easement on Sports Grounds**

Council may permit the granting of a land easement on **Sports Grounds** to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the **Sports Grounds**.
- Negotiation with the proponent for reasonable easement management practices.

## PERFORMANCE TARGETS

To continually provide **Sports Grounds** which are visually attractive, functional and which meet the needs of the users.

Actively promote the **Sports Grounds** to the community.

Allow recreational activities including informal sport and games that do not conflict with organised sporting activities to take place on **Sports Grounds**.

Identify and manage 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/or dangerous.

Prepare annual reporting measures to assess the usage level.

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 utilisation of facilities.

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

Damaged and dangerous structures or furniture have been repaired or removed.

**PART G**  
**PARKS MANAGEMENT**  
**PLAN**

## 8. 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 well maintained and accessible **Parks**.

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

Identify potential hazards in a timely manner to minimise 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 and Licences

Leases and Licences on land categorised as **Parks** are permitted under this Management Plan providing:-

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Retail and Commercial Leases Act 1995* and the *Crown Lands Act 2009* and any other applicable laws or subsequent legislation(s) are met.
- Council approves the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- The Council agrees to the terms of a lease or licence.
- Council obtains from all lessees or licensees of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of the Sports Grounds with such insurance policy to include a clause fully indemnifying Council.
- Special conditions required by Council in the lease or licence.

- A licence may be granted on a short term casual basis for the use and occupation of **Parks** 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, or
  - other suitable activity as determined by Council

### **Land Easement on Parks**

Council may permit the granting of a land easement on **Parks** to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the **Parks**.
- Negotiation with the proponent for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To ensure Parks have a high amenity value.

To control noxious weeds which may occur in the Parks.

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

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

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

Identify and manage any potential adverse impacts to nearby residents.

Undertake regular inspections to identify and eliminate potential hazards.

To ensure that activities occurring in the Parks 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.

## **PERFORMANCE MEASURES**

Undertake weed control programs as appropriate when required.

Satisfaction with the facilities in the Parks by users and the community.

Damaged and dangerous facilities have been repaired or removed.

Monitor complaints regarding inappropriate use of the Parks.

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

No garden waste deposited on the Parks.

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

Regular inspections and reporting to ensure performance targets are met.

**PART H**

**GENERAL COMMUNITY  
USE MANAGEMENT PLAN**



## **9. 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 minimise Council exposure to complaints, compensation claims and litigation.

### **SPECIFIC POLICY**

#### **Leases and Licences**

Leases and Licences on land categorised as General Community Use are permitted under this Management Plan providing:-

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Retail and Commercial Leases Act 1995* and the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- Council approves the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- The Council agrees with the terms of a lease and licence.
- Council obtains from all lessees and licensees of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of land categorised as general community use with such insurance policy to include a clause fully indemnifying Council.
- Special conditions required by Council in the lease or licence.
- A licence may be granted on a short term casual basis for the use and occupation of land categorised as general community use 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, or
  - other suitable activity as determined by Council

## **Land Easement**

Council may permit the granting of a land easement on land categorised as general community use to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the land categorised as general community use.
- Negotiation with the proponent for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To control noxious weeds which may occur on the community land.

Potential hazards are identified and eliminated.

Litter bins, if installed, are regularly emptied.

No dumping of waste occurs on the land.

Structure or furniture if installed on the land are maintained in a fit for purpose condition.

## **PERFORMANCE MEASURES**

Undertake noxious weed control programs as appropriate when required.

Regular inspections and reporting to ensure performance targets are met.

**PART I**  
**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 and State Emergency Service.

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

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

### **SPECIFIC POLICY**

#### **Leases and Licences**

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

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- Council approves of the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- The Council agrees the terms of a lease or licence.
- Council obtains from all lessees or licensees of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of land categorised as Emergency Services Land with such insurance policy to include a clause fully indemnifying Council.

## **Land Easement**

Council may permit the granting of a land easement on Emergency Services Land to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the Emergency Services Land.
- Negotiation with the proponent 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 and State Emergency Service in regards to Council's involvement in the operations of the organisation.

## **PERFORMANCE MEASURES**

Satisfaction of the Brigade and Unit members with Council's involvement with the Country Fire Service and State Emergency Service.

CFS Headquarters showing support for Council's involvement.

SES Headquarters showing support for Council's involvement.

**PART J**  
**CEMETERY LAND**  
**MANAGEMENT PLAN**

## **11. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS CEMETRY 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 need 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.

To ensure that graves are excavated and backfilled in an acceptable and timely manner.

### **SPECIFIC POLICY**

Licences on Cemetery land for burial or interment are permitted under this Management Plan providing:-

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- Council approves of the proposed tenure term.
- Council agrees to the terms of a licence.

### **Land Easement**

Council may permit the granting of a land easement on Cemetery Land to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the Cemetery grounds.
- Negotiation with the proponent for reasonable easement management practices.

## **PERFORMANCE TARGETS**

Community and immediate families' 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 and Contractors to ensure when preparing a new grave and the associated back-filling, there is no disturbance to any existing graves.

Employees and Contractors 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 licences issued.

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



**PART K**  
**WASTE DISPOSAL LAND**  
**MANAGEMENT PLAN**

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

To provide a general purpose Waste Recycling and Disposal facility for the recycling and disposal of wastes of most descriptions with prescribed exceptions for domestic premises, commercial premises and for other reasonable purposes which have a demonstrated community benefit and which do not detract from use of the land primarily as a waste disposal or waste transfer facility.

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 and Licences**

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

- The requirements of the *Local Government Act 1999*, the *Development Act 1993 (or subsequent legislation)* the *Environment Protection Act 1993*, the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- The approval of the Environment Protection Authority has been obtained for the proposed use.
- Council approves of the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- Council obtains from all lessees, licensees or other users of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of Waste Disposal Land with such insurance policy to include a clause fully indemnifying Council.
- Council agreeing to the terms of an appropriate lease, license or other estate.

## **Land Easement**

Council may permit the granting of a land easement on Waste Disposal Land to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the Waste Disposal Land.
- Negotiation with the proponent for reasonable easement management practices.

## **PERFORMANCE TARGETS**

The Waste and Recycling Depot activity on the land is undertaken in accordance with the terms of the EPA Licence or other regulatory instrument governing the use of the land as a waste recycling and disposal facility.

Other activities on the land are conducted in a suitable manner without impact upon operation of the land as a waste recycling and disposal facility.

## **PERFORMANCE MEASURES**

Compliance with provisions of EPA licence or other regulatory instrument in respect to the operation of a waste recycling and disposal facility upon the land.

Community satisfaction with operation of waste recycling and disposal facility upon the land.

**PART L**  
**EFFLUENT DISPOSAL LAND**  
**MANAGEMENT PLAN**

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

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

To discharge effluent waste onto land in a controlled manner in accordance with EPA licence conditions.

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

Prevent or at least minimise the pollution of underground water resources.

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

### **SPECIFIC POLICY**

#### **Leases and Licences**

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

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Environment Protection Act 1993*, the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- The approval of the Environment Protection Authority has been obtained.
- Council approves of the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- Council obtains from all lessees, licensees or other users of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of Effluent Disposal Land with such insurance policy to include a clause fully indemnifying Council.
- The Council agreeing to the terms of an appropriate lease or license.

## **Land Easement**

Council may permit the granting of a land easement on Effluent Disposal Land to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the Effluent Disposal Land.
- Negotiation with the proponent for reasonable easement management practices.

## **PERFORMANCE TARGETS**

To provide an efficient and cost effective effluent treatment facility for the community.

Ensure the effluent treatment facility meets relevant operational requirements minimizing environmental harm and meeting community needs.

## **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 lease or licence.

The Council to implement and maintain 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.

**PART M**  
**COUNCIL PROPERTY &  
UTILITIES  
MANAGEMENT PLAN**

## **14. MANAGEMENT OBJECTIVES AND PROPOSALS FOR LAND CATEGORISED AS COUNCIL PROPERTY & UTILITIES**

Facilities and land maintained in a responsible manner.

Buildings and Structures to be kept in a clean and tidy state.

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

### **Leases and Licence.**

Leases and Licences on land categorised as Council Property & Utilities are permitted under this Management Plan providing:-

- The requirements of the *Local Government Act 1999*, the *Development Act 1993*, the *Retail and Commercial Leases Act 1995*, the *Crown Lands Act 2009* and any other applicable laws or any applicable subsequent legislation(s) are met.
- The approval of the Environment Protection Authority has been obtained.
- Council approves of the proposed tenure term.
- The proposal being in accordance with the Roxby Downs Council provisions of the Development Plan.
- Council obtains from all lessees or licensees of Council land and facilities (including contractors) public liability insurance for a minimum of \$10m (or such other amount determined by the Council to be appropriate) to cover the risks for their use of land categorised as Council Property & Utilities with such insurance policy to include a clause fully indemnifying Council.
- The Council agreeing to the terms of an appropriate lease or license.
- Specific conditions required by Council for the lease or license.



### **Land Easement**

Council may permit the granting of a land easement on Council Property & Utilities Land to adjoining properties providing:

- An easement shall be subject to a fee being paid by the proponent as determined by Council.
- Council approval of the proposed location.
- Compliance with relevant statutory requirements.
- The cost of all works to be borne by the proponent.
- Council being satisfied no reasonable alternative exists.
- The proposed works requiring minimal disturbance to the surface area of the Council Property & Utilities Land.
- Negotiation with the proponent 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 are maintained.

### **PERFORMANCE MEASURES**

Undertake noxious weed control programs as appropriate when required.

Regular inspections and reporting to ensure performance targets are met.

**APPENDIX  
COMMUNITY LAND  
REGISTER**

Assessment	Title Ref	Area (Ha)	Owner	Dedication/Trust	Lease / License	Legal Description	Street Address  Locality	Common Name
<b>Sports Grounds</b>								
A1131	CT5426/75	138.10	Council	Nil	Lease	Lot 727 Hd Andamooka	Olympic Way Roxby Downs	Roxby Downs District Racing Club
A820	CT5833/519	1.13	Council	Nil	Lease	Lot 705 Hd Andamooka	17-19 Burgoyne Street Roxby Downs	Roxby Downs Bowling Club
A1132	CT5426/95	7.02	Council	Nil	Lease	Lot 772 Hd Andamooka	Olympic Way Roxby Downs	Roxby Downs Horse & Pony Club
A1140	CT 5426/76	61.7	Council	Nil	Lease	Lot 726 Hd Andamooka	Olympic Way Roxby Downs	Motor Racing
A1621	CT5806/888	99.0	Council	Nil	Lease	Part of Lot 1396 Hd Andamooka	Olympic Way Roxby Downs	Roxby Downs Golf Club
A1621	CT5806/888	.21	Council	Nil	Lease	Part of Lot 1396 Hd Andamooka	Olympic Way Roxby Downs	Scouts Australia (SA Branch)
	CR 6051/996	8.498	Crown	Community and Recreation Purposes	Lease	Lot 100 D 82761Hd Andamooka	Richardson Place Roxby Downs	Central Recreation Precinct
<b>Parks</b>								
A203	CR5758/152	0.21	Crown	Recreation Purposes		Lot 101 Hd Andamooka	Curdimurka Street Roxby Downs	Playground / Reserve
A346	CT5833/520	1.06	Council	Nil		Lot 686 Hd Andamooka	Pioneer Drive Roxby Downs	Playground / Reserve
A591	CT5429/139	0.13	Council	Nil		Lot 767 Hd Andamooka	Hermit Street Roxby Downs	Playground / Reserve
<b>General Community Use</b>								
A1188	CT5833/491	1.40	Council	Nil		Lot 693 Hd Andamooka	Axehead Road Roxby Downs	
A1189	CT5833/492	0.15	Council	Nil		Lot 690 Hd Andamooka	Axehead Road Roxby Downs	
A1203	CR5758/156	0.12	Crown	Public Utilities and Walkway Purposes		Lot 378 Hd Andamooka	Axehead Road Roxby Downs	

ROXBY COUNCIL - COMMUNITY LAND MANAGEMENT PLANS

Assessment	Title Ref	Area (Ha)	Owner	Dedication/Trust	Lease / License	Legal Description	Street Address  Locality	Common Name
A264	CR5758/151	0.12	Crown	Public Utilities and Walkway		Lot 57 Hd Andamooka	Bopeechee Street Roxby Downs	
A371	CR5758/153	0.47	Crown	Plantation and Recreation and Public Utility		Lot 118 Hd Andamooka	Pioneer Drive Roxby Downs	
A504	CR5758/154	0.10	Crown	Plantation and Recreation and Public Utility		Lot 239 Hd Andamooka	Gregory Street Roxby Downs	
A508	CR5758/157	0.03	Crown	Public Utilities and Walkway		Lot 669 Hd Andamooka	Gregory Street Roxby Downs	
A550	CR5758/155	0.10	Crown	Public Utilities and Walkway		Lot 261 Hd Andamooka	Arcoona Street Roxby Downs	
A632	CT5833/515	0.06	Council	Nil		Lot 529 Hd Andamooka	Kennebery Cres Roxby Downs	
A639	CT5833/516	0.13	Council	Nil		Lot 536 Hd Andamooka	Kennebery Cres Roxby Downs	
A757	CR5386/932	0.00	Crown	Walkway Reserve		Lot 870 Hd Andamooka	Quandong Street Roxby Downs	
A2172	CR 6097/321		Crown	Drainage Purposes		Lot 2125	Pine/Arcoona	
A2175	CR 6047/319		Crown	Walkway Purposes		Lot 2123	Grevillea/Stuart	
A1842	CR 5990/687		Crown	Parkland Purposes		Lot 2071	Santalum/Swainsona	
A1862	CR 5990/689		Crown	Drainage Reserve		Lot 2081	Santalum/Swainsona	
A1863	CR 5990/688		Crown	Parkland Purposes		Lot 2072	Planigale/Tiliqua	

ROXBY COUNCIL - COMMUNITY LAND MANAGEMENT PLANS

Assessment	Title Ref	Area (Ha)	Owner	Dedication/Trust	Lease / License	Legal Description	Street Address Locality	Common Name
A1849	CR 5990/686		Crown	Parkland Purposes		Lot 2070	Wattle/Swainsona	
A2226	CT 6085/229		Council	Reserve		Lot 2127	Tiliqua/Aquila	
A2243	CT 6085/230		Council	Walkway		Lot 2128	Kennedia	
A2029	CR 6021/697		Crown	Walkway Reserve		Lot 2126	Aquila/Senna	
A2052	CR 6021/690		Crown	Drainage Purposes		Lot 2094	Sida/Senna	
A2043	CR 6021/692		Crown	Drainage Purposes		Lot 2096	Haveal/Side	
A2124	CR 6021/693		Crown	Drainage Purposes		Lot 2097	Nerium Street	
A2038	CR 6021/691		Crown	Community Purposes		Lot 2095	Sida Drive	
A2087	CR 6001/541		Crown	Drainage Purposes		Lot 2087	Ceratonia	
A1964	CR 6001/542		Crown	Walkway Purposes		Lot 2088	Ceratonia/Agonis	
A2000	CR 6001/540		Crown	Drainage Purposes		Lot 2086	Ceratonia/Agonis	
A1897	CR 6001/539		Crown	Drainage Purposes		Lot 2085	Agonis/Callitris	
A1910	CR 6001/542		Crown	Walkway Purposes		Lot 2084	Maireana/Callitris	
A1916	CR 6001/538		Crown	Drainage Purposes		Lot 2083	Callitris/Maireana	

ROXBY COUNCIL - COMMUNITY LAND MANAGEMENT PLANS

Assessment	Title Ref	Area (Ha)	Owner	Dedication/Trust	Lease / License	Legal Description	Street Address  Locality	Common Name
A1920	CR 6001/537		Crown	Drainage Purposes		Lot 2082	Callitris/Maireana	
A2128	CR 6021/694		Crown	Pump Station Purposes		Lot 2110	Aquila Boulevard	
<b>Emergency Services</b>								
A1620	CT5806/889	0.23	Council	Nil		Lot 1439 Hd Andamooka	Olympic Way Roxby Downs	Roxby Downs CFS/SES Depot
<b>Cemetery</b>								
A1138	CR5753/234	2.74	Crown	Cemetery Purposes		Lot 722 Hd Andamooka	Opal Road Roxby Downs	Roxby Downs Cemetery
<b>Waste Disposal</b>								
A1141	CR 5758/158	80.4	Crown	Waste disposal and management purposes		Lot 673 Hd Andamooka	Opal Road Roxby Downs	
<b>Effluent Disposal</b>								
A859	CT5862/450	0.06	Council	Nil		Lot 692 Hd Andamooka	Olympic Way Roxby Downs	Roxby Downs Effluent/Pump/Tank
A1142	CR 6017/773	52.52	Crown	Sewage Treatment Works		Lot 2113/DP77526	Opal Road Roxby Downs	Roxby Downs Sewerage
<b>Council Property Utility</b>								
A293	CT5833/500	0.07	Council	Nil		Lot 58 Hd Andamooka	Axehead Road Roxby Downs	Council House
A357	CT5833/501	0.06	Council	Nil		Lot 484 Hd Andamooka	Hamilton Court Roxby Downs	Council House

ROXBY COUNCIL - COMMUNITY LAND MANAGEMENT PLANS

Assessment	Title Ref	Area (Ha)	Owner	Dedication/Trust	Lease / License	Legal Description	Street Address  Locality	Common Name
A533	CT5833/493	0.12	Council	Nil		Lot 266 Hd Andamooka	Nyaroo Court Roxby Downs	Council House
A658	CT5833/517	0.09	Council	Nil		Lot 549 Hd Andamooka	Phibbs Court Roxby Downs	Council House
A570	CT5833/518	0.06	Council	Nil		Lot 606 Hd Andamooka	Hermit Street Roxby Downs	Council House
A602	CT 5833/514	0.06	Council	Nil		Lot 501 Hd Andamooka	Wirrda Street Roxby Downs	Council House
A313	CR5758/150	0.04	Crown	Public Utilities and Walkway		Lot 28 Hd Andamooka	Olympic Way Roxby Downs	Council Depot Shed
A556	CT5864/569	0.00	Council	Nil		Lot 708 Hd Andamooka	Arcoona Street Roxby Downs	Telephone Exchange
A818	CT5477/88	0.00	Council	Nil		Lot 784 Hd Andamooka	Burgoyne Street Roxby	Transformer
A1136	CT5864/561	0.37	Council	Nil		Lot 668 Hd Andamooka	Olympic Way Roxby Downs	OT Water Utility
A2210	CR 6056/602	0.05	Crown	Electricity Supply Purposes		Lot 1827 Hd Andamooka	Stuart Road Roxby Downs	