

## MANAGEMENT PLAN FOR COMMUNITY LAND

*(Reserve Under Section 43 Subsidiary Ownership)*

**Plan Number 16.1 / 2009**

### **Schedule 1**

***NAWMA LAND – Medlow Road, Uleybury / Blakeview***



### **Schedule 2**

#### **DESCRIPTION**

#### **NAWMA Land – Medlow Road, Uleybury/Blakeview**

Being land contained in:

- Certificate of Title Volume 5500 Folio 616;
- Certificate of Title Volume 5580 Folio 430;
- Certificate of Title Volume 5330 Folio 351; and
- Certificate of Title Volume 5672 Folio 146.

The land is owned by the Northern Adelaide Waste Management Authority (“NAWMA”) and is held on behalf of the City of Playford, the City of Salisbury and the Town of Gawler as the constituent councils of the regional subsidiary in accordance with Clause 18 of Schedule 2 to the Local Government Act 1999.

The attached plan identifies the location of the land.

The land comprises a balefill site together with vacant, unimproved land.

#### **LEASE / LICENCE DETAILS**

It is envisaged that the land, or portions thereof, may be subject to leases or licences to organisations for purposes associated with sport, recreation or similar uses.

#### **PURPOSE**

Council is required by Section 7 of the Local Government Act 1999 to “provide infrastructure for its community” and to “provide services and facilities that benefit its area, its ratepayers and residents, and visitors to its area”.

In accordance with these obligations, the land is held for the purpose of:

- waste management within the areas of the constituent councils of NAWMA;
- buffer zones for the balefill site; and
- managed passive and active recreation for the communities of those constituent councils, and more particularly sporting groups and similar organisations.

## **OBJECTIVES**

Council seeks to ensure that all of its assets are utilised to their maximum potential. In particular the land serves to meet Council's desire that:

- waste and its disposal are managed appropriately;
- appropriate buffer zones are provided to isolate the waste operations from residential and similar land uses; and
- its residents have the opportunity to partake in activities to achieve a balanced life incorporating managed recreation opportunities.

## **MANAGEMENT PROPOSALS**

The land comprises a balefill site together with vacant, unimproved land.

### **Balefill Site**

A portion of the land, being comprised in Certificate of Title Volume 5580 Folio 430 and portion of Certificate of Title Volume 5500 Folio 616, is currently equipped with a balefill site to provide the infrastructure necessary for the management of waste. The maintenance of the balefill site is the responsibility of NAWMA in accordance with the NAWMA Regional Waste Management Strategy, the Landfill Environmental Management Plan (LEMP) and all other regulatory requirements of a waste management facility.

Public access to the balefill site is limited to the public viewing platform for safety reasons.

### **Vacant Unimproved Land**

The remaining land is currently vacant and unimproved (except for fences). The maintenance of the land and fences is the responsibility of NAWMA in accordance with its needs and requirements for buffer zones and those of any sporting groups or similar organisations which may be granted use and/or occupation of the land under a lease or licence. In those circumstances maintenance of the land will occur in accordance with the terms of any such lease or licence entered into.

Public access to the vacant unimproved site will only be in accordance with any lease/licence conditions.

## **COUNCIL BY-LAWS AND POLICIES**

The following Council by-laws and policies also affect the management of the land

- City of Playford By-Law No 2 - Moveable Signs
- City of Playford By-Law No 3 – Local Government Land
- City of Playford By-Law No 4 – Dogs

The By-Laws may be viewed at the Customer Service Centres located at:

- Playford Library, Munno Para Shopping City Shop 51, 600 Main North Road, Smithfield
- 10 Playford Boulevard, Elizabeth.

### **GOVERNMENT POLICIES AND PLANS**

The following State Government policies and plans concerning conservation and development relate to this land

The Development Plan governs what activities may occur on the land and how it may be developed during the life of the Plan.

Refer to Playford Development Plan for applicable zoning.

The Environment Protection (Water Quality) Policy 2003 imposes obligations on the operators of waste depots to ensure waste is not discharged into any waters.

### **PERFORMANCE APPRAISAL**

Council will measure how the land is managed in the following ways

Council undertakes a regular community feedback survey that includes a request that residents comment on their views and experiences in using community land. Results of the survey are reported to Council.

In addition Council invites people to comment to Council via its website, by post, facsimile, in person at the Council offices or by telephone.

Council will record daily through its Customer Request System (CRS) all complaints and compliments received by it. Results from the CRS are reported regularly to Council.

NAWMA has adopted a performance management system to record successful achievement of service delivery. Regular assessment and reporting of compliance with key asset matters to the Board is integral to this process.

### **REVIEW AND AMENDMENT OF PLAN**

The plan will be reviewed within 5 years of its adoption and as soon as practicable before there is a substantial change to any element.