

# Windmill Hill Transfer Station & Recycling Centres

## Community Land Management Plan

# WINDMILL HILL TRANSFER STATION & RECYCLING CENTRES

## COMMUNITY LAND MANAGEMENT PLAN

### CONTENTS

1. INTRODUCTION.....	3
2. THE LOCAL GOVERNMENT ACT 1999 .....	3
3. IDENTIFICATION OF THE LAND.....	3
4. DEVELOPMENT PLAN ZONING AND CURRENT LAND USES.....	4
5. PURPOSE OF THE LAND.....	4
6. CORE OBJECTIVES FOR THE LAND.....	4
7. COUNCIL'S POLICIES FOR THE LAND .....	8
8. COUNCIL'S PROPOSALS FOR THE DEVELOPMENT OF THE LAND .....	9
9. PERFORMANCE TARGETS & MEASUREMENT .....	9
10. LEASES OR LICENCES.....	9
11. AMENDMENT OR REVOCATION OF MANAGEMENT PLAN .....	10
12. EFFECT OF MANAGEMENT PLAN.....	10
13. COMMUNITY CONSULTATION .....	10
14. REVIEW OF MANAGEMENT PLAN.....	11
15. RESPONSIBLE DEPARTMENT .....	11
16. ACTION PLAN .....	12
ANNEXURE A – CERTIFICATE OF TITLE .....	14
ANNEXURE B – MANAGEMENT PLAN AREA (APPROX).....	16

## **1. INTRODUCTION**

### **1.1 What is a Management Plan?**

A Management Plan is a document that guides the management of particular categories, or specific areas, of Community Land.

Management Plans for Community Land aim to develop a range of strategies and actions to assist with the improved management of all Community Land.

Under the Local Government Act 1999, a Management Plan must:

- (a) Identify the land to which it applies;
- (b) State the purpose for which the land is held by Council;
- (c) State Council's objectives, policies and proposals for the development of the land;
- (d) State performance targets and how the Council proposes to measure its performance against its objectives and performance targets; and
- (e) Be consistent with other relevant official plans and policies about conservation, development and use of the land.

## **2. THE LOCAL GOVERNMENT ACT 1999**

Under Section 193 of the Local Government Act 1999, all local government land that is owned by Council or under Council's care and control (excluding roads) is classified as Community Land. Section 196 of the Act requires Council to develop Management Plans for all Community Land.

## **3. IDENTIFICATION OF THE LAND**

The whole of the land is described as Allotment comprising Pieces 91 and 92 in Filed Plan 204239 (Certificate of Title Volume 5885 Folio 13). A certificate of title and plan of the whole of the land is annexed (A) to this Community Land Management Plan.

This Community Land Management Plan is specific to the areas which are fenced and used for the permitted uses of the land. An aerial photograph showing the approximate boundary of the subject land is shown in annexure B to this Community Land Management Plan.

The land subject to this Community Land Management Plan is approximately 20,000 m<sup>2</sup> in area.

#### **4. DEVELOPMENT PLAN ZONING AND CURRENT LAND USES**

As per the GHD Report *Operational Review and Master Plan for the Windmill Hill Waste Transfer Station*:

*“The Windmill Hill Transfer Station site is located within the Rural Mt Barker Zone as identified in Council’s current Development Plan. The primary objectives of the zone are for the maintenance of agricultural land and the protection of rural landscape character.”*

Initial Development Approval of the site was granted in 1990, however more recent Development Approval for the upgrade was granted by the Development Assessment Commission in 2006.

Any future developments for the site must comply with the relevant Development Plan and be granted the relevant planning and/or building approvals.

#### **5. PURPOSE OF THE LAND**

The whole of the land has previously been classified as Community Land and categorised as “Community Recreation & Sporting Facilities”.

However, a portion of the land has historically been utilised for operations not aligned with recreation or sporting activities such as:

- (a) Council’s Waste Transfer Station; and
- (b) Recycling centre for bottles, cans and paper.

In addition, Council has recently endorsed the establishment of a recovery and recycling centre for hard waste on the land.

#### **6. CORE OBJECTIVES FOR THE LAND**

This Community Land Management Plan is developed to specifically manage that portion of land which is used for “non recreational” operations. This subject portion of the land is shown in annexure B. The core objectives for the management of this portion of land are consistent with Council policies and strategies including:

1. To promote and advance the aims and principles of Council’s Waste Management Strategy.
2. Encourage residents to use local recycling centres. (Council’s Environmental Action Plan).
3. Enhance reuse and recycling in the community and reduce waste to landfill.

In addition, the following objectives of Council's Community Strategic Plan 2004 – 2007 are considered relevant to this Land Management Plan:

## **1. Environment**

### **Goal**

*Promote, value, conserve and manage the natural and built environment for the benefit of current and future generations and at every opportunity observe the principles of ecological sustainability.*

### **Objectives**

- *Encourage environmentally responsible land management practices.*

## **2. Community Assets**

### **Goal**

*Provide a comprehensive range of accessible services and facilities in a financially, socially and environmentally responsible manner.*

### **Objectives**

- *Fulfil Council's responsibility as custodian and provider of community assets.*
- *Community facilities are provided to the highest standard meeting local community needs.*

## **3. Governance**

### **Goal**

*Business and community organisations, including the District Council of Mount Barker, will conduct their business in an ecologically sustainable, informative and accountable manner.*

### **Objectives**

- *Council conducts its affairs in a transparent and accountable manner.*
- *Ensure value for money and the best possible service for the community.*
- *Council to work in partnership with other levels of government and all relevant stakeholders for the benefit of the community*

## **6.1 Community Values**

Adequate consideration of community values is essential when developing a Community Land Management Plan. Community values are the attributes that make something important to the community as a whole.

An understanding of the community values in respect to waste management and the Windmill Hill Transfer Station has been developed as a result of extensive community consultation on waste and recycling matters including a 2004 telephone survey, district wide community survey on kerbside waste and recycling in 2006 and invitation for submissions on the proposed approach for waste and recycling services for the community.

As part of this consultation, the community often highlighted the need for a 'recycle shop' or similar at the Windmill Hill Transfer Station. A telephone survey undertaken by Zero Waste SA on community attitudes also shows that the community is supportive of improving recycling and already undertakes many activities to reduce waste.

## **6.2 Social Values**

The Windmill Hill Transfer Station provides for the appropriate disposal of waste materials and recyclable items from the general public and the commercial sector.

## **6.3 Permitted Uses**

The uses permitted on this land are commercial operations of a waste transfer and recycling nature and associated purposes consistent with Council's strategic waste management objectives.

## **6.4 Other Development or Activities that may be carried out on the Land**

Below is a list of activities (generally of an operating nature) that typically may be undertaken on the land in accordance with the Community Land Management Plan objectives:

- Telecommunications facilities (providing they are in accordance with relevant approvals and do not detrimentally affect the permitted uses on the land);
- Bushfire risk reduction;
- Landscaping which is complimentary to the surrounding natural area;
- Protection of the existing native vegetation on the site;
- Remediation works;

- Work sheds or storage required in connection with the maintenance and/or operation of the land;
- Vehicular access and parking pursuant to the permitted uses for the land specified in 6.3;
- Visitor facilities pursuant to the permitted uses for the land specified in 6.3;
- Public utility infrastructure;
- Establish, enhance and maintain vegetation to provide shade, windbreaks or for aesthetic improvement;
- Temporary storage of waste materials for transportation to landfill;
- Resource Recovery operations (providing they are in accordance with Council's strategic waste management objectives and have the relevant approvals);
- Temporary stockpiling of recyclable materials for reuse and/or recycling;
- Sale of salvaged and/or recycled materials to the public.

## **6.5 Remainder of Land**

The remaining land on Certificate of Title Volume 5885 Folio 13 is to be retained as community land however categorised as "Natural Area".

## **6.6 Legislative & Policy Framework**

In addition to the requirements of the Local Government Act 1999 and Amendments, this Community Land Management Plan must comply with all other relevant legislation and policy, across all three levels of government.

Examples of other legislation and policy which must be taken into account include: The Development Act 1993, Environment Protection Act 1994, Disability Discrimination Act 1992 (Commonwealth), Building Code of Australia and EPA licence conditions.

## **6.7 Public Access**

Provision of appropriate access to the transfer station site will be limited due to security and safety reasons. The public will be granted access to the site as part of the general operating hours of the respective component of the land and only after paying any relevant fees to utilise the site or in accordance with the requirements of the lessee for that portion of land. This applies to the land outside the boundary of the combined sites of which this management plan applies.

For safety reasons, no access is granted at any time inside the communications tower compound.

## **7. COUNCIL'S POLICIES FOR THE LAND**

To manage the land in accordance with relevant legislation and this Community Land Management Plan.

### **7.1 Management Framework**

#### *7.1.1 Current Situation*

The District Council of Mount Barker has operated the Windmill Hill Transfer Station at the Nixon Rd site since 1991 with the Scout Recycling Centre being leased out of the site for approximately the same length of time. The facilities have been providing services to the community for waste and recycling for this amount of time and are quite well used within the community due to its central location. In 2004 Council also endorsed the Operational Review and Master Plan for the Windmill Hill Transfer Station which incorporated the establishment of a salvage facility by Finding Workable Solutions – a not for profit organisation to recover and reuse materials to increase waste diversion from landfill. Significant funding has been obtained for the project including from Zero Waste SA and DoTARS.

#### *7.1.2 Influencing Factors*

Influencing factors can be described as issues that have the potential to challenge the core objectives and community values which form the basis of how Windmill Hill should be managed. The following have been identified at this time to be influencing factors:

### **7.2 Environment Protection Authority**

Changes to Licence conditions, increased levies or tighter legislation on operation may all have an impact on the operation of the site.

### **7.3 Landfill/Transportation Costs**

Increased costs may impact on the operations at the site.

### **7.4 Recyclable Processing/Recovery Costs**

With an emphasis on the recovery of recyclable materials from landfill, any significant changes to these costs will have impacts on the site operations.

### **7.5 Kerbside Collection Systems**

Close relationship between waste and recycling produced within the district and the nature and extent of the materials brought to the site.

### **7.6 Commercial Waste Streams**

May change the way material is processed on site.

It is proposed that the site continue in the existing format being that Council operate the waste transfer station component and the Scout Recycling site and the salvage facility operate independently under a lease arrangement with Council. There will be arrangements

between the parties in the interest of maximising resource recovery and minimising waste to landfill (i.e. scrap metal).

## **8. COUNCIL'S PROPOSALS FOR THE DEVELOPMENT OF THE LAND**

The land is to be used as a resource recovery centre for the community. Council intends to further promote and develop the area for the purposes of reuse and recycling of waste materials including domestic recyclables, hard waste (i.e. furniture, white goods etc), green waste, concrete and demolition waste and other salvageable materials consistent with the principles of the waste management hierarchy.

## **9. PERFORMANCE TARGETS & MEASUREMENT**

The principal performance targets for the land are:

- (a) Increase in the amount of material (tonnes) diverted from landfill through reuse or recycling; and
- (b) The number of patrons using the facilities located at the site.

Performance against these targets will be monitored regularly.

## **10. LEASES OR LICENCES**

A lease or licence enables Council to formalise agreements with organisations and individuals who occupy or manage Community Land. These agreements allow clear definition of the rights and obligations that an organisation or individual has in regard to the land ensuring public access is maintained. From time to time leases or licences will expire, require renewal and/or renegotiation, and new leasing proposals considered.

The establishment of new agreements or changes to existing agreements will not require public consultation where there is no change to the proposed use or activity on that particular portion of Community Land. However, where the lease or licence is proposed for a period exceeding five years, Council is required by the Local Government Act 1999 to consult with the community.

As with any proposed change of use of Community Land, where a new lease or licence is proposed that constitutes a change in use, the Management Plan must be amended to provide for the change of use. Granting a lease or licence for a business activity is conditional on the activity being consistent with Management Plan objectives.

Council will only grant a lease or licence for use of Community Land under this management agreement if it is:

- (a) Consistent with the current use and purpose of the land;
- (b) For activities appropriate to the current and future needs of the community;
- (c) Anticipated that no significant damage to the land is caused as a result of the proposed activity;
- (d) There is no significant disturbance to adjoining property owners; and
- (e) The proposed lessee licensee or permit holder meets insurance requirements.

## **11. AMENDMENT OR REVOCATION OF MANAGEMENT PLAN**

Pursuant to Section 198 of the Local Government Act 1999:

- “(1) A management plan may be amended or revoked by the adoption of a proposal for its amendment or revocation.*
- (2) A council may only adopt a proposal for amendment to, or revocation of, a management plan after the council has carried out the public consultation that would be required if the proposal were for a new management plan.*
- (3) However, public consultation is not required if the amendment has no impact or no significant impact on the interests of the community.*
- (4) A council must give public notice of its adoption of a proposal for the amendment or revocation of a management plan”.*

## **12. EFFECT OF MANAGEMENT PLAN**

In accordance with Section 199 of the Local Government CT 1999 “A council must manage community land in accordance with any management plan for the relevant land”.

## **13. COMMUNITY CONSULTATION**

Effective community consultation and community input is essential to ensure that a Management Plan meets the needs of the local community and has the support of the local community.

This Management Plan has been developed following community consultation.

**14. REVIEW OF MANAGEMENT PLAN**

This management plan will be reviewed annually.

**15. RESPONSIBLE DEPARTMENT**

Council's Assets & Infrastructure Department is responsible for the administration, implementation and review of this management plan.

## 16. ACTION PLAN

The Local Government Act requires the Management Plan to identify objectives and performance targets for the subject land, including specific actions and assessment criteria.

The action plan sets out a range of management objectives for the site consistent with the principles of Councils Waste Management Strategy and the State Waste Strategy and mechanisms to measure this.

<b>Strategy</b>	<b>Performance Target</b>	<b>Means of Achievement (Action)</b>	<b>Manner of Assessment (Performance Indicator)</b>	<b>Timeframe and Responsibility</b>
To improve the recovery, reuse and/or recycling of materials.	Improved diversion of materials sent to landfill from transfer station.	To improve the capture of materials that can be salvaged or recycled before it is placed into the bin for landfill.	Tonnage of material diverted from landfill annually.	Ongoing Waste Management Officer
To minimise the amount of material being sent to landfill from domestic sources.	Reduced amount of waste sent to landfill through the transfer station.	To provide suitable mechanisms to reduce waste from the general waste stream for residential users to minimise the amount of waste in the bins for landfill.	Tonnage of material sent to landfill per domestic user.	Ongoing Waste Management Officer
To operate in an efficient manner and provide a high level of customer service.	Level of Customer Service Satisfaction and operational issues at site	To provide a high level of customer service to all users and facilitate the objectives of resource recovery.	Customer Complaints Register Customer Surveys	Ongoing Waste Management Officer & Manager Commercial Assets

Strategy	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
To maintain the site in a neat and tidy condition.	Neat and tidy appearance of site	To remove any litter and manage waste streams so that the site remains in a presentable condition	Neat and tidy appearance of site	Ongoing Manager Commercial Assets
To improve the scope of the customer base.	Increased customer base and revenue.	To promote the transfer station (within acceptability limits) to commercial and industrial users consistent with Development Approval.	Increased customer base and percentage of revenue from non-domestic sources.	Ongoing Waste Management Officer & Manager Commercial Assets
To develop partnerships with neighbouring facilities.	Informal and/or formal partnerships developed with neighbouring facilities.	Maintain good working relationships and partnerships with Recycling and Salvage Facility.	Partnerships developed and maintained.	Ongoing Waste Management Officer & Manager Commercial Assets

## ANNEXURE A – CERTIFICATE OF TITLE



### Title Register Search LANDS TITLES OFFICE, ADELAIDE For a Certificate of Title issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE \* VOLUME 5885 FOLIO 13 \*

COST : \$16.10 (GST exempt ) PARENT TITLE : CT 5398/330  
REGION : EMAIL AUTHORITY : DDA 9474161  
AGENT : MAFS BOX NO : 408 DATE OF ISSUE : 05/12/2002  
SEARCHED ON : 02/01/2007 AT : 10:08:53 EDITION : 1  
CLIENT REF MT BARKER

#### REGISTERED PROPRIETOR IN FEE SIMPLE

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THE DISTRICT COUNCIL OF MOUNT BARKER OF PO BOX 54 MOUNT BARKER SA 5251

#### DESCRIPTION OF LAND

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ALLOTMENT COMPRISING PIECES 91 AND 92 FILED PLAN 204239  
IN THE AREA NAMED TOTNESS  
HUNDRED OF MACCLESFIELD

#### EASEMENTS

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NIL

#### SCHEDULE OF ENDORSEMENTS

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IN TRUST TO PERMIT SUFFER AND TO BE USED AT ALL TIMES AS A RESERVE  
  
8209128 LEASE TO VODAFONE PTY. LTD. COMMENCING ON 27.2.2006 AND EXPIRING  
ON 26.2.2011 OF PORTION (A IN GP 589/1995)  
  
9011937 LEASE TO OPTUS MOBILE PTY. LTD. COMMENCING ON 27.2.2006 AND  
EXPIRING ON 26.2.2011 OF PORTION (D IN GP 634/2000)  
  
9172840D TRANSFER OF LEASE 8209128 TO VODAFONE NETWORK PTY. LTD.  
  
9239672 TRANSFER OF LEASE 8209128 TO CROWN CASTLE AUSTRALIA PTY. LTD.

#### NOTATIONS

##### DOCUMENTS AFFECTING THIS TITLE

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NIL

##### REGISTRAR-GENERAL'S NOTES

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PLAN FOR LEASE PURPOSES GP 146/92  
PLAN FOR LEASE PURPOSES GP 589/95  
PLAN FOR LEASE PURPOSES GP 634/00  
AMENDED TITLE - WITH NEXT DEALING LODGE CT 5398/330

END OF TEXT.



**ANNEXURE B – MANAGEMENT PLAN AREA (APPROX)**

