

The District Council of **Mount Barker**

*Lifestyle at heart
Business in mind*



Environmental Services Centre and Associated Wetlands

Community Land Management Plan

2 December 2013



**ENVIRONMENTAL SERVICES CENTRE AND ASSOCIATED
WETLANDS**

COMMUNITY LAND MANAGEMENT PLAN

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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

Part of the land described as Allotment 31 in Deposited Plan 86925 (Certificate of Title Volume 6082 Folio 105). A certificate of title is annexed (A) to this Community Land Management Plan.

The land subject to this Community Land Management Plan is approximately 139,300 m² (13.93 ha) in area.

The boundary of the subject land is illustrated in Figure 1.



Figure 1 – Aerial photo showing boundaries of the subject land

4. LAND USES AND DEVELOPMENT PLAN ZONING

Parts of the subject land have in the past been utilised for cattle grazing and waste-water management associated with the abattoir.

After the closure of the abattoir in the early 1980s, parts of the site were divided and developed for residential uses. In the mid-1980s the subject land was transferred to Council by the land owner as it was flood prone and unsuitable for residential development.

Council designated the land as Community Land and categorised it as a Park in 2004.

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

Development Approval of the Environmental Services Centre and Wetlands has been granted under a separate process. An Aboriginal Heritage Survey has been prepared for Council with recommended protocols for construction work on the subject land.

The land is zoned Community Zone in the Mt Barker Development Plan Consolidated 24 October 2013.

The Objectives of the Community Zone are:

1. A zone accommodating community, educational, recreational and health care facilities for the general public's benefit.

2. Development that is integrated in function and provides a co-ordinated base to promote efficient service delivery.
3. Development that contributes to the desired character of the zone.

Land Use:

1. The following forms of development are envisaged in the zone:

- cemetery
- community centre
- conservation work
- consulting room
- educational establishment
- entertainment, cultural and exhibition facility
- emergency services facility
- hall
- health facility
- hospital
- library
- office associated with community service
- place of worship
- public service depot
- recreation area
- theatre.

2. Development listed as non-complying is generally inappropriate.

3. Development should not be undertaken if it would inhibit or prejudice the integrated development of land within the zone for further community, educational, cultural and exhibition uses.

5. PURPOSE OF THE LAND

The land is currently classified by Council as a Park in the Community Land Register, and is managed as an undeveloped reserve.

The site includes an area that is subject to regular inundation. Part of the land has been filled in the past and is considerably higher than the original land level.

Birds SA have documented that the area supports over 60 species of birds including Black-shouldered Kites, Kestrels, Latham's Snipe, Brown and Stubble Quails. Some of the species present at the site are considered to have significance in regards to conservation status and/or migratory species. For example, Latham's Snipe is a listed RAMSAR species. Dr Kerri Muller, a wetlands ecologist, has prepared an ecological report to identify broader ecological values of the site.

Adjacent to the site, Council has been operating waste water lagoons since the 1970s which have been progressively upgraded to include biological treatment, clarification and membrane filtration. The Laratinga wetlands, downstream of the wastewater treatment plant, provide final polishing and nutrient removal prior to its discharge into Mount Barker Creek. However, since 2011, the majority of Mount Barkers treated wastewater has been re-used within the District, following disinfection, for a range of uses including parkland watering, irrigated horticulture, dust suppression and as process water for mineral processing.

6. BASIS FOR MANAGEMENT

6.1 CORE OBJECTIVES

The core objectives for the management of this portion of land are consistent with Council policies and strategies. These objectives are:

1. To protect and enhance the ecological processes of the low lying area and proposed wetlands.
2. To enhance biodiversity and maintain ecosystem function of the land.
3. To promote restoration and regeneration of habitat.
4. To facilitate passive recreational opportunities and community activities that are consistent with the other objectives of the land.
5. To facilitate community education and environmental interpretation.
6. To effectively manage public access to areas of conservation value.
7. To operate an Environmental Services Centre, incorporating a Public Services Depot, without compromising the other objectives for the land.
8. To protect adjacent wetlands and watercourses from adverse impacts from the subject land.

9. To protect the adjacent Waste Water Treatment Plant infrastructure (including underground piping) from any adverse impacts from the subject land.
10. To protect the operational aspects of the adjacent Waste Water Treatment Plant from adverse impacts from residential and commercial / industrial uses.
11. To minimise the adverse impacts of future infrastructure associated with adjacent land uses on the values and amenity of the subject land.
12. To provide a suitable level of maintenance, within Council's budgetary constraints and community expectations, to ensure amenity and safety is retained for the enjoyment of the general population.

6.2 STRATEGIC PLAN

The following objectives of Council's *Strategic Plan 2012 – 2017* are considered relevant to this Land Management Plan:

Urban Growth

Strategic Imperative

Provide a sustainable and desirable place to live, work and play through growth management and urban renewal.

Key Objectives

2.7 Incorporate the protection of the natural environment within plans for public spaces, civic precincts and urban areas

3.1 Implement actions to progress Integrated Water Management Planning including creek management across the District.

Ecological Footprint, Climate Change and Environmental Protection

Strategic Imperative

Provide environmentally sustainable solutions and programs for the benefit of current and future generations

Key Objectives

5.3 Protect and restore remnant vegetation, including scattered trees and bushland

7.2 Increase planning and operational effort for the protection, restoration and maintenance of local watercourses and associated revegetation areas

Character and Culture

Strategic Imperative

Preserve natural and built heritage and enhance social capital, cultural development and sense of place

Key Objectives

11.4 Increase awareness and understanding of natural and built heritage and landscape features

6.3 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 environmental management, open space and Local Government operations has been developed as a result of community consultation in regard to:

- DCMB (2013) *Draft Open Space, Recreation and Public Realm Strategy*
- DCMB (2012) *Strategic Plan 2012-2017*
- DCMB (2012) *Town Centre Strategy*
- DCMB (2011) *Development Plan Review*
- Government of South Australia (2010) *Mount Barker (Urban Growth) Development Plan Amendment* (by the Minister)
- DCMB (2009) *Strategic Plan 2009-2019*
- DCMB (2004) *Community Recreation and Sport Plan 2004-2007*
- DCMB (2004) *Environmental Action Plan*

Through these processes, the community has consistently expressed its strong appreciation of the natural settings and character of the District, and the contribution these make to wellbeing and quality of life.

The following agencies and organisations were consulted regarding the proposed development of the land and this Community Land Management Plan:

- Murray Darling Basin Natural Resources Management Board (MDBNRM)
- Environmental Protection Agency (EPA)
- Birds SA
- Goolwa to Wellington Local Action Planning Association (GWLAP)

An Aboriginal Heritage Survey has been drafted and consultation will be undertaken in regard to this. No on ground works will occur until the Heritage Survey is completed.

6.3.1 Social and Cultural Values

Parks provide a sense of spatial relief in built up environments; they provide opportunities for socialisation for all age groups and contribute to the local identity of an area.

Natural Areas are valued by the community for their aesthetic and scenic qualities and for the opportunities they provide to relax and escape the pressures of urban lifestyles. Research has indicated that the natural beauty of the Mount Barker District is one of the reasons people choose to reside in the area. For the District to continue to provide these opportunities to residents and visitors, it is essential that Natural Areas are conserved and protected.

The Environmental Service Centre (incorporating a Public Services Depot) will provide for the appropriate storage and management of materials and items as required from time to time in the conduct of Local Government functions. This will contribute to meeting the community's expectations regarding efficient service delivery and good governance.

Council is aware of the community interest in sustainability, and seeks to ensure this proposal is consistent with contemporary social and cultural values. The proposals for future development of the site will incorporate Ecologically Sustainable Development (ESD) principles, where practicable, including:

- Energy efficiency
- Solar passive design features
- Renewable energy generation
- Water efficiency
- Stormwater capture and reuse
- Passive security elements
- Relocatable buildings which also minimise footings
- Reuse of current infrastructure where feasible

6.3.2 Natural Heritage Values

Parks make up a significant proportion of the District's reserve network and as such, are valued highly by the community for the open space they offer and for the functions this space performs.

The presence of parks and the associated vegetation allows for improvements to air and water quality. Parks also provide habitat for native wildlife and allow for the protection of biodiversity. When parks are developed within a connective open space system, they can also act as wildlife corridors, which are essential to maintain the biological

integrity of native flora and fauna. They also allow excellent opportunities to interpret the natural environment and provide educational opportunities for people who may not visit more natural settings. For example the Parks with creeks that dissect most of the District's towns are ideal to explain the value and importance of our creek system.

Natural Areas also provide habitat for native fauna to breed, nest and feed, assist in the maintenance of biodiversity, enhance ground and surface water quality, provide examples of and protection for some stands of remnant vegetation and provide a vegetation cover for the protection of soils and other land resources.

The site includes some established trees (Eucalypt species) and a low lying wet area next to the Mount Barker Creek. This is currently in a degraded state, and is dominated by exotic grassland species. Nevertheless it does provide valuable habitat for native birds.

A report by Birds SA on the site has identified the presence of Latham's Snipe and Brown Quail. The Latham's Snipe is listed as 'Rare' under the South Australian National Parks and Wildlife Act 1972 and as a Marine species and a Migratory species under the Environment Protection and Biodiversity Conservation Act 1999. The Brown Quail is listed as 'Vulnerable' under the South Australian National Parks and Wildlife Act 1972.

The site is also known to provide habitat for another 60 species of birds, and is thus considered to have Natural Heritage values that should be protected and enhanced. With more active management as proposed in this Plan, the valuable habitat will be extended.

There is an existing area of revegetation to the northern side of the access road to the CWMS.

The site also includes a water body that is a constructed holding pond rather than a natural depression. It has been assessed by ecologist Dr Kerry Muller to have very little biodiversity value.

6.3.3 Recreational Values

The Mount Barker District's Parks and Natural Areas provide many opportunities for outdoor and nature-based recreation pursuits that are popular with residents and visitors. These opportunities are highly valued by the community and are part of the unique character of the District.

The recreational value of parks is enhanced when a broad range of high quality opportunities are provided, which are capable of meeting the needs of the majority of the population. These opportunities include physical activity, relaxation, solitude and socialisation

depending on the individual nature of the park, and the needs of the individual.

The subject land is suitable for recreational activities such as walking and cycling and other passive recreational activities such as bird watching, photography, painting, drawing, picnicking and relaxing.

Recent research has shown that walking and cycling for exercise and recreation are the two most popular sports and physical activities for persons over 16 years in our Region, with 41% and 12% participation rates respectively¹.

6.3.4 Health Values

Parks and Natural Areas in the Mount Barker District are essential to the health of the local area and wellbeing of residents. The presence of walking trails allow for the community to participate in locally based, no-cost physical activity.

The conservation of Natural Areas allows for improved environmental quality and a reduction in health problems related to air, water and soil pollution.

Wetlands typically improve water quality by filtering receiving waters and reducing suspended solid and nutrient contents before they enter the watercourse.

6.3.5 Educational and Scientific Values

Natural Areas provide opportunities for education and scientific research into a wide range of local and global issues. Education refers to developing an understanding and application of the natural environment and the many processes that affect the functioning of various plant and animal communities. Opportunities to develop skills in bush crafts and passive outdoor recreation are also provided.

The value of the natural environment in scientific research is also considerable and opportunities to further understand and appreciate the natural environment should be maximised.

The proposals for management and development of the subject land will enhance and extend the existing educational activities based at the adjacent Laratinga Wetlands.

6.4 Permitted Uses

The uses permitted on this land are operations of a field services centre, environmental management, community education, passive

¹ Office for Recreation and Sport (2012) *Out and About: Regional participation in exercise, recreation and sport in South Australia*. Regional Profile: Adelaide Hills

recreation and associated uses consistent with Council's core objectives (refer 6.1).

6.5 Other Development or Activities that may be carried out on the Land

Below is a list of development and activities that are envisaged on the land in accordance with the Community Land Management Plan objectives:

Management of potential conflicts between these varied activities on the subject land will be established by techniques such as separation distances, buffers, screening, and clustering of like activities within the site, as described in the Action Plan.

- Protection of the existing native vegetation on the site;
- Establish, enhance and maintain vegetation to provide
 - enhanced habitat and biodiversity,
 - suitable buffers for protection of water quality and ecological processes in watercourses, wetlands and flood plains
 - enhanced scenic or recreational value,
 - visual screening
 - shade or windbreaks
- Approved bush care projects and ecological restoration activities associated with the protection of flora and fauna
- Remediation works;
- Weed control
- Feral animal control
- Stormwater management and drainage
- Permanent and temporary constructed wetland basins
- Landscaping which is complimentary to the surrounding natural area e.g. swales
- Memorial avenue tree planting
- Environmental educational activities
- Interpretation of ecological processes, environmental and waste management practices
- Other community activities and gatherings where consistent with permitted uses and objectives for the land
- Visitor facilities pursuant to the permitted uses for the land;
- Passive recreational activities and construction of facilities to cater for these activities where consistent with permitted uses, including
 - Cycleway
 - Walking trail
 - Picnic area
 - Bird hide
 - Viewing platform
- Signage
- Operation of a Public Services Depot for municipal works, including civil, road and horticultural

- Operation of a plant nursery
- Horticulture
- Office activities associated with municipal works, such as engineering design, plant management, CWMS management, depot management administration, and staff training
- CWMS control area
- Work sheds
- Storage required in connection with the maintenance and/or operation of the land;
- Public utility infrastructure;
- Temporary storage of construction and consumable materials such as stone, crushed rock, cement, woodchips and mulch, in constructed bins, and / or under cover.
- Temporary storage of impounded vehicles and other items
- Permanent storage for signage, small equipment and pallets
- Storage and maintenance of municipal plant and equipment, such as trucks, rollers, graders, trailers, utilities, tractors, mowers and other plant.
- Vehicle washing bay
- Vehicular access and parking pursuant to the permitted uses for the land, and the adjacent facilities
- Fencing of the Environmental Services Centre depot area
- Access for maintenance

6.6 Remainder of Land

Part of the remaining land on Certificate of Title Volume 6082 Folio 105 is proposed to be subject to a separate Community Land Management Plan a further part of the land adjoining the WWTP has been designated Operational Land .

6.7 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:

Development Act 1993
 Disability Discrimination Act 1992 (Commonwealth)
 Environment Protection Act 1994
 Environment Protection (Water Quality) Policy 2003.
 Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)
 National Parks and Wildlife Act 1972
 Natural Resources Management Act 2004
 South Australian Public Health Act 2011
 Building Code of Australia
 EPA licence conditions.

6.8 Public Access

The natural areas of the site should be accessible to local communities and visitors whilst being safe, functional and sensitive to local culture and heritage. Once established, natural areas should be protected and enhanced where appropriate for current and future generations.

Provision of access to the Environmental Services Centre will be limited for security and safety reasons.

Artificial illumination will be minimised and limited to the car-park and buildings in order to minimise any adverse impacts on nocturnal fauna species and to discourage after dark use of the site by the public.

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 managed the subject land as an undeveloped reserve since 2004. It has been managed with a minimum level of maintenance.

An important adjacent activity is the Springs Road Wastewater Treatment Plant (WWTP), a key component of the Community Wastewater Management Scheme (CWMS), operated by Council.

The adjacent Laratinga Wetland is an artificially created wetland that serves to polish the treated wastewater by removing residual nutrients prior to their discharge to Mount Barker Creek. The wetland also provides an important community recreation facility and wildlife refuge.

There is an existing access road that services the site and the WWTP infrastructure. The WWTP lagoons are not subject to this Plan.

Concerns were raised by the EPA and the MDB NRM Board in 2012 that the site was operating as an unlicensed waste receiving depot. This has since been resolved with the removal (off-site) of stockpiled materials, with testing of the material confirming the absence of any residual contamination. Further excavation of fill material is not proposed.

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 the site should be managed. Key influencing factors are as follows:

Maintaining a balance between the preservation and enhancement of habitat and providing appropriate community access.

Influence of the adjoining WWTP.

7.2 Adjacent land uses

Increased demand for recreational activity, waste-water treatment and management services and infrastructure on sites adjacent to the subject land may impact on the site.

7.3 Legislation and regulatory changes

Changes to legislation may impact on the management of the site.

7.4 Climatic conditions

Local environmental conditions such as unusually dry or extended wet conditions may impact on ecological processes on the site such as the availability of stormwater for maintaining the artificial wetland. In addition, broader climatic conditions may impact on the presence of certain species such as migratory birds.

7.5 Population growth

Planned population growth in the District is likely to result in increased use of recreational infrastructure that bounds the site to the west and south.

Population growth will also impact on the level of activity and services provided from the Public Services Depot in the Environmental Services Centre. The proposed Depot is anticipated to be able to meet the medium term demand for services, and no expansion of the physical footprint of the depot is anticipated.

7.6 Community Involvement

The role of local residents is especially important in the restoration and ongoing protection of Natural Areas. Numerous groups are involved with the protection and rehabilitation of Natural Area reserves including Catchment Management groups, Bush for Life, Bushcare, Landcare and Friends groups, service groups such as Lions and Rotary and user groups such as walking clubs, residents and tourists.

Such groups enable residents to become involved in the management of Natural Areas. The involvement of the community in caring for Natural Areas is integral to their effective management and will continue to be supported. In managing these volunteer programs, Council will endeavour to ensure the volunteer role is meaningful and that volunteers are able to achieve social, educational and health benefits as reward for their efforts.

The execution of the CLMP for the site may also involve other organisations as formal partners (eg TAFESA, Birds SA). Any change to their willingness to partner with Council, or to the Council's capacity to participate in the partnerships, may impact on the achievement of the objectives.

7.6 Technological changes

Future technological changes have the potential to impact on the operations on the Public Services Depot and the adjacent WWTP.

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

Council proposes to develop the land principally as

- an 'Environmental Services Centre' which provides a new Public Services Depot as well as an environmental education and interpretation facility,
- a natural area that supports and enhances conservation and passive recreation activities, including new wetlands, grasslands and viewing areas, and
- additional recreational trails linked to the main Laratinga Trail.

9. PERFORMANCE TARGETS & MEASUREMENT

The performance targets for the land are set out in the Action Plan.

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 had a period of community consultation and community feedback was considered before the Management Plan was formally adopted by Council.

14. REVIEW OF MANAGEMENT PLAN

This Management Plan will be reviewed every 5 years.

15. RESPONSIBLE DEPARTMENT

The Council Services 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.

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
Protect and enhance the ecological processes of the watercourses, including flood plain and wetlands	Achieve zero off site impact associated with construction activities on the site	<p>Undertake soil and water chemistry testing in order to mitigate risks associated with earthworks for the proposed wetlands, buildings and other onsite construction.</p> <p>Environmental and ecological risk management assessment of site activities prior to construction, including timing of activities.</p> <p>Incorporate environmental and ecological risk management into contracts for construction activities.</p>	<p>Testing of water for suspended solids arising from site works during winter can be conducted where risks are anticipated. Standard construction site stormwater water quality protection measures will be taken as per the EPAs Environment (Protection (Water Quality) Policy 2003 and the Stormwater Pollution Prevention Code Of Practice for the Building and Construction Industry.</p> <p>Environmental and ecological risk management assessment undertaken by qualified person.</p> <p>Risk management assessment implemented and leads to operation changes should issues be identified.</p>	2013/14

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
	Achieve EPA water quality requirements	Use of chemicals, including glyphosate and fertilisers, is to be in accordance with site specific maintenance guidelines	Ongoing monitoring of water quality for water held on site and water entering receiving body (Mt Barker Creek)	Ongoing DCMB
	Increase and improve riparian vegetation (around the wetlands)	<p>Design and manage wetland to include water regimes and maximum depths to facilitate the growth of a wide range of wetland plants</p> <p>Planting around the wetland edges of recommended species to provide shelter and habitat.</p> <p>Undertake control of dominance of certain species.</p> <p>Staged rehabilitation of floodplain to reinstate native grass species and progressively remove exotic grasses.</p> <p>Incorporates consideration of ecological processes into maintenance schedule (eg slashing)</p>	<p>Wetland design by qualified person and recommendation of wetlands ecologist incorporated into design</p> <p>Recommendation of ecologist incorporating into planting schedule</p> <p>Assess existing vegetation</p> <p>Monitor change over time</p> <p>Appropriate local provenance plant species used where available.</p> <p>Maintenance schedule clearly incorporates consideration of ecological processes</p>	13/14 Project Team Ongoing
Enhance biodiversity and maintain ecosystem function of the land and watercourses	No negative impacts on EPBC Act and NPW Act listed species from activity on the site	<p>Prepare and implement a Recovery Plan or Threat Abatement Plan under relevant legislation.</p> <p>Establish an exclusion zone and</p>	<p>Recovery or Threat Abatement Plans prepared and implemented where relevant</p> <p>Exclusion zone incorporated into</p>	Project Team

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
	Minimise loss of species	<p>screen plantings of approximately 20-30 m around the snipe habitats to prevent disturbance of these birds</p> <p>Discourage public access to sensitive areas in breeding season (Sept – March) to protect bird breeding areas from intrusion</p> <p>Maintain open grassland character of areas currently providing habitat for grassland bird species (quails, black-shouldered kite and other species)</p> <p>Maintain this as a ‘dog on leash’ area</p>	<p>design</p> <p>Minimise reduction of grassland area</p> <p>Appropriate signage in place regarding dogs</p>	
Promote restoration and regeneration of habitat	Increase the area, quality and diversity of habitat on the site	<p>Plan of revegetation and restoration incorporating recommendations of ecologist</p> <p>Management of constructed wetland to incorporate annual wet/dry cycle to promote variety of biodiversity</p> <p>Local native species and local seed used in revegetation where practicable</p>	<p>Plan prepared and implemented</p> <p>Site monitoring shows improved biodiversity over time</p>	<p>Open Space and Environment Unit</p> <p>Project Team</p>
Facilitate passive recreational opportunities and community activities that are consistent with the other objectives of	Ensure recreation facilities are safe for the general public	Establish new trails, seating, bird hide and associated infrastructure that cater for passive recreation and appreciation of nature	Inspection and maintenance in accordance with reserve classification	Project Team/ Open Space and Environment Unit

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
the land		Discourage use of recreational areas outside of daylight hours except for special events		
	Ensure no negative impacts on habitat values from recreational usage	Design clearly allocated and separates valuable conservation areas from recreational areas Signage and other public education activities regarding conservation values of the site Minimise lighting to essential areas such as carpark. Do not light trail areas.	Site monitoring and recording of activity and incidents that impact the conservation values	Environmental Project Officer : with resourcing ongoing
Facilitate community education and environmental interpretation	Ensure no negative impacts on habitat values from educational usage	Design and produce a range of innovative interpretive and educational materials Conduct tours and other educational activities Make available a space dedicated to community environmental education	Signage installed Number of tours and activities conducted annually The number of patrons using the environmental facilities located at the site.	Environmental Project Officer and Open Space and Environment Unit with resourcing
Effectively manage public access to areas of conservation value	Effective exclusion of incompatible activities	Access designed to minimise disturbance to areas of ecological value and known habitat areas. Design screening planting for grassland habitat to counteract the increase in activity, noise and human	Implementation of site design and planting schedule to establish the screens and buffers to conservation areas Ongoing monitoring and implementation of appropriate	Environmental Project Officer : Ongoing technical advice Field Services Unit – works

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
		presence in the area and adjacent areas following development.	design responses to address issues	
Operate an Environmental Services Centre without compromising the other objectives for the land	No adverse impacts from Environmental Services Centre	Buffering of areas of environmental value from activities within the depot compound and associated car parking.		Open Space and Environment Unit Field Services Unit
Protect adjacent wetlands and watercourses from adverse impacts from the subject land	No adverse effects on Mount Barker Creek or adjacent wetlands	Develop environmental risk assessment for all procedures at Environmental Services Centre that have potential to impact on water bodies		
Protect the adjacent Waste Water Treatment Plant infrastructure and operations from any adverse impacts from the subject land.	No adverse impacts on WWTP infrastructure and operations.	Areas are operated separately, and fenced. No activities are anticipated that would pose a threat to WWTP.		CWMS/ Open Space and Environment Unit
Minimise the adverse impacts of future infrastructure associated with adjacent land uses on the values and amenity of the subject land.	Future infrastructure planning minimises impact on the subject land	Council direction given that protection of the site values is prioritised in project briefs for new infrastructure or infrastructure maintenance	No damage to site values as result of future infrastructure works Integrated Planning	CWMS/ Laratinga Reserve Management Group

Objective	Performance Target	Means of Achievement (Action)	Manner of Assessment (Performance Indicator)	Timeframe and Responsibility
Provide a suitable level of maintenance within Council's budgetary constraints and community expectations to ensure the land is safe for the general public	Level of development and maintenance to be consistent with Council's Open Space and Public Realm Strategy and asset management plans	Design criteria for the site will include consideration of cost effective maintenance	Area is maintained to agreed standard within budget	Field Services Unit Open Space and Environment Unit

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 6082 FOLIO 105 *

COST : \$25.00 (GST exempt)	PARENT TITLE : CT 6079/328
REGION : EMAIL	AUTHORITY : RTC 11615190
AGENT : LGB2P BOX NO : 000	DATE OF ISSUE : 15/08/2011
SEARCHED ON : 02/11/2012 AT : 14:05:20	EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE

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

DESCRIPTION OF LAND

ALLOTMENT 31 DEPOSITED PLAN 86925
IN THE AREA NAMED MOUNT BARKER
HUNDRED OF MACCLESFIELD

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED E FOR WATER SUPPLY PURPOSES
(T 7571067)

SUBJECT TO THE EASEMENT OVER THE LAND MARKED H FOR DRAINAGE PURPOSES TO
THE COUNCIL FOR THE AREA (RTD 7705544)

SUBJECT TO THE EASEMENT OVER THE LAND MARKED P FOR WATER SUPPLY PURPOSES
TO THE SOUTH AUSTRALIAN WATER CORPORATION (TG 8269569)

SUBJECT TO EASEMENTS OVER THE LAND MARKED D FOR WATER SUPPLY PURPOSES (TG
7559421 TG 7559424 TG 7559427 T 7559430 T 7559433 T 7571067 AND T 7601513)

SUBJECT TO EASEMENTS OVER THE LAND MARKED G FOR WATER SUPPLY PURPOSES (TG
7559421 TG 7559424 TG 7559427 T 7559430 T 7559433 AND T 7601513)

SUBJECT TO EASEMENTS OVER THE LAND MARKED Q AND R FOR THE TRANSMISSION OF
ELECTRICITY BY UNDERGROUND CABLE TO DISTRIBUTION LESSOR CORPORATION
(SUBJECT TO LEASE 8890000) (RTC 9290404 AND RTC 9626189 RESPECTIVELY)

SUBJECT TO EASEMENTS OVER THE LAND MARKED F FOR WATER SUPPLY PURPOSES (TG
7559421 TG 7559424 TG 7559427 T 7559430 AND T 7559433)

SUBJECT TO EASEMENTS OVER THE LAND MARKED G (TG 7559421 TG 7559424 TG
7559427 T 7559430 T 7559433 T 7571067 AND T 7601513)

SUBJECT TO THE EASEMENT FOR DRAINAGE PURPOSES AS PROVIDED FOR BY SECTION
223 1g (2) OF THE REAL PROPERTY ACT 1886 OVER THE LAND MARKED C AND M

CONT.



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 6082 FOLIO 105 *

REGION : EMAIL	PARENT TITLE : CT 6079/328
AGENT : LGB2P BOX NO : 000	AUTHORITY : RTC 11615190
SEARCHED ON : 02/11/2012 AT : 14:05:20	DATE OF ISSUE : 15/08/2011
	EDITION : 1

EASEMENTS

TOGETHER WITH THE EASEMENT OVER THE LAND MARKED J APPURTENANT ONLY TO THE
LAND MARKED X (T 7571067)

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

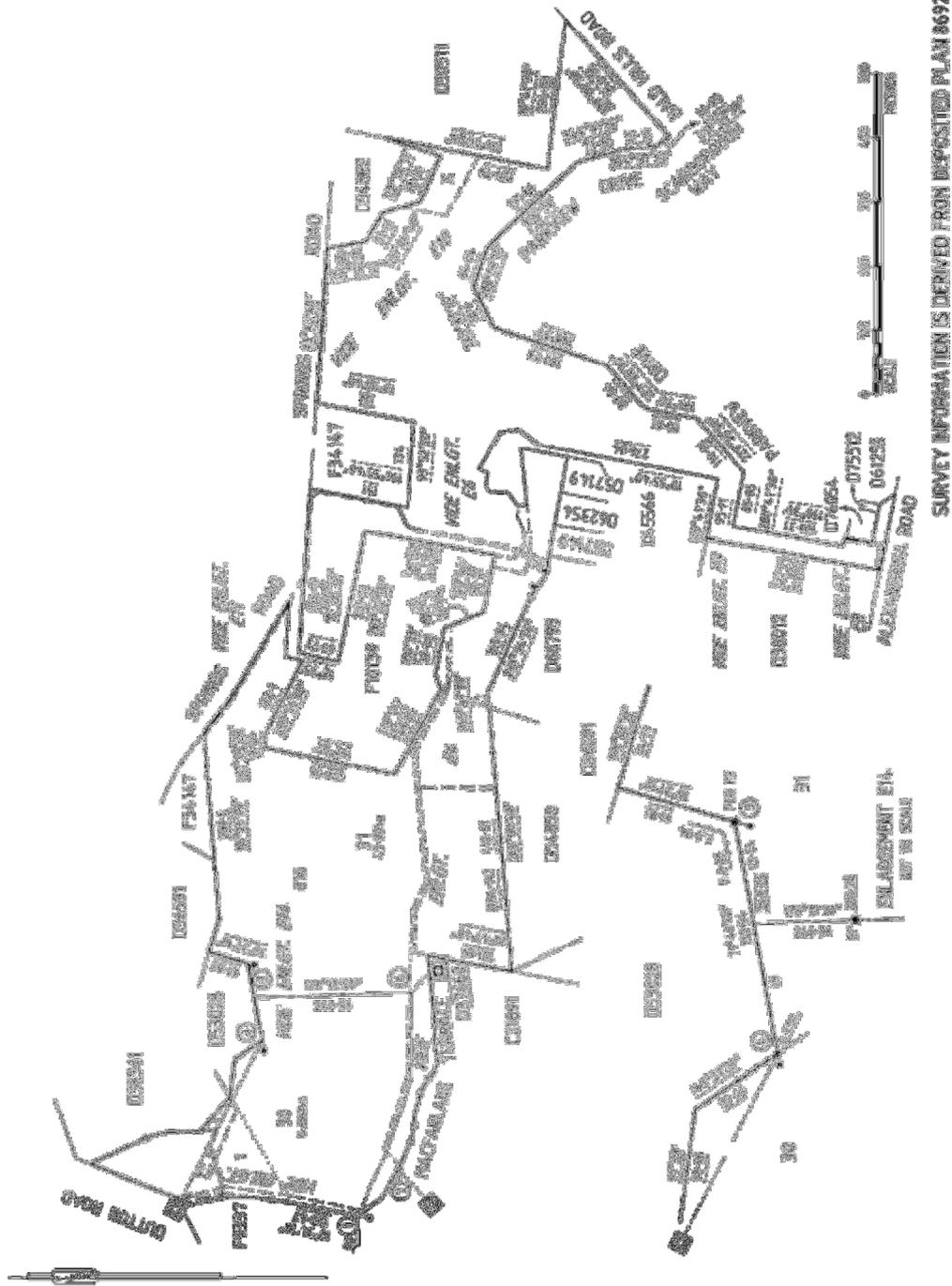
NIL

REGISTRAR-GENERAL'S NOTES

NIL

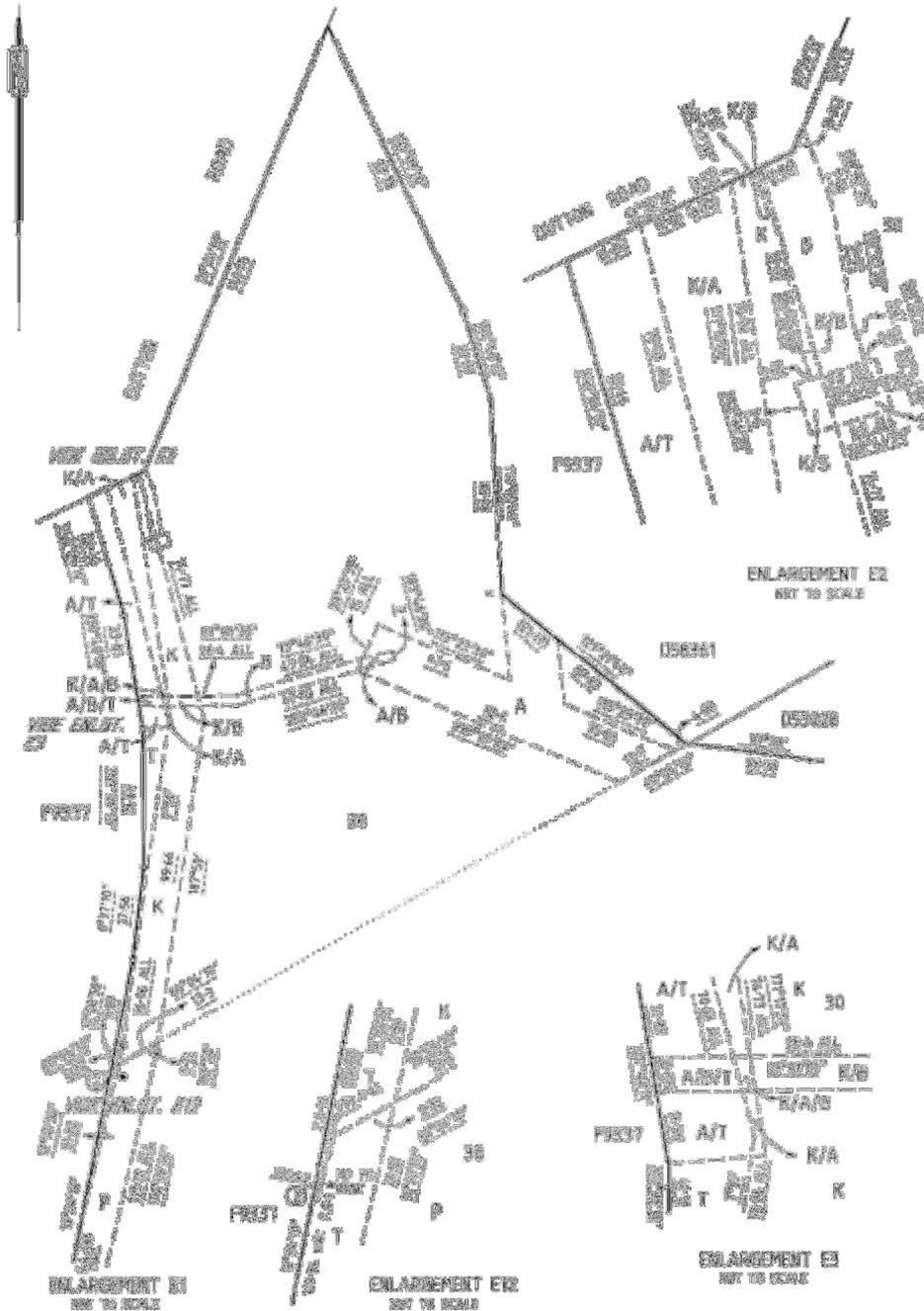
END OF TEXT.

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6082 FOLIO 105
SEARCH DATE : 02/11/2012 TIME: 14:05:20

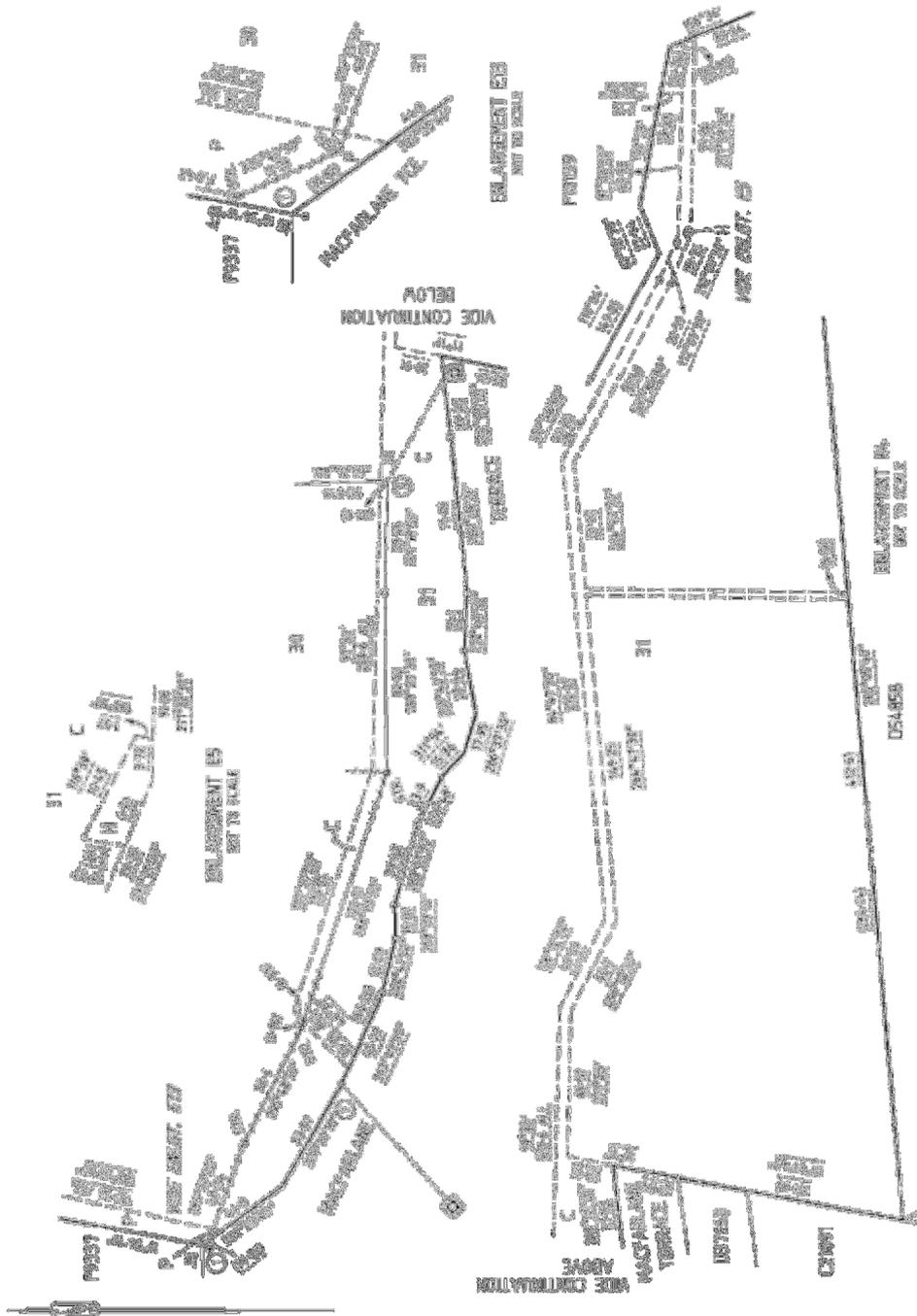


SURVEY INFORMATION IS DERIVED FROM DEPOSITED PLAN 86925

LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA
DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 6082 FOLIO 105
SEARCH DATE : 02/11/2012 TIME: 14:05:20



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