

Community Land Management Plan

Community Wastewater Management Systems (CL004, CL102)



1. INTRODUCTION

This community land management plan (**the CLMP**) has been prepared by the District Council of Grant (**the Council**) in fulfilment of its obligations under Section 196 of the *Local Government Act 1999* (**the Act**).

2. IDENTITY OF LAND TO WHICH THIS PLAN APPLIES

Common Name	Location	Ref.	Ownership
Pelican Point CWMS Treatment System	243 Pelican Point Road, Pelican Point	CL004	The District Council of Grant
Legal Description			
Section 373, Hundred of Kongorong, Certificate of Title Volume 662, Folio 92			
Common Name	Location	Ref.	Ownership
Pelican Point CWMS Pumping Station	Lot 60 Newton Road, Pelican Point	CL102	The Crown (under the care, control and management of the District Council of Grant)
Legal Description			
Allotment 60, Deposited Plan 52958, Hundred of Kongorong, Crown Record Volume 5800, Folio 217			

3. NATURE OF ANY TRUST, DEDICATION OR RESTRICTION

The Land is dedicated for pumping station purposes pursuant to the *Crown Lands Act 1929* (SA), by Government Gazette dated 25 November 1999 at page 2441. The dedication of the Land continues in force under the provisions of the *Crown Land Management Act 2009* (SA).

4. REASON WHY MANAGEMENT PLAN IS REQUIRED

4.1. This CLMP is required for the Land because:

4.1.1. portion of the Land is, or is to be, occupied under a lease or licence;

4.1.2. portion of the Land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

5. PROVISIONS REQUIRED BY OWNER

The Council must manage any Crown Land in accordance with the dedicated purpose, pursuant to the *Crown Land Management Act 2009* (SA).

The Council are currently a party to the First Nations of the South East #1 which is anticipated to amend the Native Title status of several parcels within Council's area. The Council must manage any Land where Native Title has been recognised in accordance with the requirements under the *Commonwealth Native Title Act 1993*.

6. PURPOSE FOR WHICH THE LAND IS HELD BY COUNCIL

Land owned or controlled by Council to be used for Community Wastewater Management Systems (CWMS) facilities to collect, treat, re-use and/or dispose of primary treated effluent from septic tanks on individual properties.

7. POLICIES AND PROPOSALS FOR MANAGEMENT OF THE LAND

7.1. Council Policies

The following policies / plans have some direct or indirect application to the Land as at the date of this CLMP. Council policies and plans undergo regular review, and may be amended, superseded or replaced:

- Disposal of Land Other Assets Policy;

- CWMS Policy;
- Customer Charter – Sewerage & CWMS Services;
- Public Consultation Policy;
- Strategic Management Plan 2020 – 2030;
- CWMS Asset Management Plan 2019-2029.

7.2. Council By-laws

The Council has established by-laws under the Act. The following by-laws have been identified as relevant to the management of the Land:

- By-Law 1 - Permits and Penalties; and
- By-Law 2 - Local Government Land.

The Council may from time to time revoke and/or replace its by-laws.

7.3. Proposals for Management of the Land

7.3.1. The Land is to be managed consistently with its dedication and with any applicable Council policies and plans.

8. OBJECTIVES FOR MANAGEMENT OF THE LAND

8.1. The objectives for the management of the Land are:

- 8.1.1. to provide and maintain land to support Community Wastewater Management Systems (CWMS) facilities for the collection, treatment, re-use and/or disposal of primary treated effluent from septic tanks on individual properties;
- 8.1.2. to provide a well maintained and suitable wastewater collection and disposal system which meets community needs;
- 8.1.3. to maintain public health standards and prevent environmental harm.

9. LEASES, LICENCES AND PERMITS

9.1. Subject to the provisions of the Act and the *Crown Land Management Act 2009*, the granting of exclusive and non-exclusive leases and licences over the Land or part of the Land for the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of Section 202(3) of the Act in relation to the Land:

- 9.1.1. to support ongoing occupation of the Land for Community Wastewater Management Systems (CWMS) purposes;
- 9.1.2. to provide and maintain land and infrastructure for suitable wastewater collection and disposal system which meets community needs;
- 9.1.3. to support ongoing occupation, use, management and upkeep of buildings, land and other community assets;
- 9.1.4. to enable temporary use of buildings and/or land for specific functions, activities and events;
- 9.1.5. to allow for the provision of essential infrastructure for the provision of electricity, gas, water, internet and telecommunications services; and
- 9.1.6. to allow for business uses of the Land that are consistent with or ancillary to the above purposes;

- 9.2. The granting of permits for one or more of the following purposes (in no particular order) is consistent with this CLMP and is authorised for the purposes of Section 202(3) of the Act in relation to the Land:
- 9.2.1. to enable temporary use of the Land for specific functions, activities and events.
 - 9.2.2. to support ongoing occupation of the Land for wastewater collection and disposal purposes.
- 9.3. As at the date of this CLMP there are no occupancy arrangements over the Land via lease or licence pursuant to an arrangement with the Council.
- 9.4. Other than where rights of occupation are granted in leases and licences, the Land is available for community use at all other times.

10. MANAGEMENT OBJECTIVES, PERFORMANCE TARGETS AND MEASURES

Objective	Performance Target	Performance Measure
Access and Use		
To provide a well maintained and suitable wastewater collection and disposal system.	Provide adequate effluent disposal systems to maintain public health standards and prevent environmental harm.	Low level of risk to personal and environmental health. SA Health Department and EPA standards are met.
Amenity		
To provide and manage community infrastructure and physical assets in a safe, functional, sustainable and efficient manner, appropriate to identified levels of service.	Assets are effectively managed to meet the needs of users and in accordance with Council's asset management plans.	Council's asset management plans are reviewed and requisite actions are implemented.
Community Involvement		
To ensure the community is provided the opportunity to be informed and contribute to the management of and decisions about community land.	Council consults with the community before adopting any changes to its Community Land Management Plans in accordance with legislation and Council policy.	Plans and land register is publicly available and consultation is undertaken in accordance with Council policy.
Governance		
To meet legislative and Council policy and legal requirements regarding community land and management of CWMS.	Council's Community Land Management Plan and CWMS infrastructure meets the requirements of all application legislation and due consideration has been given to all Council policies and by-laws during their development.	Council endorsed compliant management plan and register for community land and CWMS Asset Management Plan.
Safety and Enjoyment		
To identify potential hazards in a timely manner to minimise Council exposure to complaints, compensation claims and litigation.	Potential hazards are identified and eliminated and damaged equipment and infrastructure is repaired as soon as practicable or removed if damaged beyond repair and dangerous.	An appropriate inspection and maintenance program for high use areas has been implemented within resource constraints.
To minimise real and perceived adverse impacts on nearby residents as a result of the facility.	No adverse impacts are reported by nearby residents.	Number of complaints from nearby residents.

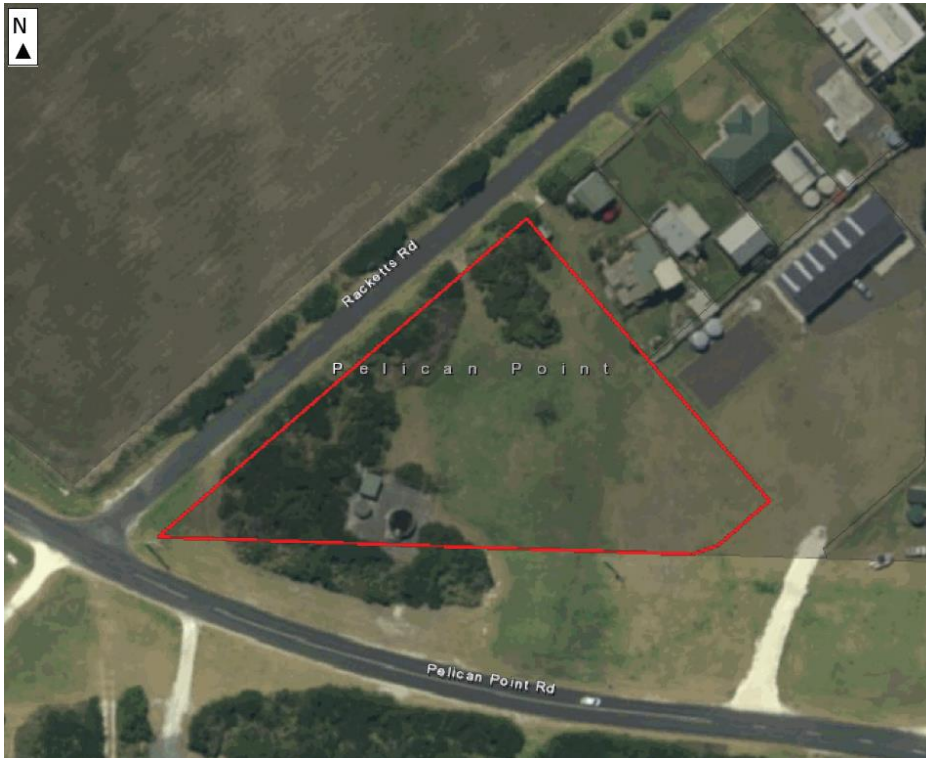
11. NOTES

The sequence of dot points and numbering of purposes, objectives, policies, proposals and performance targets and measures listed within this CLMP do not infer a hierarchy or order of priority.

This Community Land Management Plan was considered at the Ordinary Meeting of Council on 17 April 2023 and endorsed to be published for public consultation with the landowner and the community [minute reference 23077]. This Community Land Management Plan was further considered at the Ordinary Meeting of Council on 19 June 2023 and adopted [minute reference 23126].

12. MAP

CL004:



CL102:

