

# **PLAN OF MANAGEMENT**

## **MURRAY VALLEY INDUSTRY PARK RESERVE**

**RESERVE No. 1013408**



## PLAN OF MANAGEMENT DOCUMENT CONTROL

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## 1 KEY INFORMATION

The Murray Valley Industry Park Reserve Plan of Management (Plan of Management) has been prepared by Edward River Council (Council) to provide direction regarding the use and management of the Murray Valley Industry Park – Crown Reserve 1013408. This Plan of Management is required in accordance with Section 3.23 of the *Crown Land Management Act 2016* and Section 36 of the *Local Government Act 1993*.

The Plan of Management outlines the way the reserve will be used and provides the framework for Council to follow in relation to the Leasing, Licensing and Permit processes for the land. The Plan may be used to determine the allocation of resources and funds.

## 2 INTRODUCTION

### 2.1 Background

Edward River Council was proclaimed on 12 May 2016, following the amalgamation of the former Conargo Shire Council and Deniliquin Council into one strong, cohesive and dynamic organisation. Deniliquin is located approximately 725km south west of Sydney and 285km north east of Melbourne. The Council is situated within the Murray region of New South Wales and close to the Victorian border. It shares borders with Hay Shire to the north, Murrumbidgee Council to the east, Murray River Council to the south-west and Berrigan Council to south-east.

The Council provides services and support to a community of approximately 9,000 permanent residents across a region covering 8,881 square kilometres, including the town of Deniliquin and the six rural villages of Blighty, Booroorban, Conargo, Mayrung, Pretty Pine and Wanganella. A map of the local government area is shown below in **Figure 1**.

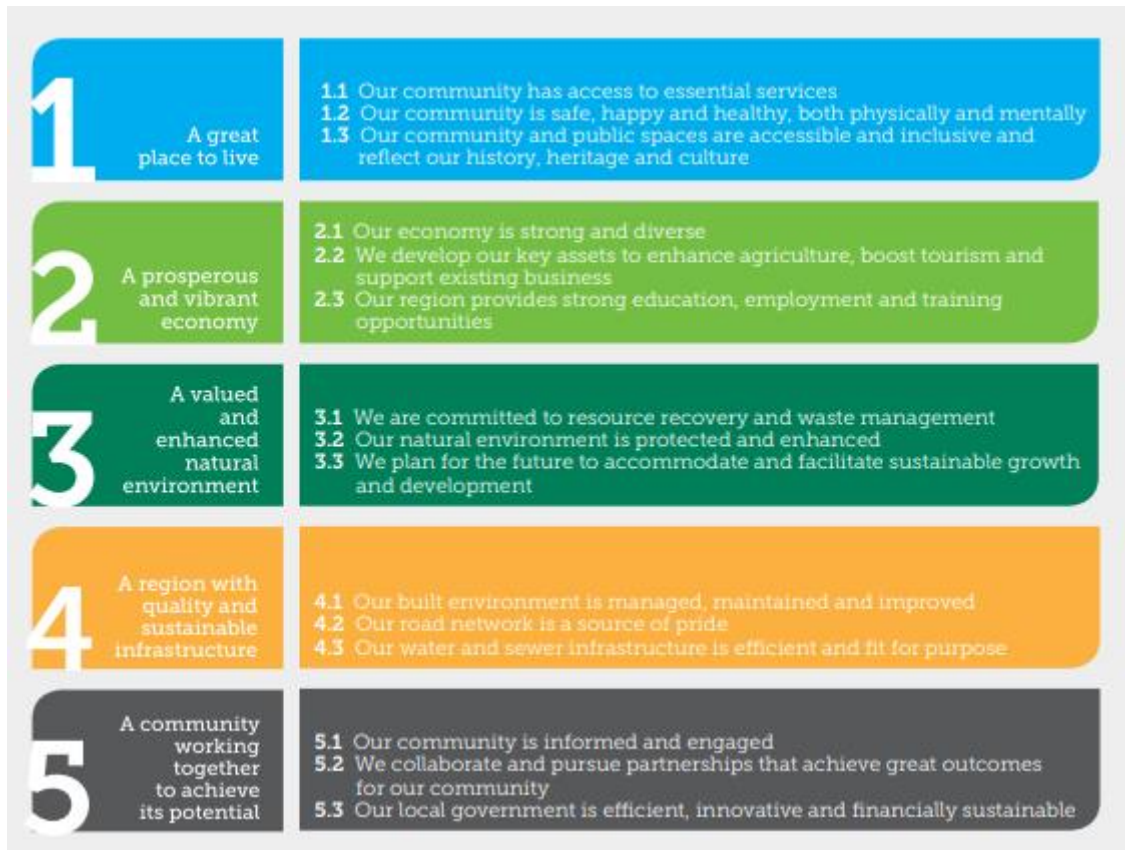


**Figure 1** - Edward River Council Local Government Area

Edward River Council is responsible for care and control of many community land parcels. With the introduction of the *Crown Land Management Act 2016*, Council has been appointed the Crown Land Manager for all Crown reserves where it was previously the reserve trust manager under the revoked Crown Lands Act 1989. Council now manages these Crown reserves as if the land is 'community land' under the provisions of the *Local Government Act 1993*.

## 2.2 Strategic and Corporate Objectives

Edward River Council has set out several strategic objectives in the Community Strategic Plan, as shown below in **Figure 2**:

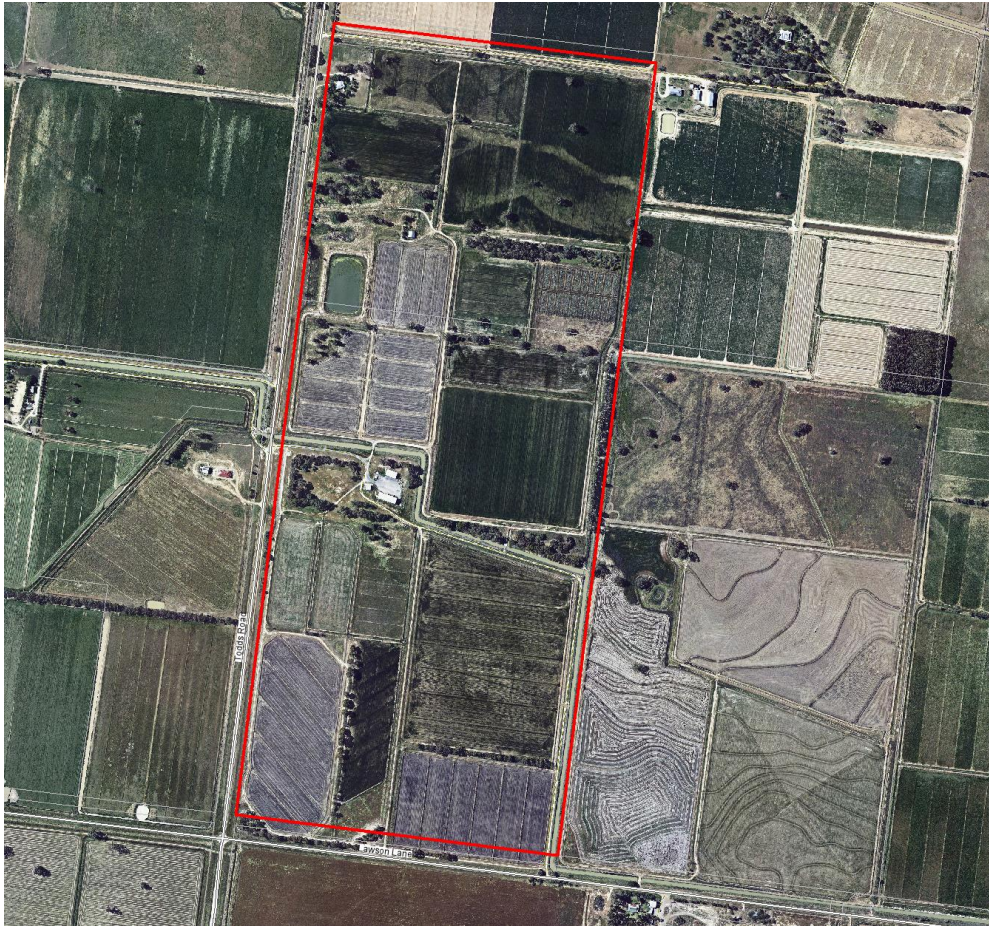


**Figure 2** – Edward River Council’s Strategic Objectives from the Community Strategic Plan

## 2.3 Land to Which this Plan Applies

The land to which this plan applies is Crown Reserve 1013408 and is contained in Lot 1 DP 262203, Lot 102 DP 756335 Parish Wandook, County Townsend. The reserve is located on the north side of Deniliquin accessed by Todds Lane off Moonee Swamp Road. The land contains a total of 995,334.01m<sup>2</sup>. The reserve for Murray Valley Industry Park Reserve was gazette on 11 May 2007 and was set aside for Rural Services. Murray Valley Industry Park is situated seven kilometres east of Deniliquin, the Murray Valley Industry Park (MVIP) is approximately 100 hectares in area and has been developed to comply with Berriquin Land and Water Management plan best practices. An aerial photograph, outlining the extents of the reserve, is shown below in **Figure 3**.





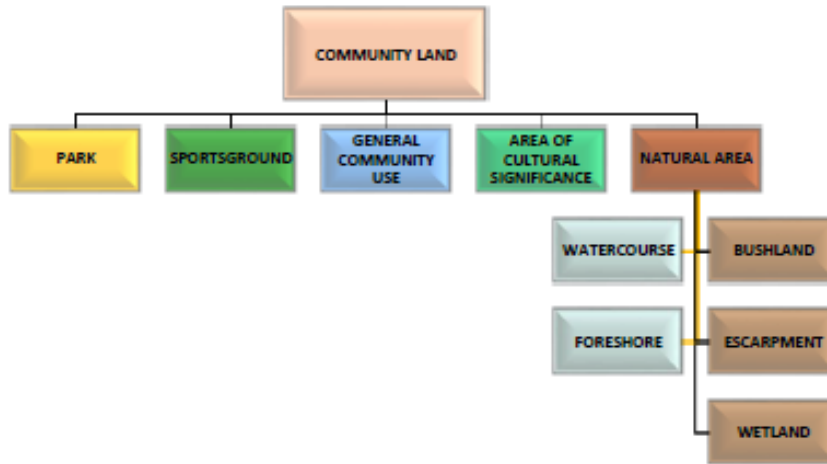
**Figure 3** – Aerial Photograph of Murray Valley Industry Park Reserve (Reserve No. 1013408)

## **2.4** *Land Ownership*

Murray Valley Industry Park Reserve 1013408 is owned by the State of NSW as Crown land and is managed by Edward River Council as Crown Land Manager under the Crown Land Management Act 2016.

## **2.5** *Categorisation of the Reserve*

Under Section 3.23(2) of the Crown Land management Act 2016, Council Crown Land managers must assign to all Crown Land under their management one or more initial categories of community land referred to in section 36 of the Local Government Act 1993.



**Figure 4** – Categories of Community Land referred to in Section 36 of the *Local Government Act 1993*

Council must assign a category that they consider to be most closely related to the purpose(s) that the land is dedicated or reserved. Multiple categories are assigned to Crown land where the Crown land is subject to multiple reservations and/or dedications.

The degree to which the reserve purpose relates to the assigned category of the land is important for ongoing management of the land. This is because Council must obtain Native Title Manager advice as to the validity of the activities that they wish to undertake on the land prior to dealing with it.

In the case of Murray Valley Industry Park, Council has requested and obtained initial categorisation of:

- **General Community Use** for the purpose of **Rural Services**

The category was approved by the Minister administering the *Crown Land Management Act 2016* in relation to the reserve. Council does not propose to alter the initial categories assigned by the Minister by this Plan of Management because the assigned categories most closely align with the reserved purposes of the land and its usage.

The core objectives for management of community land categorised as general community use are to promote, encourage and provide for the use of the land, and to provide facilities on the land, to meet the current and future needs of the local community and of the wider public:

- (a) in relation to public recreation and the physical, cultural, social and intellectual welfare or development of individual members of the public, and
- (b) in relation to purposes for which a lease, licence or other estate may be granted in respect of the land (other than the provision of public utilities and works associated with or ancillary to public utilities).

Activities of the land will reflect the intent of the public purpose and will be assessed for compliance with relevant Local Government and Crown Lands legislation. This includes assessment of that activity under the *Native Title Act 1993*.

Use of the land for any activity is subject to the application and approval. Assessment will consider compliance with the objectives and relationship to that impact on the public purpose for the which the land was set aside. Other uses that do not comply with this Plan of Management or zoning of the land under Council's Local Environmental Plan will not be considered.

### **3 RELEVANT LEGISLATION, POLICIES AND PROCEDURES**

#### **3.1 *Local Government Act 1993 and Local Government (General) Regulations 2005***

Under section 36(1) of the *Local Government Act 1993*, Plans of Management must be prepared for all community land. Community land is land which is kept for use of the general public. Clause 101(2) of the *Local Government General Regulation 2005* requires Council to have regard to the guidelines for categorisation of community land set out in Clauses 102 to 111 of that regulation.

This Plan of Management has been prepared in accordance with the *Local Government Act 1993* using the land categories approved by the Minister administering the *Crown Land Management Act 2016*. The minimum requirements for a Plan of Management are set out under section 36(3) of the *Local Government Act 1993*.

A Plan of Management must identify

- the category of the land
- the objective and performance targets of the plan with respect to the land
- the means by which Council proposes to assess its performance with respect to the plan's objectives and performance targets

These conditions may require the approval of Council for the carrying out of any specified activity on the land.

Section 36 (3A) specifies that for Plans of Management that are specific to one area of land, must also describe

- the condition of the land as at the adoption of the plan
  - the buildings on the land as at adoption, and
  - the use of the buildings and the land as at adoption
- Additionally, the Plan must also state the purposes for which the land will be allowed to be used and the scale and intensity of that use.

Sections 36E – 36N of the *Local Government Act 1993* specifies the core objectives for the management of each category of community land.

#### **3.2 *Crown Land Management Act 2016***

Division 3.6 of the *Crown Lands Management Act 2016* deals with the requirements that Council must meet in relation to Plans of Management and other Plans.

Section 3.23(6) of the *Crown Land Management Act 2016* requires Council to adopt a Plan of Management for any Crown reserve for which it is appointed Crown Land Manager, and that is classified as community land under the *Local Government Act 1993*.

#### **3.3 *Native Title Act 1993 (Federal)***

All activities on the land must address the issue of native title. Whilst a successful claim for native title will lead to official recognition of native title rights, native title rights are considered to pre-date such recognition. Native title can therefore be relevant to activities carried out on the land even if no native title claim has been made or registered.

The native title process must be considered for each activity on the land and a native title assessment must be undertaken. Almost all activities and public works carried out on the land will affect native title and require validation of the future act procedures in Division 3 of the *Native Title Act* by Council's Native Title Manager.

### **3.4 *Aboriginal Land Rights Act 1983***

In New South Wales, Aboriginal Land Rights sits alongside native title and allows Aboriginal Land Council's to claim 'claimable' Crown land.

Generally, the *Aboriginal Land Rights Act* is directed at allowing Council's to claim Crown land that is unlawfully used or occupied. If a claim is successful, the freehold estate of the land is transferred to the Land Council.

Council is mindful that any activity on Crown land is lawful in relation to the reserve purpose of the land and that it ensures that Crown land under its control is always lawfully used and occupied.

When planning an activity of the land such as the issue of a lease or licence or any public works, Council is expected to search to determine whether an Aboriginal Land Rights claim has been made in relation to the land. If a claim is registered, the activity must be postponed until the claim is resolved.

Strategies which allow Council to validly carry out a project or activity under the *Native Title Act* may not deal with project risks arising in relation to the *Aboriginal Land Rights Act*.

### **3.5 *Biodiversity Conservation Act 2016***

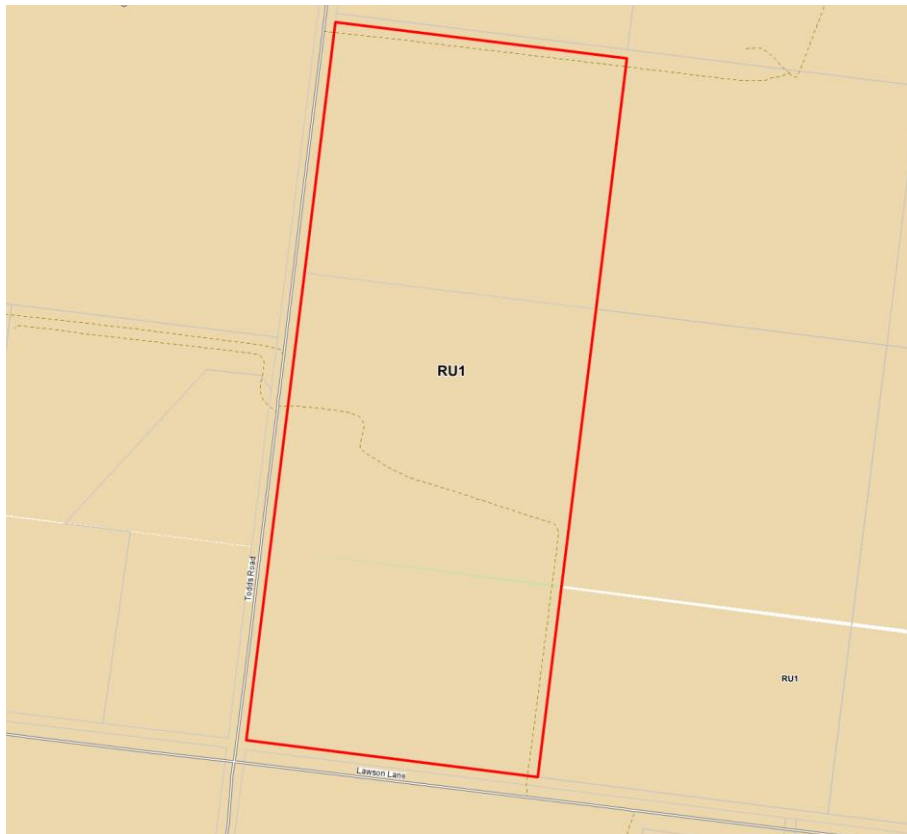
Council has legislative responsibility under this Act to appropriately manage Threatened Species Populations and Vulnerable or Endangered Ecological Communities and their habitats wherever they occur despite the categorisation of the land.

Where identified Council is bound by the Act to take any appropriate action necessary to implement measures and must not make decisions that are inconsistent with the provisions of any Threat Abatement or Recovery Plan.

### **3.6 *Environmental Planning and Assessment Act 1979***

The land is zoned as follows under the Deniliquin Local Environmental Plan 2013 (LEP):

- RU 1 Primary Production



**Figure 5** – Land Use Zones for Reserve No. 1013408

The objectives of the land use zones are noted below in **Table 1**.

**Table 1** – Objectives of Land Use Zones for Reserve No. 1013408

Land Use Zone	Objectives
RU1 – Primary Production	<ul style="list-style-type: none"> <li>• To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>• To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>• To minimise the fragmentation and alienation of resource lands.</li> <li>• To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>• To allow the development of non-agricultural land uses that are compatible with the character of the zone.</li> </ul>

Details regarding permitted developments in these land use zones is included in the Deniliquin LEP 2013.

In addition to the Deniliquin LEP, the Deniliquin Development Control Plan was developed with the general aims to:

- (a) Promote growth and development to support and enhance the vitality of the Central Business District.
- (b) Encourage development that responds to the needs of the community.
- (c) Encourage residential development of a high standard to improve the quality of the urban environment.
- (d) Encourage development that respects and minimises the impacts on surrounding land and the wider environment.
- (e) Encourage new development that will enhance streetscapes and vistas.
- (f) Ensure that development incorporates safe, effective and convenient pedestrian, bicycle and vehicle access, movement and parking areas.
- (g) Encourage energy efficiency in building design.
- (h) Provide for effective and well-utilised open space with security and access for the community.
- (i) Control and minimise the impact of stormwater run-off.
- (j) Ensure that new development is fully integrated into Council's sewerage system wherever possible.
- (k) Promote the orderly and efficient development of land to ensure that provision of services to that land is adequate.

### **3.7 Council Plans, Strategies, Policies and Procedures**

This Plan of Management is to be used in conjunction with the appropriate Council plans, policies and procedures that govern the use and management of community land and any facilities located on the land.

Additional Council policies, plans and strategies adopted after the date of this plan that have relevance to the planning, use and management of community land will apply as though they were in force at the date of adoption of the Plan of Management.

### **3.8 Legislation and Statutory Control**

This Plan of Management does not overrule existing legislation that also applies to the management of community land.

Other legislation and policies to be considered in the management process include, but are not limited to:

- *Public Works Act 1912* (as amended);
- *Local Land Services Act 2013*;
- *Biodiversity Conservation Act 2016*;

- *Water Management Act 2000;*
- *Companion Animals Act 1998;*
- *Rural Fires Act 1997;*
- *Rural Fires and Environmental Assessment Legislation Amendment Act 2002;*
- *Biosecurity Act 2015;*
- *Pesticides Act 1999;*
- State Environmental Planning Policies;
- Deniliquin Local Environmental Plan 2013;
- Deniliquin Development Control Plans 2016;
- Guidelines supporting development control plans; and
- Council plans, strategies, policies, procedures and guidelines, generally, as amended.

### **3.9    Reclassification of Reserves**

From time to time certain parcels of Community land may be identified as surplus to the existing and future needs of the community. Section 3.21 of the *Crown Land Management Act 2016* outlines provisions of Management of dedicated or reserved Crown land within meaning of the *Local Government Act 1993*. Section 3.21 (2) advises that a Council manager is authorised to manage its dedicated or reserved Crown land as if it were community land or operational land but only as permitted or required by Division 3.4 of the *Crown Land Management Act 2016*.

### **3.9    Review of this Plan**

The use and management of Murray Valley Industry Park is regulated by this Plan of Management. Whilst the guidelines and principles outlined in the plan may be suitable at present, the Plan should be reviewed from time to time, to confirm its relevance.

The review of this Plan of Management will take place within five (5) years of adoption of this plan.

### **3.10   Community Consultation**

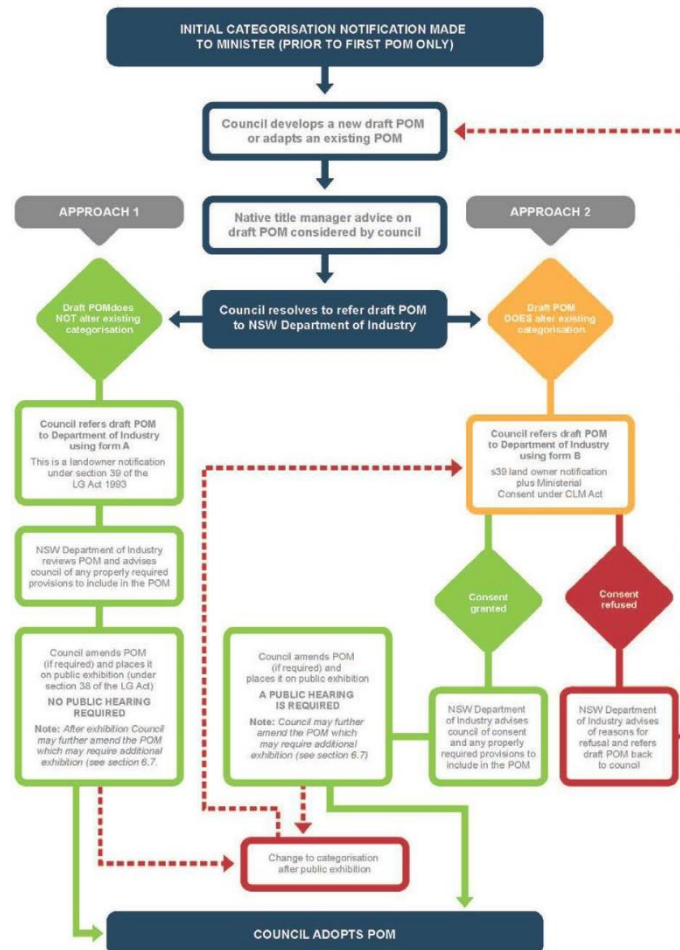
Consultation with the community is an important part of the preparation of this Plan of Management. Consultation gives Council a better understanding of the range of local issues affecting the use and enjoyment of the land to which this Plan of Management applies and gives all sectors of the community the chance to have an input into the direction of policy development being undertaken by Council.

All stakeholders are given the opportunity to express their opinions and provide relevant information in relation to the planned management of the land, however, as the land is Crown land final approval for the Plan of Management rests with the Minister administering the **Crown Lands Management Act 2016** as owner of the land.

Council is required to submit the draft Plan of Management to NSW Department of Industry, as representative of the owner of the land under section 39 of the *Local Government Act*. As shown below in **Figure 6** - Flowchart for Consultation and Approval of an Initial Plan of Management, this process occurs prior to public exhibition and community consultation of the Plan of Management. Section 3.23(7)(d) of the CLM Act states that, if the draft first Plan of Management alters the initial categories assigned, the council must obtain the Minister's consent if the re- categorisation would require an addition to the purposes for which the land is dedicated or reserved. The Minister cannot



give consent under section 3.23(7)(d) if it is considered that the alteration is likely to materially harm the use of the land for its reserve purpose.



**Figure 6 – Flowchart for Consultation and Approval of an Initial Plan of Management**

If after public consultation there is no change to categorisation and no additional purpose needs to be added to the reserve, no additional ministerial consent is required, and Council can proceed to adopt the Plan of Management as per the process outlined under Approach 1 of the Flowchart for Consultation and Approval of an Initial Plan of Management.

If there is a proposed change to the categorisation of the land following public consultation the Plan of Management must again be referred to the Minister Administering the Crown Lands Act 2016 and the process outlined in Approach 2 of the Flowchart for Consultation and Approval of an Initial Plan of Management is followed. A change of Categorisation will require a public hearing under Section 40A of the *Local Government Act 1993*.

## 4 CULTURALLY SIGNIFICANT LAND

### 4.1 *Aboriginal Significance*

Deniliquin is in the country of the Wamba Wamba Perrepa Perrepa nation and members of the community are closely connected to the town and surrounding lands. The Wamba Wamba and Perrepa Perrepa people of this region developed a way of life over many generations which was in harmony with the land and its natural rhythms. They developed a sophisticated farming system based on the indigenous vegetation communities which supported large family groups. In Deniliquin a comparatively high number of people identified themselves as Aboriginal and / or Torres Strait Islanders (4.6%) compared to the average for NSW (2.9%).

The Deniliquin Local Environmental Plan 2013 describes places of Aboriginal Heritage significance as an area of land, the general location of which is identified in an Aboriginal heritage study adopted by the Council after public exhibition and that may be shown on the Heritage Map, that is:

- the site of one or more Aboriginal objects or a place that has the physical remains of pre-European occupation by, or is of contemporary significance to, the Aboriginal people. It may (but need not) include items and remnants of the occupation of the land by Aboriginal people, such as burial places, engraving sites, rock art, midden deposits, scarred and sacred trees and sharpening grooves, or
- a natural Aboriginal sacred site or other sacred feature. It includes natural features such as creeks or mountains of long-standing cultural significance, as well as initiation, ceremonial or story places or areas of more contemporary cultural significance.

In addition, an Aboriginal object means any deposit, object or other material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of an area of New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction and includes Aboriginal remains.

Murray Valley Industry Park Reserve is not identified as having Aboriginal significance and is not declared under section 84 of the *National Park and Wildlife Act 1974*, however, any areas of Aboriginal significance that may be discovered are covered by this Plan of Management.

### 4.2 *Non-indigenous Significance*

Murray Valley Industry Park Reserve is an important agricultural field station where innovation in agriculture can be researched and showcased. The former NSW Agriculture Field Station provides the right environment, with water availability and viable farm resources to sustain the expansion of the Murray Valley Industry Park. The site is versatile and large enough to host a range of agribusiness ventures as well as becoming a regional show piece for clean technologies and an incubator for knowledge transfer and new business development. In 2009, it was agreed that the site be converted into an industry park to attract new agribusiness, develop infrastructure such as seminar rooms, broadband technology, field trials, support business tenants and recruit environmental energy ventures.

## 5 DEVELOPMENT AND USE

### 5.1 Overview

One of the primary responsibilities of Local Government is to provide an acceptable level of service for public assets to its community within budgetary constraints. Council's ongoing commitment to the development and maintenance of these areas depend on financial resources and forward planning. The implementation of actions identified in this Plan of Management are consistent with Edward River Council's corporate objectives as detailed in the following strategic documents:

- Edward River Council 2030 Community Strategic Plan - <https://www.edwardriver.nsw.gov.au/Council/Integrated-Planning-and-Reporting/Community-Strategic-Plan>
- Edward River Council Combined Delivery Program 2018-21 and Operational Plan 2019-20 - <https://www.edwardriver.nsw.gov.au/Council/Integrated-Planning-and-Reporting/Delivery-Program-and-Operational-Plan>
- Edward River Council Resource Strategy - <https://www.edwardriver.nsw.gov.au/Council/Integrated-Planning-and-Reporting/Resourcing-Strategy>
- Edward River Open Space Strategy - <https://www.edwardriver.nsw.gov.au/Council/Council-Information/Corporate-Plans-and-Strategies>
- Deniliquin Public Space Strategy – <https://www.edwardriver.nsw.gov.au/Council/Council-Information/Corporate-Plans-and-Strategies>
- Deniliquin Masterplan - <https://www.edwardriver.nsw.gov.au/Council/Council-Information/Corporate-Plans-and-Strategies>

### 5.2 Community Strategic Plan

The Edward River 2030 Community Strategic Plan is the highest-level plan that Council prepares in accordance with the Integrated Planning and Reporting Framework. The purpose of the Community Strategic Plan is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving these goals. In doing this, the planning process considers the issues and pressures that may impact the community and the level of resources that will realistically be available to achieve its aspirations. At an operational level, the Community Strategic Plan is implemented through Council's Four Yearly Delivery Program and annual Operational Plans, which outline the activities and actions that are the responsibility of Council in achieving our shared vision. The relationship between these planning documents is shown below in **Figure 7**.



**Figure 7 – Integrated Planning and Reporting Framework**

During consultation with the community a vision was developed for the Edward River to strive toward:

*We are the centre of the Southern Riverina. Home to a connected and engaged community, driven by a diverse economy. We work together to lead our community, achieve our potential and embrace our future.*

This vision is designed to encourage commitment to our future and engender a sense of common purpose and responsibility in all stakeholders responsible for delivering *Edward River 2030*. In 2030, our community wants the Edward River region to be:

- A great place to live
- A prosperous and vibrant economy
- A valued and enhanced natural environment
- A region with quality and sustainable infrastructure
- A community working together to achieve its potential

The direction for Murray Valley Industry park is captured within Outcome 1 – A great place to live and Outcome 2 – A prosperous and vibrant economy.

### 5.3 Outcome 2 – A prosperous and vibrant economy

Part of a vibrant economy is providing support framework for agriculture in the form of education and research areas such as the Murray Valley Industry Park.

This outcome will be achieved by reaching three main targets:

- 2.1 Our economy is strong and diverse;
- 2.2 We develop our key assets to enhance agriculture, to boost tourism and support existing business;
- 2.3 Our region provides strong education, employment and training opportunities

In line with Outcome 2 – A prosperous and vibrant economy, the Murray Valley Industry Park aims to:

- provide a learning centre for community environmental education;
- create a business hub for new agricultural technologies and future farming systems;
- serve as a business hub that encourages and promotes clean technology products (solar); and
- enables education and training programs to be delivered locally in collaboration with government, industry, universities and TAFE training providers.

### 5.4 Condition of the Land and Structures on Adoption of the Plan of Management

Section 36(3A)(a) of the *Local Government Act* requires the plan to include a description of the condition of the land and structures on adoption of the plan. The condition of the infrastructure on Murray Valley Industry Park Reserve upon recent inspection is shown below in **Table 2**.

**Table 2** – Condition of Council Assets Located on at Murray Valley Industry Park Reserve

<b>BUILDING DESCRIPTION</b>	<b>CATEGORY</b>	<b>CONDITION RATING</b>  1 – Good  5 - Unserviceable
Dwelling	General Community Use	3
Roads	General Community Use	3
Sheds	General Community Use	3
Silos	General Community Use	3
Signage	General Community Use	3
Garbage Bins	General Community Use	3

<b>BUILDING DESCRIPTION</b>	<b>CATEGORY</b>	<b>CONDITION RATING</b>  <b>1 – Good</b>  <b>5 - Unserviceable</b>
Water infrastructure	General Community Use	3
Power	General Community Use	3
Sewer infrastructure	General Community Use	3
Fencing	General Community Use	3
Irrigation Infrastructure	General Community Use	3

Murray Valley Industry Park Reserve is currently functioning appropriately for the purposes of the area.



**Figure 8 –** Photographs of Murray Valley Industry Park Reserve infrastructure and use as an education facility

### **5.5 Use of the Land and Structures at the Date of Adoption of the Plan of Management**

The use of this land is primarily for agricultural services including cropping and livestock production. Irrigation infrastructure will allow for the land to be intensively farmed with both summer and winter cropping possible.

Existing use of the reserve includes:

- Existing residence that is leased out by Edward River Council;
- Murray Valley Industry Park, per an existing agreement with Crown lands;
- Providing new agribusiness models and frameworks that can be adopted on farm;
- Encouraging the adoption of new clean technologies on farm;
- Providing extension services, a learning environment for exchange of ideas and best practise intensive high production crops and agricultural practises;
- Providing tenancy, business mentoring and infrastructure to new enterprises.

Council is willing to work with existing and potential users to expand the usage of Murray Valley Industry Park and this Plan of Management will provide an operational and strategic framework to effectively take advantage of those opportunities.

### **5.6 Permitted Use Strategic Objectives**

As previously noted, the classification of Murray Valley Industry Park is General Community Use with the intended purpose of rural services. These purposes and categories align with the reserve's past and current use and the values identified in this plan.

Projects proposed by community groups and other users of the reserve must be in line with Council strategic plans and must align with the reserve purpose and core objectives for the Reserve.

Depending on the scope of the project Council may request a written proposal outlining the project and proposed location, estimated costs, scaled plans, justification for proposed works and future maintenance requirements.

### **5.7 Further Development**

Whilst maintenance of existing infrastructure is a priority there is scope to improve the park if the development is in line with the purposes for the reserve and relevant legislation such as the *Local Government Act 1993*, *Crown Land Management Act 2016*, *Aboriginal Land Rights Act 1983* and the *Native Title Act 1993*.

A comprehensive site development plan and a landscape management plan is recommended for larger projects to ensure a strategic approach to development.

### **5.8 Leases, Licences and other Estates**

Leases, licences and other estates formalise the use of community land by groups such as sporting clubs and non-profit organisations, or by commercial organisations and individuals providing facilities and services for public use. Activities should be compatible with the zoning and reservation purpose of the land and provide benefits and services for facilities to the users of the land.

Occupation of the land other than by lease or licence or other estate or for a permitted purpose listed in the *Local Government Regulations 2005* is prohibited.

The terms of the authorisation for a lease licence or other estate should include Native Title assessment and validation under the Native Title Act 1993 and should include advice that the land is not subject to a claim under the Aboriginal Land Rights Act 1983. The authorisation should ensure the proper management and maintenance of the land and the interests of Council and the public are protected. A lease is normally issued where exclusive control of all or part of an area by a user is proposed. In all other instances a licence or short term licence or hire agreement will be issued.

This Plan of Management expressly authorises the issue of leases, licences and other estates over Murray Valley Industry Park, provided that:

- the purpose is consistent with the core objectives for the category of the land;
- the lease, licence or other estate is for a permitted purpose listed in the *Local Government Act 1993* or the *Local Government Regulations 2005*;

- the issue of the lease, licence or other estate and the provisions of the lease, licence or other estate can be validated by the provisions of the *Native Title Act 1993*;
- the land is not subject to a claim under the *Aboriginal Land Rights Act 1983*;
- the lease, licence or other estate is granted and notified in accordance with the provisions of the Local Government Act 1993 or the Local Government Regulations 2005;
- the issue of the lease, licence or other estate will not materially harm the use of the land for any of the purposes for which it was dedicated or reserved.

Areas held under lease, licence or regular occupancy shall be maintained by the user. The user will be responsible for maintenance and outgoings as defined in the lease or licence or agreement for use.

Specific expressed authorisations are listed below.

**Table 3** - -Expressed Authorisations

What	How	Purpose
Lease of seed compound as per agreement with the Murray Local Land Service	Formal lease of a duration of 5 years with the option of a further 5 years	To store native seedlings in a controlled environment and storage of equipment
Lease of the residence situated at the MVIP	Annual rental	To ensure the property is not left vacant
Education in rural activities	Hire agreement	To ensure that our rural sector is given the opportunity to be informed on industry trends and changes
That stock be agisted at the facility	Hire agreement	To graze the facility to reduce fodder levels, weeds and prevent fire
Lease the facility for agricultural pursuits	By lease of minimum 5 years	To ensure the land is maintained and utilized for rural services
Exhibitions and field days	Hire agreement	To ensure that our rural sector is given the opportunity to be informed on industry trends and changes

## 5.9 Native Title Assessment

The *Crown Land Management Act 2016* – Section 8.7 (1) (d) requires that Council, as Crown Land Manager, obtains the written advice of its Native Title Manager prior to its approval or submission for approval of a plan of management for the land that authorises or permits any kinds of dealings referred to in **Section 5.8**.



## 6 PLAN OF MANAGEMENT - OBJECTIVES AND ACTIONS

### 6.1 *Plan of Management Objectives*

The general objectives of this Plan of Management are shown below in **Table 4**.

**Table 4** – Plan of Management Objectives

	<b>Plan of Management Objectives</b>
1.	To ensure that relevant legislation is complied with in relation to the land.
2.	To inform Council staff and the community of the way the land will be managed.
3.	To implement specific policies, guidelines and works identified in the plan of management.
4.	To progressively improve the values of the land and to minimize the long-term cost of maintenance to the Council
5.	To make provisions for appropriate leases, licences and agreements in respect to the land.
6.	To identify and recognise existing uses and improvements on the land.
7.	To set in place and administrative structure to ensure the achievement of land management objectives.
8.	To ensure that the management of the land is not likely to materially harm the use of the land for any of the purposes for which it is dedicated or reserved.

**Table 5** - Specific targets and performance indicators for Murray Valley Industry Park

<b>Performance Target</b>	<b>Means of Achievement</b>	<b>Assessment</b>
Promote, encourage and provide for the use of the land for agriculture research and education	Research and education being conducted on annual basis	Annual usage and reporting
Maintain a high level of occupancy of the buildings, residence and the land	Maintain existing tenants for the duration of current leases, licences and agreements.  Actively manage the property and invite public expressions of interest in accordance with permitted uses.	Review financial reports
To encourage education and research in the agricultural field	Encourage use by way of hire agreements with various bodies (i.e. TAFE, Schools)	Annual usage and reporting
To ensure the land and infrastructure in maintained and fit for purpose	Ensure that all agreements encompass the state of the land and infrastructure	Annual inspections
Ensure the land is operated in accordance with requirements and maintained in a proper state of repair suited to approved uses	Ensure regular maintenance and reporting schedules are upheld	Annual inspections and reporting
Ensure land is operated in accordance with requirements	Comply with requirements of development consent, Community Management Statement and restrictions on title.	Level of compliance

## 6.2 Action Plan

The Plan of Management specifies performance targets and priorities for actions to be taken in relation to the land to which the plan applies.

Assessment of achievement of the objectives of the plan is to be undertaken. A summary of indicators and targets for major objectives is outlined in the **Table 6** below.

**Table 6 – Indicators and Targets for Plan of Management Objectives**

<b>OBJECTIVES AND PERFORMANCE TARGETS OF THE PLAN IN RESPECT TO THE LAND</b>	<b>MEANS BY WHICH THE COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS</b>	<b>MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS</b>
To ensure that relevant legislation is complied with in relation to preparation of Plans of Management.	The Plan is prepared in accordance with the Act. Native Title Manager advice is sought during the preparation of the Plan.	The Plan is reviewed by Council's Native Title Manager and Department of Industry Crown Lands then exhibited and adopted by Council if there are no changes to the approved plan. If changes are made following exhibition the plan must again be approved by Department of Industry Crown Lands.
To inform Council staff and the community of the way the land will be managed.	The Plan is exhibited in accordance with the Local Government Act.	The Plan is exhibited and adopted by Council.
To implement the specific policies, guidelines and works identified in the plan of management.	Ensure that the Plan is referenced to identify specific policies, guidelines and works.	All works are carried out in accordance with the Plan.
To progressively improve the values of the land to minimise the long-term cost of maintenance to the Council.	Carry out all works identified in Council's long-term plan.	All works are completed, and minimal maintenance of the improvements is required.
To make provision for leases, licences and agreements in respect of the land.	The Plan of Management expressly authorises the provision of leases, licences and agreements where appropriate.	Any leases are prepared, exhibited and adopted in accordance with the provisions of the Local  <i>Government Act 1993 and the Crown Land Management Act 2016.</i> Native Title Manager advice and a check for a claim under the Aboriginal Land Rights Act is received for all proposed leases and licences.

<b>OBJECTIVES AND PERFORMANCE TARGETS OF THE PLAN IN RESPECT TO THE LAND</b>	<b>MEANS BY WHICH THE COUNCIL PROPOSES TO ACHIEVE THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS</b>	<b>MANNER IN WHICH COUNCIL PROPOSES TO ASSESS ITS PERFORMANCE WITH RESPECT TO THE PLAN'S OBJECTIVES AND PERFORMANCE TARGETS</b>
To identify and recognise existing uses and improvements on the land.	Physical inspection.	The Plan is exhibited and adopted by Council.
To provide a reference and data bank in relation to information relevant to present and future management of the land.	Physical inspection and file research.	The Plan is exhibited and adopted by Council.
To set in place an administrative structure to ensure the achievement of land management objectives.	Ensure that all sections of Council are aware of the contents of the Plan.	All future works are carried out in accordance with the Plan.
To identify the major management issues applying to the land.	Consultation and staff discussions.	The Plan is exhibited and adopted by Council.
To simplify the process of management as far as possible.	Preparation of the Plan in accordance with the Act.	The Plan is exhibited and adopted by Council.

## **7 PLAN OF MANAGEMENT – MANAGEMENT AND ADMINISTRATION OF THE LAND**

### **7.1 Management Authority**

For the purposes of this plan, the management authority for the reserve is Edward River Council, in accordance with the provisions of the *Crown Land Management Act 2016* and the *Local Government Act 1993*. Where Council's responsibilities have been delegated, the provisions of this management plan continue to apply.

### **7.2 Management Issues**

The management of the land must consider the reserve purpose(s) of the land and the purpose for which the land is classified and categorised.

### **7.3 Staff Resources**

Council shall provide adequate staff resources for the management of the land in accordance with this Plan of Management. Staff shall have appropriate qualifications and/or experience.

### **7.4 Environmental Assessment of Activities**

The environmental impact of activities carried out on the land will be assessed having regard to the requirements under the *Environmental Planning and Assessment Act*.

### **7.5 Role of Other Authorities**

Other government authorities may have responsibilities or involvement in the management of the land or of immediately adjacent land. This will be considered and, where appropriate, consultation will take place with relevant authorities.

### **7.6 Activities Carried Out by Other Authorities**

Where activities are carried out on the land by other authorities, Council will make the authorities aware of the provisions of this Plan of Management and will seek to ensure that any activities are compatible with the objectives and guidelines of this Plan of Management, and in accordance with the provisions of the *Crown Land Management Act 2016* and the *Local Government Act 1993*.

### **7.7 Principles for the Development of Adjoining Land**

Council's development control practices recognise and endeavor to minimize the impacts upon adjoining land parcels. Council will consider the impacts of activities carried out on the reserve on adjoining land.

### **7.8 Community Involvement in Management**

Where appropriate, Council will undertake community consultation after the making of this Plan of Management and may give community groups a role in management.

### **7.9 Contract and Volunteer Labour**

In managing the land Council may use contract and volunteer labour but shall ensure that supervisors and staff have appropriate qualifications and/or experience and are made aware of the requirements of this plan.

### **7.10 Existing Assets**

Existing assets on the land shall be identified and measures taken to maintain them in a satisfactory manner. Council may make arrangement for community groups and users to undertake maintenance for specific facilities on Council's behalf.

### **7.11 Public Liability Insurance**

All users of the land, including lease and licence holders, must have public liability insurance coverage, incorporating the following:

- At least \$20M coverage for any one instance; and
- Edward River Council named in the policy as an interested party; and

A copy of the cover note for the insurance is to be provided to Council prior to use of the reserve. Where the use of the reserve is for longer than one year, as may be the case for leases and licences, up to date copies of the cover note shall be provided.

### **7.12 Commercial Activities**

Commercial activities may be carried out on the land, provided that the activity is ancillary to the purpose of the land or for a purpose authorised under this Plan of Management. Any commercial activity is subject to Council approval prior to the commencement of the activity.

This includes such commercial activities as agistment of animals and operation of field days.

### **7.13 Emergencies**

This Plan of Management authorises necessary activities to be carried out during declared emergencies as may be decided by the General Manager or delegate. Following carrying out of any activities, periodic monitoring will be undertaken, and rehabilitation works undertaken if necessary.

### **7.14 Land Proposed for Future Development**

Land proposed in any of Council's plans for future development for a specific purpose may be utilized for other purposes on an interim basis until required for that purpose.

### **7.15 Undeveloped Land**

Land to which this Plan of Management applies that is undeveloped and unused for the purpose of the land may upon assessment, be used for any activity that does not prevent or inhibit future use for the purpose of the land, including tree planting and mowing.

### **7.16 Information Monitoring and Research**

Monitoring and collection of information relating to the land to which the Plan of Management applies are important to enable good management. Where a demonstrated need has been identified, an educational programme shall be developed to encourage use appropriate to the purpose to all or part of the land to which this Plan of Management applies.

Management arrangements shall be implemented to regularly monitor the use of the land, environmental conditions and facilities. Surveys of visitation and/or satisfaction with the facilities may be undertaken to facilitate the management and use of the land.

### **7.17 Alcohol**

The infrequent sale of alcohol by a sporting committee, club or user group requires the approval of the NSW Office of Liquor Gaming and Racing through the issue of a Limited Licence. The Licence should be provided to Council in each instance. When making application for the use of a passive recreational area, if the sale of alcohol is intended, applicants are required to comply with any requirements of both the Office of Liquor Gaming and Racing and Council.

The infrequent sale of alcohol by a sporting committee, club or user group may also require Development Approval from Edward River Council in accordance with Part 4 of the *Environmental Planning and Assessment Act*.

### **7.18 Companion Animals**

Domestic pets are not permitted within the Murray Valley Industry Park, except for the dwelling located in the northwest corner of the site. The keeping of domestic pets shall be in accordance with the lease conditions.

During field days and exhibitions working dogs may be required, and permissible according to Council rules and regulations.

Dog clubs if seeking to use the Reserve are required to seek Council permission to conduct dog obedience and training activities on all community land.

### **7.19 Parking**

Parking is available at Murray Valley Industry Park Reserve in designated parking areas.

### **7.20 Buildings and Amenities**

Buildings and amenities may be provided where consistent with the need to facilitate the purpose of the land, provided that a Native Title assessment has been carried out by Council's Native Title Manager, the land is not subject to a claim under the *Aboriginal Land Rights Act 1983* and the provisions of the *Local Government Act 1993* and the *Crown Land Management Act 2016* have been complied with. Buildings and amenities are to be maintained in a safe condition for users and the public.

### **7.21 Infrastructure**

Any necessary infrastructure to service the purpose of the land may be constructed provided that a Native Title assessment has been carried out by Council's Native Title Manager, the land is not subject to a claim under the *Aboriginal Land Rights Act 1983*, and the provisions of the *Local Government Act 1993* and the *Crown Land Management Act 2016* have been complied with.

### **7.22 General Maintenance**

General maintenance will match the level and type of use and wherever possible users will be encouraged to help. Areas held under lease, licence or regular occupancy shall be maintained by the user where appropriate.

Existing assets on the land shall be identified and measures taken to maintain them in a satisfactory manner. The Council may decide for community groups to undertake maintenance for specific facilities on Council's behalf.

### **7.23 Development Activities**

Development activities shall be undertaken in a way that minimizes the area, degree and duration of disturbance, and areas are to be restored to the greatest extent practicable.

### **7.24 Pollution Control**

Management should seek to ensure that no pollution is generated on the land, and that adequate measures are taken to prevent adverse impacts from adjoining land.

### **7.25 Public Safety**

Reasonable measures will be taken by Council to ensure and maintain the public safety of persons using the land.

### **7.26 Neighbours**

Council shall endeavour to be a good neighbor and as far as possible shall consult with adjoining owners in respect of management and other activities which may affect them.

### **7.27 Trees, Vegetation and Landscape**

Proper management of landscaping measures, trees and vegetation is important to provide a high degree of amenity on the land. Trees will be maintained, as will maintenance of appropriate growing conditions involving management of soil compaction and other encroachments, in accordance with Council's Tree Management Policy.

### **7.28 Weed Control**

Weed control shall be by both taking preventative measures and active control measures. Prevention of weed infestation shall be by minimising actions that disturb the ground surface and discouraging the conditions that encourage weeds.

Measures shall be taken to prevent the dispersion of weeds by fill or the transport of seeds on machinery. Control measures which are acceptable include physical removal or slashing, accepted biological control techniques, bush regeneration, or chemical spraying where Council is satisfied that there will be no adverse residual effects and no adverse effect on human health.