

## 1. POLICY STATEMENT

Southern Region Waste Resource Authority (SRWRA) conducts its business in a complex and constantly changing regulatory and business environment.

This Policy provides guiding principles that will form the minimum negotiating position of SRWRA as it enters leases for organisations that occupy SRWRA owned Buffer Land.

This policy should be read in conjunction with the Strategic Plan.

## 2. POLICY SCOPE

This policy ensures an equitable and consistent approach to the leasing of SRWRA owned Buffer Land. It applies to all lease arrangements involving Buffer Land owned by SRWRA.

## 3. DEFINITIONS

**Buffer Land** – Land owned by SRWRA that does not form part of the Environment Protection Authority (EPA) licenced area.

**Lease / Licence** – A formal agreement granting rights of occupation or use over SRWRA Buffer land.

Leases generally provide the occupier with full and exclusive use of the premises for a defined term, subject to agreed conditions.

Licences may also exist across various Buffer Land parcels and typically allow non-exclusive use for specific purposes, consistent with SRWRA's objectives and regulatory requirements.

## 4. PRINCIPLES

The Chief Executive Officer will have due regard to the following principles when considering lease proposals that will be presented to the Board:

- **Sympathetic and/or Compatible Use** – All leases of Buffer Land will support the primary purpose of the Buffer Land; to provide distance from the EPA Licenced area to sensitive receptors.
- **Commercial Terms** – Leases will provide a commercial return on the investment made by SRWRA in purchasing the Buffer Land, taking into account any local social and economic benefit and sub-letting conditions that are on no more favourable commercial terms to any lessee (as sublessor) than SRWRA would have as lessor has under the head lease.
- **Regulatory Compliance** – All leases (and use under the lease) will comply with Planning Scheme and regulatory requirements. All costs associated with demonstrating compliance are to be borne by the proponent.

## 5. REFERENCES

### Related SRWRA Policies:

- Asset Management Policy

## 6. REVIEW

It is the responsibility of the Chief Executive Officer to monitor the effectiveness and relevance of this policy and recommend appropriate changes. This policy will be formally reviewed by SRWRA every 3 years.

## 7. DOCUMENT HISTORY

| Version No: | Issue Date:   | Description of Change:                                                                                                                                  |
|-------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| V1          | May 2022      | New Document                                                                                                                                            |
| V2          | November 2025 | Inclusion of Strategic Plan reference, related policies, document history table, expanded lease definition and addition of Appendix A: Buffer Land Map. |

## 8. DOCUMENT CONTROL

|                      |               |
|----------------------|---------------|
| Original Issue Date: | May 2022      |
| Next Review Date:    | November 2028 |
| Adopted:             | November 2025 |

**APPENDIX A: BUFFER LAND MAP**

Total land holdings 189.6Ha (468.6 Acres)

- 91.1Ha EPA licenced site
- 98.5Ha Buffer land

Total Land holdings 

EPA licence area 

Private land (not owned by SRWRA) 

