

1. Policy Statement

The 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.

2. Policy Purpose

This policy aims to ensure an equitable and consistent approach to leases of SRWRA owned Buffer Land.

3. Scope

This Policy applies to the leasing of SRWRA owned Buffer Land.

4. Definitions

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

Lease – Such agreements shall be used where the occupier has full and exclusive use of the premises.

5. 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 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.
- **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.

6. Review

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

7. Document Control

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| Original Issue Date: | May 2022 |
| Next Review Date: | May 2025 |
| Review Version: | V1 |
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