

# Community Land Management Plan

Wharf Hill Reserve and Riverboat, Rail and Steam  
Refurbishment Site



# Community Land Management Plan

## Wharf Hill Reserve and Riverboat, Rail and Steam Refurbishment Site

### Description & Land Identification

The land to which this Community Land Management Plan (CLMP) relates to is shown in **Attachment A** and is described as:

- Allotment 2, in Deposited Plan D33894 comprised in Certificate of Title Volume 5222 Folio 300, in the area of Murray Bridge, Hundred of Mobilong, known as the Old Shell Depot.
- Allotment 8, in Deposited Plan D33894 comprised in Crown Record Volume 6229 Folio 782, in the area of Murray Bridge, Hundred of Mobilong, known as Wharf Hill Reserve.

(the Land)

The Rural City of Murray Bridge has identified two distinct management areas for the Land as identified in **Attachment B** comprising:

Riverboat Rail and Steam Refurbishment Area – comprises portion of the Land upon which is located buildings for the refurbishment of historical riverboats including Council owned “Union”, locomotive and various other historical projects.

Wharf Hill Reserve Area – Comprises portion of the Land for the Wharf Hill Reserve including walkways, waterfall, carpark and garden area.

### Ownership Details

The Rural City of Murray Bridge of PO Box 421 Murray Bridge is the Registered Proprietor of the Land.

### Community Land Classification

Council acquired Allotment 2 from the Department of Infrastructure and Transport (DIT) on 22 June 2021. Council at its meeting of 10 May 2021 resolution 89.3 classified A2 former shell depot, wharf Precinct as community land. Allotment 8 is owned by the Crown under Council’s Care and Control with a dedication of Parkland Purposes, gazetted 17/9/1992.

### Legislative Requirements

Pursuant to Section 196 of the *Local Government Act 1999*, the Rural City of Murray Bridge has prepared this CLMP for the community land comprising Wharf Hill Reserve and the Riverboat Rail and Steam Refurbishment Site.

Under Section 199 of the *Local Government Act 1999* – Effect of management plan – A Council must manage Community Land in accordance with any management plan.

### Purpose

The Rural City of Murray Bridge has identified two purposes for which it holds the Land, corresponding to the two identified management areas as depicted at **Attachment B**:

1. Riverboat Rail and Steam Refurbishment Area – The Rural City of Murray Bridge’s purpose for holding this portion of the Land is for the preservation and restoration of local historic Riverboat, Rail and Steam

Objects with the community benefiting from the display and operation of these historic objects once completed.

2. Wharf Hill Reserve Area – The Rural City of Murray Bridge’s purpose for holding this portion of the Land is for connectivity with Bridge Street with pathways, rotunda, peaceful waterfall, carparking and cottage style gardens.

### **Objectives for Management of the Land**

The City of Murray Bridge objectives for the management of the Land are broken up in accordance with the different areas identified in **Attachment B** as follows:

- Riverboat Rail and Steam Refurbishment Area: to provide an area to conserve, maintain and repair the historical riverboat, rail and steam objects for the community’s appreciation and understanding of the history and value of the historical river boats, railways that operated from the wharf precinct, Farmers Union Site and Sturt Reserve.
- Wharf Hill Reserve Area: to provide serene gardens and connecting pathways that entices the community’s use of the wharf hill reserve area.

### **Proposal**

Rural City of Murray Bridge plans to manage the Land in accordance with other relevant Council plans. At the time of preparation of this CLMP the relevant Council plans include the *Rural City of Murray Bridge Community Plan 2016-2032* and the *Strategic Plan 2024 – 2028* which may be updated from time to time.

Specifically the following proposals are defined for the management of each area identified in **Attachment B**:

#### **Riverboat Rail and Steam Refurbishment Area:**

- Historically significant assets are refurbished, preserved and their significance captured and enhanced.
- Local history, heritage and culture is treasured.

#### **Wharf Hill Reserve Area:**

- Ensure our recreation areas and open space are accessible and respond to the needs of the community.

### **Plans, Policies and By-Laws**

Following is a list of plans, policies and by-laws that may be relevant to this CLMP and should be read in conjunction with this CLMP. Where there is a conflict or inconsistency between the provisions of a CLMP under the *Local Government Act 1999*, and the provisions of an official plan or policy under a different Act, the latter will override this CLMP to the extent of the inconsistency.

#### ***Strategic Plans***

- Community Plan – 2016-2032
- Strategic Plan – 2024-2028
- Sturt Reserve Masterplan 2017
- Sturt Reserve Master plan Design and Development September 2021

#### ***Management Plans and Guidelines***

- Asset Management Plans – Buildings –2020 -2024
- Environmental Management Plan – 2020-2024
- Murray Bridge Council Development Plan – consolidated 11 August 2016
- Ngarrindjeri Native Title Determination Guideline

#### ***Council Policies***

- Asset Sale and Disposal Policy
- Graffiti Management Policy
- Hiring Council Facility Policy
- Leasing and Licensing Policy
- Rating Policy
- Risk Management Policy

- Unsightly Premises Policy

#### ***Council By-Laws***

- By-Law No. 1 – Permits and Penalties
- By-Law No. 2 – Local Government Land
- By-Law No. 3 – Roads
- By-Law No. 4 – Moveable Signs
- By-Law No. 5 – Dogs

The above plans, policies and by-laws can be viewed on the Rural City of Murray Bridge website at [www.murraybridge.sa.gov.au](http://www.murraybridge.sa.gov.au). The documents outlined above are subject to amendment and replacement from time to time as required.

#### **Leases and Licences**

##### **Riverboat Rail and Steam Refurbishment Site:**

New leases or licences may be granted over that portion of the Land being the Riverboat Rail and Steam Refurbishment Area to community organisations for the purposes of restoration of historic Riverboat Rail or steam objects and/or recreation events. Any such leases or licences will need to be in keeping with the purposes and objectives of this CLMP and be restricted to a term of 5 years or less. Such a lease or licence is authorised in this plan and provided that the term is 5 years or less a public consultation process is not required, as per the *Local Government Act 1999*.

Should a longer term be requested, or the use is not in keeping with the Community Land Management Plan the Council must comply with any relevant consultation requirements under the *Local Government Act 1999*.

##### **Wharf Hill Reserve:**

New leases or licences may be granted over that portion of the Land being the Wharf Hill Reserve Gardens to community organisations for the purposes of weddings, small events, walking trails or tours. Any such leases or licences will need to be in keeping with the purposes and objectives of this CLMP and be restricted to a term of 5 years or less. Such a lease or licence is authorised in this CLMP and provided that the term is 5 years or less a public consultation process is not required, as per the *Local Government Act 1999*.

Should a longer term be requested, or the use is not in keeping with the Community Land Management Plan the Council must comply with any relevant consultation requirements under the *Local Government Act 1999*.

## Performance Targets and Measurement

Below is a list of performance targets and appropriate measures to enable performance under this Community Land Management Plan to be measured.

Objective		
Riverboat Rail and Steam Refurbishment Area: to provide an area to conserve, maintain and repair the historical riverboat, rail and steam objects for the community's appreciation and understanding of the history and value of the historical river boats and railways that operated from the wharf precinct, Farmers Union Site and Sturt Reserve.		
PERFORMANCE TARGET	MEANS TO ACHIEVE	MEASUREMENT OF PERFORMANCE
<p>The area is used to conserve, maintain and repair the historical Riverboat, Rail and Steam Objects</p>	<ul style="list-style-type: none"> <li>• Refurbish the old milk boat "Union" in line with Heritage guidelines</li> <li>• Refurbish the communities locomotive</li> <li>• Other historical riverboat, rail and steam objects are conserved and refurbished for historical significance to the community</li> <li>• A Risk Assessment of the area is undertaken and risks identified and management the site appropriately</li> <li>• Lease with Community Riverboat Rail and Steam Group</li> </ul>	<ul style="list-style-type: none"> <li>• The "Union" is launched in the River Murray and used for community environmental river tours.</li> <li>• The locomotive is placed in the heritage precinct for historical display.</li> <li>• Undertake inspections of the area, as far as practical to assess the extent of its use.</li> <li>• Undertake inspections of the Area and regular meetings with Community Riverboat Rail and Steam Group to assess nature and condition of Area</li> </ul>
<p>The Area is adequate and appropriate for use for conserving, maintaining and repairing the historical Riverboat, Rail and Steam Objects</p>		

## Objective

Wharf Hill Reserve Area: to provide serene gardens and connecting pathways that entices the community's use of the wharf hill reserve area.

PERFORMANCE TARGET	MEANS TO ACHIEVE	MEASUREMENT OF PERFORMANCE
Creation of safe and welcoming spaces	<ul style="list-style-type: none"><li>• Ensure areas are created and maintained in line with Australian standards and guidelines</li><li>• A Risk Assessment of the area is undertaken and identified risks are appropriately managed</li></ul>	<p>Undertake inspections of the area as far as practical and assess results of risk assessments.</p> <p>Review nature of any complaints or feedback provided by the community about the Area.</p>
Increased community use of green spaces	<ul style="list-style-type: none"><li>• Establish and maintain a cottage garden with rotunda and waterfall</li><li>• Installation of a formal walkways</li><li>• Creation of safe and welcoming spaces</li></ul>	<p>Undertake surveys as far as practicable (subject to operational capacity) of the number of people who access the Wharf Hill Reserve Area</p>
To control vehicle parking within designated parking bays	<ul style="list-style-type: none"><li>• Creation of designated parking areas</li></ul>	<p>Review number and nature of complaints received, and infringement notices issued</p>

## Attachments

Attachment A – Map - land to which this Community Land Management Plan relates

Attachment B – Map showing the different management areas

Attachment A – Map - land to which this Community Land Management Plan relates



9-November-2023

Map



**About This Document**  
 This map was created for the purpose of showing basic locality information over The Rural City of Murray Bridge. Parcel and Property boundary lines are supplied by the Department for Trade and Investment. Aerial Photography is supplied by Aerometrix Ltd. Any error should be reported to the GIS Section, The Rural City of Murray Bridge.

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Attachment B – Map showing the different areas of the Wharf Hill Reserve and Old Shell Depot Site



9-November-2023

Management Areas - Green - Wharf Hill Red - Riverboat Rail and Steam Refurbishment Site



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