

# Wetlands, River and Lake Frontage Reserves

VERSION 06.12.23

## Community Land Management Plan

(Adopted XX/XX/XX)

DRAFT



# **Wetlands, River and Lake Frontage Reserves Community Land Management Plan**

## **Acknowledgement of Country**

We acknowledge the Ngarrindjeri people as the traditional owners of this land on which we meet and work. We respect and acknowledge their spiritual connection as the custodians of this land and that their cultural heritage beliefs are still important to the living people today.

We recognise the living culture and combined energies of the Ngarrindjeri people our global pioneers and community members today for their unique contribution to the life of our region.

## **The Land**

The Community Land Register identifies Council owned and managed parcels of land that this Community Land Management Plan applies to.

For land under the Council's care, control and management, the Community Land Register identifies the owner together with any trust, dedication or restriction which applies to the land.

A list of the parcels is provided at the end of this management plan.

## **Purpose for which the land is held by Council**

The land is held by Council to restore and maintain the natural ecological features of our wetlands, river and lake frontage reserves, aiming to benefit both the environment and the local community. This includes protecting water quality, supporting native vegetation and fauna, controlling invasive and feral species, and providing opportunities for community recreation and appreciation of the natural values of our wetland's, rivers and lake. Where safe to do so, houseboats may be moored on the riverbank.

Council may at its discretion, approve the use of any part of the land for business purposes, provided that such business purpose is not inconsistent with this plan. Where appropriate permits, leases or licences may be issued over the land for both private and business activities including but not limited to food vans, water access pipelines, pumps, sheds and shacks.

The land is also held for secondary purposes associated with Council's operational needs, including, but not limited to, environmental, urban design, heritage (cultural and built form), stormwater management requirements and amenities that serve the community.

These reserves contribute to Council's goals for environmental sustainability, climate resilience, nature-based recreation and responsible waterway management.

## **Why is a management plan required?**

The land has been, or is to be, specifically modified for the benefit and enjoyment of the public. The land may be occupied under a permit, lease or a licence.

## **Proposals for the management of the land**

- Ongoing preservation and enhancement of wetlands and reserves, including habitat enrichment, biodiversity protection, and the development and

implementation of management plans with community and Council involvement.

- Upgrades to infrastructure and open space assets, such as toilets, play equipment, seating, lighting, and accessibility features, to support recreation, relaxation, and social interaction for all.
- Development and improvement of interconnected trails, walkways, and footpaths linking reserves and wetland areas, including trailheads, signage, and wayfinding to enhance public access and connectivity.
- Implementation of environmental management initiatives including weed and pest control, revegetation, stormwater management, riverbank stabilisation, and drought-resistant landscaping to improve ecosystem health and water quality.
- Inclusion of public art, cultural interpretation (including involvement of Ngarrindjeri people), and Crime Prevention through Environmental Design (CPEd) principles to celebrate heritage, foster community identity, and ensure safe, vibrant public spaces.

### **Objectives, Performance Targets and Measures**

The following objectives each carry equal weighting and are subject to Council's budgetary and workload constraints.

| Objective  | Performance Target  | Performance Measure  |
|--|---|--|
| Involve local communities and volunteers in the management and enhancement of wetlands and water resources.          | Communities and volunteers regularly attend workshops and working bees.   | Positive feedback is received from the local communities and volunteers.             |
| Protect and rehabilitate wetlands and water resources to support ecosystems and biodiversity.                        | Regular maintenance as needed at each reserve.  | Maintenance and renewal works are completed in line with our Asset Management Plans. |
| Invest in stormwater systems and water management infrastructure to support growth and mitigate environmental risks. | The appropriate systems and level of infrastructure are reviewed for each reserve and implemented when budget allows. | Maintenance and renewal works are completed in line with our Asset Management Plans. |
| Provide safe, appealing and accessible open space and recreation facilities.   | Maintain open space assets in fair or better condition.   | Customer satisfaction surveys.   |

|  |   |  |
|--|---|--|
| All leases and licences for a commercial use pay a market rent.  | Generate revenue and investment that supports the sustainability of Council's assets, services and functions. | Commercially utilised properties contribute to the economic vitality and prosperity of the City.   |
| To ensure the land is used for purposes consistent with this plan and in accordance with any lease or licence issued by the Council. | Leases and licences clearly set out the responsibilities of each party.                                       | Council is not notified of any breaches of the lease or licence and is not required to issue any notices of breach to agreement holders. |

### **Leases and Licences for the land**

The current leases and licences for the Land (if any) are detailed in the Council's Community Land Register.

Leases or licences over the land may be granted by the Council including for business purposes, provided they are consistent with the uses envisaged for this land as identified in this Plan. In the case of Crown Land, the granting or renewal of leases and/or licenses must be in accordance with the relevant provisions of the *Crown Land Management Act 2009*.

Granting of a lease or licence will be done in accordance with the provisions set out in Sections 200 and 202 of the *Local Government Act 1999*. Leases and licences proposed for a term greater than 5 years or that are not otherwise authorised by this Plan will be subject to the Council's public consultation policy in accordance with the Act.

### **Permits**

Permits may be issued for events and activities consistent with the purpose of the land and the relevant Council By-Laws.

### **Council Plans and Policies**

Please note that Council's plans, strategies and policies are subject to change over time. Any updated or newly adopted strategic documents by the Council will supersede previous versions and serve as the current reference point.

#### **Annual Business Plan & Budget 2025-2026**

*Outlines essential services and strategic projects—including infrastructure upgrades, stormwater and open space planning, footpath expansion, and support for libraries, reserves, community centres, and major events—to meet community needs and plan for future growth.*

#### **Asset Management Portfolio Plan 2024-2034**

*Sustainably managing community assets, including roads, buildings, open spaces, stormwater systems, and water supply and wastewater infrastructure, to meet current and future community needs while addressing growth, environmental challenges, and financial constraints.*

#### Animal Management Plan 2020-2025

*Promotion of responsible dog and cat ownership including the exercising of dogs off leash on Council owned property.*

#### Biodiversity Strategy 2015-2020

*Protect, enhance, and sustainably manage native vegetation and biodiversity through strategic planning, community engagement, and coordinated land management practices.*

#### By-law 2 – Local Government Land

*Regulates the use, access and activities permitted on local government land under the Council's care, control and management to ensure safety, order and property use.*

#### By-law 5 – Dogs

*Outlines regulations for dog management and control, including restrictions on dog access to certain areas such as playgrounds and sports facilities.*

#### Climate Change Adaptation Plan

*Strategic actions to build resilience across infrastructure, emergency services, land use, and vulnerable communities in response to the region's increasing climate risks.*

#### Community Safety Plan 2018-2024

*Collaborative, community-based approach to improving safety and wellbeing through targeted priorities, partnerships, education, and inclusive engagement across key social issues.*

#### Disability Access & Inclusion Plan

*Four-year strategy to enhance equitable participation for people with disability by improving access to Council-managed services—including libraries, community centres, reserves, and public facilities—through inclusive infrastructure upgrades, staff training, community engagement, and culturally responsive planning.*

#### Economic Development Strategy 2020-2032

*Staged plan to transform the region into a vibrant, resilient economic hub by leveraging infrastructure investment, tourism, workforce development, and strategic partnerships across four phases of growth.*

#### Environment Management Plan 2020-2024

*Strategic framework to protect and enhance the region's natural assets—focusing on water, biodiversity, development, waste, and climate resilience—through targeted action plans, community engagement, and sustainable infrastructure.*

#### Footpath Strategy 2017

*Structured plan to expand and upgrade the pedestrian footpath network—prioritising all-weather access, safety, connectivity to key destinations, and environmentally responsible design—through a financially sustainable program delivering up to five kilometres of new paths annually.*

#### Information Technology Asset Management Plan 2021-2025

*Strategic framework to manage and renew IT assets—including CCTV networks and infrastructure supporting systems like pumps—by enhancing lifecycle planning, service reliability, and integration with smart city technologies.*

#### Innovate Reconciliation Action Plan 2026-2028

*The Rural City of Murray Bridge Innovate RAP 2026–2028 sets out a two-year framework to strengthen reconciliation by embedding respect, relationships, opportunities, and governance with Ngarrindjeri and wider Aboriginal and Torres Strait Islander communities.*

#### Kungun Ngarrindjeri Yunnan Agreement

*The Rural City of Murray Bridge and the Ngarrindjeri Tendi Incorporated jointly signed the Kungun Ngarrindjeri Yunnan Agreement on 17 March 2008. The Kungun Ngarrindjeri Yunnan Agreement is a commitment by both parties to seek ways to work together to uphold Ngarrindjeri rights and to advance Ngarrindjeri interests when decisions are being made about their traditional country, lands and waters. The parties are committed to working together to advance harmonious community relations and promote the interests of the whole community and commit to develop greater community understanding of Ngarrindjeri traditions, culture, laws and spiritual beliefs in the Council area.*

#### Leasing and Licencing Policy

*This policy guides how the Rural City of Murray Bridge leases and licenses council-owned land and buildings to ensure fair access, consistent terms, compliance with legislation, and responsible asset management.*

#### Murraylands River Trail Feasibility Study 2015

*Collaborative plan by three councils to develop a 450 km walking and cycling trail along the River Murray, Lakes, and Coorong—emphasising community access, cultural heritage, tourism, environmental sustainability, and staged infrastructure investment.*

#### Ngarrindjeri Murrundi Management Plan No. 1

*Culturally grounded vision to protect, rehabilitate, and develop the Pomberuk (Murray Bridge Railway Precinct and Hume Reserve) through partnership with government and community—emphasising Ngarrindjeri spiritual connection, heritage, education, and sustainable land use.*

#### Public Art Policy

*This policy requires that all public art located on council-owned land in the Rural City of Murray Bridge be strategically commissioned, managed, and maintained to high artistic standards, ensuring cultural, historical, and community relevance while integrating into the built and natural environment.*

#### Public Art Strategy 2019-2024

*Framework to embed high-quality, community-responsive public art across parks, urban precincts, and rural townships—celebrating Ngarrindjeri culture, enhancing civic identity, and supporting local artists through strategic funding and integrated planning.*

#### Public Realm Style Guide 2019

*Framework for the consistent design, upgrade, and management of public spaces—covering materials, landscaping, lighting, furniture, pathways, and signage—across urban and rural areas to enhance liveability, heritage integration, and community wellbeing.*

#### Public Toilet Strategy 2017-2022

*Plan to improve the accessibility, safety, cleanliness, and environmental sustainability of public toilets—emphasising strategic upgrades, asset management, and inclusive service provision across parks, transport hubs, and community precincts.*

#### Riverfront Strategy 2016

*20-year plan to rejuvenate the Murray River corridor by enhancing residential, recreational, and environmental opportunities, improving connectivity, promoting tourism, and fostering economic development while balancing conservation and community engagement.*

#### Sport, Recreation & Open Space Strategy Part 1 2013 – Introduction & Overview

*Establishes the strategic framework, objectives, and methodology for guiding sport, recreation, and open space planning across the Rural City of Murray Bridge.*

#### Sport, Recreation & Open Space Strategy Part 3 2013 – Open Space Strategy

*Provides a detailed assessment of open space provision, hierarchy, and gaps, recommending improvements to accessibility, connectivity, and environmental integration.*

#### Strategic Plan 2024-2028

*Four-year commitment to deliver community-driven priorities—focusing on inclusive growth, environmental sustainability, infrastructure investment, and enhanced access to Council services such as reserves, libraries, and community centres.*

#### Structure Plan 2024

*Strategic framework to guide future urban growth—identifying land for residential, employment, commercial, and community development; forecasting a \$10 billion investment and 75% population increase by 2041; and emphasising coordinated infrastructure, inclusive planning, and enhanced access to Council services such as reserves, libraries, and community centres.*

#### Structures on Community Riverfront Reserves Policy

*This policy regulates the installation, approval, and ongoing management of structures on council-owned riverfront reserves to ensure public access, safety, legislative compliance, and community benefit.*

#### Tourism Development Plan 2016-2020

*Strategies and actions to enhance tourism by leveraging the region's natural, cultural, and historical assets, fostering collaboration, improving visitor*

*services, and creating a unique identity as a family-friendly river-based destination near Adelaide.*

#### Trail Strategy 2017 Parts 1 & 2

*Planning, development, management, and promotion of a sustainable, accessible, and integrated trail network to enhance recreational opportunities, community well-being, tourism, and economic development in the region.*

#### Volunteer Policy

*This Volunteer Policy sets out how the Rural City of Murray Bridge manages, supports, and safeguards volunteers engaged in programs on council-owned land, ensuring compliance with legislation, safe practices, and community benefit.*

#### Walking and Cycling Masterplan and Concept Design 2018

*10-year plan to enhance walking and cycling infrastructure, improve connectivity between the town centre, riverfront, and key attractions, and promote safe, accessible, and sustainable transportation through strategic planning, network development, concept designs, cost estimates, and a maintenance strategy.*

#### Water-Based Recreation Management Plan 2021

*Strategies to balance increased recreational use of the Murray River with environmental protection, infrastructure development, and community engagement through new hubs, zoning, and improved facilities.*

#### Wayfinding and Network Strategy Parts 1 & 2

*Wayfinding and signage strategy for Murray Bridge, addressing existing issues, proposing a cohesive signage suite, and detailing implementation, costs, and maintenance to enhance navigation and connectivity for residents, visitors, and tourists.*

#### **Relevant Land**

This Community Land Management Plan covers the parcels listed below. More details about each parcel are available in the Community Land Register which can be found on Council's website. It is expected that this list will change over time as Council acquires new parcels of land, disposes of surplus property, or as title references are amended. Please refer to the Community Land Register on Council's website for an up-to-date list of parcels governed by this Community Land Management Plan.

| <b>Common Name</b> | <b>Address</b>                            | <b>Title_ID</b> | <b>Lease / Licence</b> | <b>Lessee / Licensee</b> |
|--------------------|---|-----------------|------------------------|--------------------------|
| Boggy Lake Reserve | Lot 27 Langhorne Creek Rd<br>Mulgundawa   | CR6048/985      | No                     |                          |
| Boggy Lake Reserve | Sec 1276 Langhorne Creek Rd<br>Mulgundawa | CR5759/627      | No                     |                          |

|   |                                       |             |    |  |
|---|---------------------------------------|-------------|----|--|
| Casuarina Walk Reserve                            | Lot 203 Casuarina Walk Murray Bridge  | CT6303/372  | No |  |
| Casuarina Walk Reserve                            | 14-21 Casuarina Wk Murray Bridge      | CT6303/374  | No |  |
| Emu Road Sec 718                                  | Sec 718 Emu Rd Riverglades            | CR5759/667  | No |  |
| Hefford Drive Reserve                             | Sec 68 Hefford Dr Callington          | CR5761/974  | No |  |
| Jervis Ferry Reserve                              | Sec 1244 Jervis Ferry Rd Wellington   | CR6029/84   | No |  |
| Lagoon Wetlands (Rocky Gully)                     | Lot 300 Lagoon Rd Murray Bridge       | CR6079/78   | No |  |
| Lake Alexandrina Reserve                          | Lot 6 Lake View Rd Mulgundawa         | CT5539/857  | No |  |
| Lake Alexandrina Reserve                          | Lot 7 Lake View Rd Mulgundawa         | CT5539/855  | No |  |
| Lake Reserve Road Recreation Reserve Section 1221 | Sec 1221 Lake Reserve Rd Hd Brinkley  | CR5759/625  | No |  |
| Marina Park                                       | Lot 31 Long Island Road Murray Bridge | CT 5910/406 | No |  |
| Monteith Cliff Reserve                            | Lot 206 PS 730 Off McRae Rd Monteith  | CT5890/260  | No |  |
| Monteith Cliff Reserve                            | Lot 207 PS 730 Off McRae Rd Monteith  | CT5890/261  | No |  |
| Murrawong Reserve                                 | Sec 714 Murrawong Rd Murrawong        | CR5759/666  | No |  |

|                                     |  |            |     |                          |
|-------------------------------------|--|------------|-----|--------------------------|
| Murrundi Reserve                    | Sec 1242 Jervois Rd Wellington           | CR5719/919 | No  |                          |
| Narooma Wetlands (PR42048)          | A887 Riverfront Road, Murray Bridge      | CT6121/294 | No  |                          |
| Narooma Wetlands (PR42048)          | A1 Riverfront Road, Murray Bridge        | CT6121/161 | No  |                          |
| Queen Louisa Drive Reserve          | A3 Queen Louisa Dr Long Flat             | CT6164/43  | Yes | QL Drive Pty Ltd - Lease |
| River Vine Court Riverfront Reserve | Lot 199 River Vine Ct White Sands        | CT5887/645 | No  |                          |
| Riverglades Community Wetlands      | Lot 3 Murray Drive Riverglades           | CT5815/913 | No  |                          |
| Riverglades Community Wetlands      | Lot 25 Murray Drive Riverglades          | CL6195/108 | No  |                          |
| Riverglen Marina Reserve            | Lot 127 PS 1089 Riverglen Dr White Sands | CT5366/785 | No  |                          |
| Rivergum Drive Reserve              | Sec 661 River Gum Dr Mypolonga           | CR5759/637 | No  |                          |
| Rivergum Drive Reserve              | Sec 662 River Gum Dr Mypolonga           | CR5759/637 | No  |                          |
| Rivergum Drive Reserve              | Sec 660 River Gum Dr Mypolonga           | CR5759/637 | No  |                          |
| Rocky Gully Wetlands                | Lot 300 Lagoon Road Murray Bridge        | CT 6079/81 | No  |                          |
| Snakey Gully Reserve                | Sec 1174 Snakey Gully Rd Woodlane        | CR5759/644 | No  |                          |

|   |                                      |            |    |  |
|---|--------------------------------------|------------|----|--|
| Sunnyside Water Front Reserve & Cliff Reserve | Sec 751 Sunnyside Rd Sunnyside       | CR5456/999 | No |  |
| Sunnyside Water Front Reserve & Cliff Reserve | Sec 753 Sunnyside Rd Sunnyside       | CR5456/999 | No |  |
| Sunnyside Water Front Reserve & Cliff Reserve | Sec 736 Sunnyside Rd Sunnyside       | CR5456/999 | No |  |
| Swanport Wetlands                             | Sec 448 Off Princes Hwy Monteith     | CR5759/660 | No |  |
| Swanport Wetlands                             | Sec 543 off Princes Hwy Monteith     | CR5759/664 | No |  |
| Swanport Wetlands                             | Sec 451 Off Princes Hwy Monteith     | CR5759/661 | No |  |
| Thiele Reserve                                | Sec 575 Thiele Rd Murray Bridge      | CR5759/665 | No |  |
| Toora Reserve                                 | Lot 4 PS 90 Off Kuchel Rd Toora      | CT6019/439 | No |  |
| Vanderzon Reserve                             | Lot 22 PS 151 Murray Dr Riverglades  | CT6027/187 | No |  |
| Water Conservation Reserve No 1               | Sec 1288 Tolderol                    | CR5759/631 | No |  |
| White Sands Reserve                           | L 100 PS 1089 Jervois Rd White Sands | CT5854/32  | No |  |



## CONTACT US AT

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