

# MURRAY BRIDGE SHOWGROUND

## COMMUNITY LAND MANAGEMENT PLAN

DRAFT - AUGUST 2011





## Introduction

Pursuant to Section 199 of the *Local Government Act 1999*, the Rural City of Murray Bridge has prepared this Land Management Plan for the community land comprising Murray Bridge Showground. A Community Land Management Plan must be prepared and adopted if:

- the land falls within the ambit of section 194 (1) (b) or (c); or
- the land is, or is to be, occupied under a lease or licence; or
- the land has been, or is to be, specifically modified or adapted for the benefit and enjoyment of the community.

## Description & Location

The land to which the Murray Bridge Showground Community Land Management Plan relates to is depicted in Attachment A and is described as:

- Allotment 156, in Filed Plan 167923 in the area named Murray Bridge East, Hundred of Burdett.

Council owns the community land freehold with no encumbrances on the title.

The Murray Bridge Showground is classified Public Park pursuant to the Public Parks Act 1943 and for the purposes of this community land management plan is classified as community land.

The Showground is located on the Old Princes Highway east of the Murray Bridge CBD.

## Background

The Showground land was once owned by the Show Society who sold the land to the Council for a considerable amount of money for use by the community in 1979. The Murray Bridge Agricultural and Horticultural Society lease back a portion of the land back from Council for the purposes of holding several events throughout the year including the annual show and for the Community.

The annual Murray Bridge Agricultural and Horticultural Show is one of the oldest and largest country shows in South Australia featuring show activities relating to agriculture and horticulture as well as side shows, rides, amusements and diverse entertainment for people of all ages



## Purpose

The Rural City of Murray Bridge holds the parcel known as the Showground's for the benefit of the local community and the many visitors to the location.

Council aims to provide a highly accessible multi-purpose community facility for an assortment of sporting, agricultural and horticultural, social and community clubs for the purpose of clubrooms, sporting functions, agricultural and community events.

This is in keeping with Council's Strategic Management Plan which states:

- 3.1.1 Develop and implement regional and local recreation and public open space plans with a focus on shared facilities;
- 3.2.1 Develop support and promote recreational and sporting facilities and events;
- 3.3.2 Promote and support community and cultural events;



- 4.6.2 Implement Asset Management Plans for land assets;
- 4.6.3 Implement Asset Management Plans for building assets.

### **Objectives**

1. *Provide a multi-purpose facility that can cater for sporting, passive and active recreation, minor to major events and festive activities;*
2. *Provide facilities that can be utilised by commercial operators;*
3. *To ensure the Murray Bridge Showground is aesthetically pleasing, welcoming , practical and safe;*
4. *Ensure the Murray Bridge Showground is accessible, convenient and available for use by all, including persons with a disability;*
5. *Provide a multi-purpose facility that reflects the needs of the local community and visitors to the City in a sustainable manner;*
6. *Regularly maintain the Murray Bridge Showground in accordance with its usage to ensure safety and functionality;*
7. *Monitor the usage for upgrade and installation of new facilities;*
8. *Protect & enhance the environmental character of the facility;*
9. *Ensure efficiencies in the processing of legislative requirements under the Local Government Act 1999.*
10. *Encourage the users of the facility to assist Council in storm water management and water harvesting.*



## Plans, Policies and By-laws

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

### *Council Plans*

- Rural City of Murray Bridge Strategic Plan
- Rural City of Murray Bridge Development Plan
- Environmental Management Plan
- Asset Management Plans
- Riverfront Management Plan
- Event Management Plan
- Town Centre Master plan
- Structure Plan



### *Council Policies*

- Leasing and Licensing Policy (currently being developed)

### *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

The above plans, policies and by-laws can be viewed at the Local Government Centre, 2 Seventh Street, Murray Bridge or on the Rural City of Murray Bridge website at [www.murraybridge.sa.gov.au](http://www.murraybridge.sa.gov.au). They are subject to review and amendment from time to time as required.





### **Leases/ Licences**

Legislative requirements under Section 201, 202, 221 and 222 of the Local Government Act 1999.

- Allow the lease / licence of the whole or any portion of the land to which this Land Management Plan relates including any improvements to any lease / licence as deemed appropriate by Council.
- Allow Council to provide permits under Councils By-laws so that the land or portion of may be used by specified permit holders.
- Ensure any lessee / licensee or permit holder meets the terms and conditions of their agreement.

### **Permitted Activities**

Below is a list of permitted activities that may typically be undertaken on the land in accordance with this community land management plan (but not limited to):

- Horse related activities and events
- Annual Show
- Rider Safe training
- Vehicular or Engine Displays
- Agricultural and Horticultural Activities / Events
- Community social activities / events
- Weekend Markets
- Council sponsored major and minor events
- Organised or formal playing of games and sporting activities
- The playing of musical instruments, or singing for fee or reward
- A public performance (that is theatrical, musical, circus or other entertainment for the enjoyment of the public)
- Engaging in a trade or business
- Transporting of materials and equipment required in relation to building or landscaping works
- Privately organised celebrations / events – such as weddings, festivals and private functions
- Moving and watering of livestock
- Access requirements for special circumstances
- Fireworks displays
- Landing of helicopter/ parachute / balloon
- Short-term advertising for community events
- Dog related activities (All dogs must be exercised on leash) except for activities related to greyhound racing



## Management

Management Issue	Objectives	Actions
Use / Activities	<p><i>Provide a multi-purpose facility that can cater for sporting, passive and active recreation, minor to major events and festive activities.</i></p> <p><i>Provide facilities that can be utilised by commercial operators</i></p>	<ul style="list-style-type: none"> <li>- Use as per "Permitted Activities" above</li> <li>- Future provision of multi-functional recreation facilities such as playgrounds</li> <li>- Provision of safe and clean public toilet facilities</li> <li>- Encourage minor to major events at the Showground location</li> <li>- Provide club facilities for the various sporting, social and community clubs</li> </ul>
Buildings / Maintenance	<p><i>Regularly maintain the Murray Bridge Showground in accordance with its usage to ensure safety and functionality.</i></p> <p><i>Monitor the usage for upgrade and installation of new facilities</i></p>	<ul style="list-style-type: none"> <li>- Future design and upgrade of facilities such as reserve furniture</li> <li>- Design, build and maintain minor buildings and structures such as shelters and fencing</li> <li>- Maintain buildings and structures in accordance with Council's condition assessments regime</li> <li>- Feedback from lessees and licensees to apply for future budget bids</li> </ul>
Environment	<p><i>To ensure the Murray Bridge Showground is aesthetically pleasing, welcoming and practical.</i></p> <p><i>Protect &amp; enhance the environmental character of the facility.</i></p>	<ul style="list-style-type: none"> <li>- Regularly maintain grounds and landscaped areas including grass, trees through scheduled maintenance programs (i.e. lawn mowing, pruning)</li> <li>- Protect and enhance the native flora and fauna of the facility</li> <li>- Efficient use of water</li> <li>- Work with the Ngarrindjeri</li> </ul>





		<p>people, in accordance with the Aboriginal Heritage Act and Native Title Act 1999, in the spirit of reconciliation.</p> <ul style="list-style-type: none"> <li>- Encourage the users of the facility to improve the amenity of the land by re-vegetation.</li> </ul>
Access	<p><i>To ensure the Murray Bridge Showground is accessible, convenient and available for use by all including persons with a disability.</i></p>	<ul style="list-style-type: none"> <li>- Physical access is provided for all sections of the community through the provision of appropriate facilities</li> <li>- Roadways / walkways are provided (where appropriate) and maintained</li> <li>- Maintain effective car parking that caters for multi-recreational activities and major events</li> </ul>
Management	<p><i>To provide a multi-purpose facility that reflects the needs of the local community and visitors to the City and in a sustainable manner.</i></p> <p><i>To ensure efficiencies in the processing of legislative requirements under the Local Government Act 1999.</i></p>	<ul style="list-style-type: none"> <li>- Use of zones to portion different activities / leased areas (Attachment B)</li> <li>- Undertake and regularly update a risk management plan for the Murray Bridge Showground</li> <li>- Regular removal of waste and litter</li> <li>- Dogs to be "On Leash" at all times (Greyhounds while racing exempt)</li> <li>- Council will provide bag dispensers for the collection and disposal of dog excrement.</li> </ul>



Water Management	<i>Encourage the users of the facility to assist Council in storm water management and water harvesting.</i>	- Where possible and without impacting significantly on the recreation value of the land, assist storm-water management and harvesting of rainwater.
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### Performance Measures

- Feedback from local community
- Feedback from visitors and event holders
- Creation of pedestrian / bicycle links
- Re-vegetation programs
- Sites identified and managed in accordance with local indigenous peoples and the Aboriginal Heritage Act
- Committees or consultative groups sharing information regarding important cultural and recreational elements
- Asset renewal and maintenance program for Council owned buildings and structures
- Protect and preserve rail and riverboat infrastructure
- Appropriate signage
- Council liaise with Neighborhood Watch groups, police and key representative bodies
- Event Plan and Package
- Lessees /licensees renewed in accordance with legislation and Land Management Plan
- Risk Management Plan



## Attachment A – Map of Showground



## Attachment B – Showground Zones / Leased Areas

Zone A (PURPLE) – Basketball Stadiums Leased to the Murray Bridge Basketball Association Inc.

Zone B (GREEN) – Horse Riding area with shed and clubrooms Leased to the Murray Bridge Riding Club Inc

Zone C (BLUE) – Greyhound Racing Track and Clubrooms – Leased to the Murray Bridge Greyhound Racing Club Inc.

Zone D (ORANGE) – Rider Safe Area – Leased to the Commissioner of Highways, Department of Transport, Energy and Infrastructure.

Zone E (RED) – Oval, Clubrooms and Cricket Nets Licenced to the Wanderers Cricket Club Inc. Oval and Clubrooms also licenced to the Lower Murray Baseball Association. During Football season oval also licenced to the Peake Football Club Inc.

Zone F (YELLOW) – All other areas, including the show pavilion are leased to the Murray Bridge Agricultural and Horticultural Society.

All areas not shaded are common areas within the Showground and can be utilised by all users and general public.