

# **BOGGY LAKE RESERVE**

## **COMMUNITY LAND MANAGEMENT PLAN**



**APRIL 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 of Boggy Lake Reserve. A 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 this management plan relates is depicted and zoned in Attachment A and is described as:

- Allotment 6, in deposited plan 19133, West Creek Road, Mulgundawah – CT 5539/857 – Dedicated as a Reserve – Council Freehold
- Allotment 7, in deposited plan 19133, West Creek Road, Mulgundawah – CT 5539/855 – Dedicated as a Reserve – Council Freehold
- Section 1276, Hundred of Brinkley, Langhorne Creek Road, Mulgundawah – CR5759/627 – Dedicated for stone purposes pursuant to the Crown Lands Act, 1929 – Crown Lands
- Allotment 27, in filed plan 52722, Langhorne Creek Road, Mulgundawah – CR6048/985 – Dedicated for travelling stock purposes pursuant to the Crown Lands Act, 1929. – Crown Lands

The Boggy Lake Reserve is located off of Langhorne Creek Road at Mulgundawah and is for the purposes of this land management plan classified as community land.

The Reserve abuts Lake Alexandrina and has samphire, lignums and succulents lining the water edge on the left hand side, with a small sandy beach in the middle and grasses on the right hand side.

The Middle of the Reserve consists of samphire and is classified as a flood plain.

The Top of the Reserve is earmarked for planting of native trees to enhance the Flora and Fauna of this Reserve.

Boggy Lake Reserve also consists of several unmade road reserves as depicted in Attachment A.



## Purpose

The purpose of these land parcels is to conserve the Flora and Fauna while housing a small segment for passive recreation to benefit the local community and the many visitors to the location.

Council aims to provide an accessible lake frontage for passive recreational activities, such as launching of sailing and kayaking boats, while protecting and enhancing the native flora and fauna in the area.

## Objectives

1. *Provide appropriate facilities that can cater for passive sporting and recreational activities;*
2. *To ensure the Boggy Lake Reserve is aesthetically pleasing, welcoming and practical;*
3. *Ensure the Boggy Lake Reserve is accessible, convenient and available for use by all;*
4. *Regularly maintain the Boggy Lake Reserve in accordance with their usage to ensure safety and functionality;*
5. *Monitor the usage for upgrade and installation of new facilities;*
6. *Protect & enhance the environmental character of the reserve;*
7. *Provide suitable buffers for the protection of water quality as required by Legislation;*
8. *Ensure efficiencies in the processing of legislative requirements under the Local Government Act 1999; and*
9. *Provide for appropriate weed control to prevent the risk of fire.*

## Plans, Policies and By-laws

Following is a list of plans, policies and by-laws that may be relevant to this 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

### *Council Policies*

- Leasing and Licensing Policy (currently being developed)
- Riverfront Structures and Mooring Policy (currently being reviewed)

### *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 & 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, maybe 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 land management plan (but not limited to):

- Passive recreation and sporting activities (such as launching of sailing, kayaking, boats, walking etc) No motorized craft can launch from this facility.
- Planting and maintenance of flora
- Moving / grazing of livestock
- Camping (No Camp Fires)
- Installation and maintenance of fencing
- Monitor the native Flora and fauna
- Maintenance to internal roadways and pathways
- Activities associated with weed control





## Management

Management Issue	Objectives	Actions
Use / Activities	<i>Provide appropriate facilities that can cater for passive sporting activities.</i>	<ul style="list-style-type: none"> <li>- Use as per "Permitted Activities" above</li> <li>- Future provision of safe and clean toilet facilities</li> <li>- Future provision of rubbish receptacles</li> </ul>
Maintenance	<p><i>Regularly maintain the Boggy Lake Reserve 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> <p><i>Provide for appropriate weed control to prevent the risk of fire</i></p>	<ul style="list-style-type: none"> <li>- Future installation of facilities such as reserve furniture</li> <li>- Future design, build and maintain minor building and structures such as shelters &amp; BBQ's</li> <li>- Protect and preserve the indigenous culture and heritage</li> <li>- Regularly maintain grounds and landscaped areas including grass, trees through scheduled maintenance programs (i.e. lawn mowing, pruning)</li> <li>- Frequent weed control through combination of options (Eg cattle grazing, spraying, mowing)</li> <li>- Zone A – Lignums and Succulents – Crash graze as required to keep weeds under control</li> <li>- Zone C - Plant, maintain and monitor the progress of new trees.</li> </ul>
Environment	<p><i>To ensure the Boggy Lake Reserve is aesthetically pleasing, welcoming and practical.</i></p> <p><i>Protect &amp; enhance the ecological character of</i></p>	<ul style="list-style-type: none"> <li>- Protect and enhance the native flora and fauna.</li> <li>- Work with the Ngarrindjeri people, in accordance with the Aboriginal Heritage Act and Native Title Act 1999, in the spirit of reconciliation.</li> </ul>



	<i>the reserve.</i>	<ul style="list-style-type: none"> <li>- Utilise the resources of other government departments to protect and enhance the native flora and fauna.</li> </ul>
Access	<i>To ensure the Boggy Lake Reserve is accessible, convenient and available for use by all.</i>	<ul style="list-style-type: none"> <li>- Physical and safe access is provided from the roadway to the lakefront</li> <li>- Paths, trails are provided (where appropriate) and maintained</li> <li>- Maintain effective car parking and vehicular access that caters for lakefront passive recreational activities</li> <li>- Parking of vehicles is only permissible on designated road and carpark area.</li> <li>- Appropriate Signage</li> </ul>
Management	<i>To ensure efficiencies in the processes of legislative requirements under the Local Government Act 1999.</i>	<ul style="list-style-type: none"> <li>- Use of zones to portion different activities (Attachment A)</li> <li>- Undertake and regularly update a risk management plan for the Boggy Lake Reserve.</li> <li>- Regular removal of waste and litter</li> <li>- Dogs to be "On Leash" at all times</li> <li>- Update through Crown Lands the dedications to reflect Flora and Fauna Reserve.</li> <li>- New trees that will be planted in the area shall be indigenous to the area</li> <li>- Trees planted in Zone C &amp; D will be appropriate heights as to not interfere with the views of the lake for the local houses in the area.</li> </ul>



Water Management	<i>Provide Suitable buffers for the protection of water quality as required by legislation</i>	- Where possible and without impacting on the passive recreation value of the land, installation of appropriate fencing to protect the water quality within the lake from domestic animals.
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### Performance Measures

- Feedback from local community
- Feedback from visitors
- 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
- The protection and preservation of native flora and fauna
- Appropriate signage
- Lessees /licensees renewed in accordance with legislation and Land Management Plan
- Risk Management Plan





## **Attachment A – MAP with Zones**

### **ZONE A**

This zone is dedicated for Flora and Fauna and is full of samphire bushes, lignums and other succulents which lines the waterfront. This portion of land also houses a wide variety of fauna. (including a variety of birdlife, frogs, snakes, etc)

### **ZONE B**

This zone is dedicated for Flora and Fauna and is full of samphire bushes and is classified as a flood plain. The soil is very salty and limits what grows in this area. This zone also houses a wide variety of fauna.

### **ZONE C**

This zone is dedicated for Flora and Fauna and is earmarked for re-vegetation. Currently this area is full of weed grasses and will require weed control. The new plantings will be trees that are indigenous to the area and the height will be determined so as to not prohibit the views of neighboring houses.

### **ZONE D**

This zone is dedicated for passive recreation. It consists of a vehicular track and beach area for the launching of un-motorized watercraft. This area can be used for camping but no camp fires.

### **ZONE E**

This zone is dedicated for Flora and Fauna is under water at certain times of the year. The area does contain some samphire bushes and a few lignums. Because of its nature to be under water this area does not grow a great deal other than weeds.

### **PLEASE NOTE:**

Boggy Lake Reserve also consists of several unmade road reserves as follows:

- Segment 370
- Segment 288
- Segment 287
- Segment 286
- Segment 285
- Segment 284
- Segment 283
- Segment 282

# Attachment A – Map of Boggy Lake Reserve Zones



Map Scale: 1:7,731

About this Document	Disclaimer
<p>This map has been created for the purpose of showing basic locality information over The Rural City of Murray Bridge. Parcel and Property boundary lines and topographic data are supplied by the Department for Environment &amp; Heritage. Aerial Photography is supplied by Aerotrex Pty Ltd. Any error should be reported to the GIS Section, The Rural City of Murray Bridge.</p>	<p>Whilst every effort is made to ensure the information provided is accurate, Council accepts no responsibility for inaccuracies that may occur. Where appropriate, Council advises that a licensed surveyor be engaged to determine exact parcel boundaries. This map data is subject to copyright. Reproduction or on selling without written permission from The Rural City of Murray Bridge is an infringement on copyright laws.</p>