Town Heritage

VERSION 06.12.23

Community Land Management Plan

(Adopted 09/06/2026)

THE RURAL CITY OF MURRAY BRIDGE

Town Heritage 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

Council is committed to enhancing and protecting its heritage while also providing facilities and service for the community. These properties all share strong heritage values and are used by the community for recreational and operational purposes. Where appropriate permits, leases or licences may be issued over the land for both community and business purposes and in the case of Crown Land, with the dedicated purpose.

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.

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.

These sites support Council's commitments to heritage preservation, cultural identity, tourism and adaptive reuse of historic assets.

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

- Design public spaces and facilities using Crime Prevention through Environmental Design (CPED) principles, while also integrating high-quality public art to celebrate cultural heritage, foster community identity, and create vibrant, engaging environments.
- Establish a Heritage Rail Boulevard along the former rail corridor and develop interconnected trails to link reserves throughout the Council area, enhancing access and connectivity for residents and visitors.

- Undertake ongoing renewal and maintenance of Council-owned buildings, including significant sites such as the Railway Station and Town Hall.

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
Ensure council facilities remain fit for purpose, safe and accessible for community use.	Improve and maintain building assets in fair or better condition.	Maintenance and renewal works are completed as per State Heritage and Local Heritage Guidelines and Council's approved Asset Management Portfolio Plan.
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 on 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.

Event Management Policy

This policy establishes how the Rural City of Murray Bridge manages, supports, and regulates events held on council-owned land to ensure they are safe, inclusive, strategically aligned, and deliver community and economic benefits.

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.

Playspace Strategy 2017-2027

Long-term framework to guide the design, management, and equitable distribution of playspaces—emphasising inclusive access, age-appropriate play, community feedback, and strategic investment across local, neighbourhood, district, and potential regional classifications.

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 2 2013 – Sport & Recreation Strategy

Identifies current and future needs for sport and recreation facilities—based on demographic trends, participation data, and stakeholder input—to inform targeted investment and service delivery.

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.

Sturt Reserve Master Plan Design Development 2021

Culturally inclusive, environmentally sensitive redevelopment strategy that enhances connectivity, recreation, heritage interpretation, and community engagement across precincts linked to the Murray River and town centre.

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.

Youth Action Plan 2022-2027

Community-driven framework to support youth wellbeing, education, leadership, and inclusive spaces through coordinated programs, partnerships, and active engagement.

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.

Common Name	Address	Title_ID	Lease / Licence	Lessee / Licensee
Murray Bridge Performing Arts & Function Centre	Lot 103, 13-17 Bridge St Murray Bridge	CR5759/654	No	
Railway Precinct Historical Buildings	A31 Railway Precinct, Murray Bridge	CT6214/802	Yes	MB Historical Society - Licence River Murray Football League Bridge Art
Round House	146 Railway Terrace, Murray Bridge	CT5419/291	No	
Wharf Precinct - Shell Depot	Lot 2, East Terrace, Murray Bridge	CT5222/300	Yes	Rverboat Rail and Steam Group

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