Buffer & Controlled Access Reserves

VERSION 06.12.23

Community Land Management Plan

(Adopted 09/06/2026)

THE RURAL CITY OF MURRAY BRIDGE

Buffer & Controlled Access 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

Buffer reserves are held to create a separation between roads, pathways, and nearby properties, helping to reduce noise and wind while enhancing the visual appeal of the area.

Controlled access reserves are held to restrict both legal and physical access between roads, reserves and nearby properties.

These reserves exist to both enhance the visual appeal and improve safety for all residents and visitors. This includes ensuring there is connectivity between public and private spaces and traffic calming measures. Where appropriate permits, leases or licences may be allowed over the land, including for a business purpose and in the case of Crown Land, in keeping with the dedication.

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.

This land contributes to Council's strategic goals for safe transport corridors, attractive streetscapes, sustainable urban form and well-connected neighbourhoods.

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

- Maintain screening buffers and controlled access reserves where installed.
- Maintain clear sightlines and safe pedestrian movement.

- Apply Crime Prevention Environmental Design (CPED) principles to ensure buffers do not create concealment risks.

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
To provide and maintain screening and controlled access reserves.	Reserves are maintained and developed in a manner appropriate to its location and purpose.	Periodic inspections in line with service level agreements and any obvious safety concerns to be addressed as a matter of priority and as soon as practical.
To enhance safety and connectivity between public and private spaces.	Maintain clear sightlines, safe pedestrian movement and effective separation between roads and adjoining properties.	Periodic inspections to confirm compliance with safety and access standards and customer service requests monitored for recurring issues.
To ensure controlled access reserves function effectively to restrict unauthorised movement.	Barriers, fencing and landscaping remain intact and functional.	Periodic inspections with defects rectified within agreed service levels.

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.*

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.*

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.*

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.

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.

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 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.

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.

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.

Common Name	Address	Title_ID	Lease / Licence	
Buffer Reserve Ferries McDonald Road	Lot 202 Ferries McDonald Rd Monarto South	CT6029/457	No	
Buffer Reserve Ferries McDonald Road	Lot 201 Ferries McDonald Rd Monarto South	CT6029/456	No	
Buffer Reserve Flagstaff Road	Lot 1108 Flagstaff Road, White Sands	CT6236/734	No	
Buffer Reserve Hindmarsh Road	Lot 700, Hindmarsh Road, Murray Bridge	CT6246/290	No	
Buffer Reserve Hindmarsh Road	Lot 701, Hindmarsh Road, Murray Bridge	CT6246/291	No	
Buffer Reserve Jervois Road	Lot 39 Jervois Road Murray Bridge	CT6265/990	No	
Buffer Reserve Jervois Road	Lot 28 Jervois Road Swanport	CT5997/800	No	
Buffer Reserve Long Island Road	Lot 49 The Broadway, Murray Bridge	CT5967/673	No	
Buffer Reserve Long Island Road	Lot 50 The Broadway, Murray Bridge	CT5967/674	No	
Buffer Reserve Melville Road	Lot 1008 Melville Terrace Murray Bridge	CT 6309/982	No	
Buffer Reserve Murrundi Drive	Lot 5503 Hindmarsh Road Murray Bridge	CT6275/999	No	
Buffer Reserve Ridge Road	Lot 52 Ridge Rd Murray Bridge	CT5967/676	No	

Buffer Reserve Roper Road	A22 Roper Road, Murray Bridge	CT6170/159	No	
Buffer Reserve Susan Street	A118 Susan Street, Murray Bridge	CT6237/935	No	
Buffer Reserve Susan Street	A9 Susan Street, Murray Bridge	CT6237/934	No	
Buffer Reserve Swanport Road	A9 Swanport Road, Murray Bridge	CT6100/743	No	
Buffer Reserve Swanport Road	A18 Swanport Road, Murray Bridge	CT5937/725	No	
Buffer Reserve Swanport Village Road	Lot 203 Swanport Village Road Swanport	CT6158/809	No	
Buffer Reserve Theatre Lane	Lot 51 Theatre Lane, Murray Bridge	CT5967/675	No	
Buxton Avenue Reserve	Lot 141 PS 77 Buxton Av Murray Bridge	CT2133/48	No	
Chandlers Road Section 1279	Sec 1279 Chandlers Rd Mulgundawa	CR5759/629	No	
Corella Place Reserve	Lot 19 Corella Pl Murray Bridge	CT5542/502	No	
Ellendale Reserve	21 Ellendale Avenue Buffer Reserve	CT6319/381	No	
Jervois Road Plantation Reserve	Lot 495 Jervois Rd Wellington	CR5759/633	No	
Marion Court Buffer Reserve	Lot 501 Marion Court Swanport	CT6331/599	No	
Marion Court Buffer Reserve	Lot 504 Marion Court Swanport	CT6331/600	No	
Narooma Boulevard Nature Strip	Pce 35 Narooma Blvd Murray Bridge	CT6082/882	No	
Narooma Boulevard Nature Strip	Pce 36 Narooma Blvd Murray Bridge	CT6082/882	No	
Newbridge Reserve	A1006 Mulgundawah Road, Murray Bridge	CT6258/130	No	
Newbridge Reserve	Lot 1007 Grazier Street Murray Bridge	CT6295/980	No	
Newbridge Reserve	Lot 1008 Grazier Street Murray Bridge	CT6295/981	No	
Reserve Land White Sands	Lot 128 Riverglen Dr White Sands	CT5366/786	No	
Ritter Street Reserve	Lot 43 Ritter St Murray Bridge	CT4035/769	No	
River Vine Services Reserve	Lot 200 River Vine Ct White Sands	CT5887/646	No	
Roper Road Drainage Reserve	Lot 9 Roper Rd	CT6141/4	No	
Swanport Reserve	Lot 1000 Lovers Lane Swanport	CT6292/930	No	
Swanport Road Nature Strip	A 193 Swanport Rd Murray Bridge	CT5553/454	No	

Swanport Road Nature Strip	A207 Swanport Rd Murray Bridge	CT5552/399	No	
Swanport Road Nature Strip	A22 Swanport Rd Murray Bridge	CT5539/463	No	
Swanport Road Nature Strip	A 206 Swanport Rd Murray Bridge	CT5553/459	No	
Theatre Lane Walkway	Lot 48 The Broadway Murray Bridge	CT5967/672	No	

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