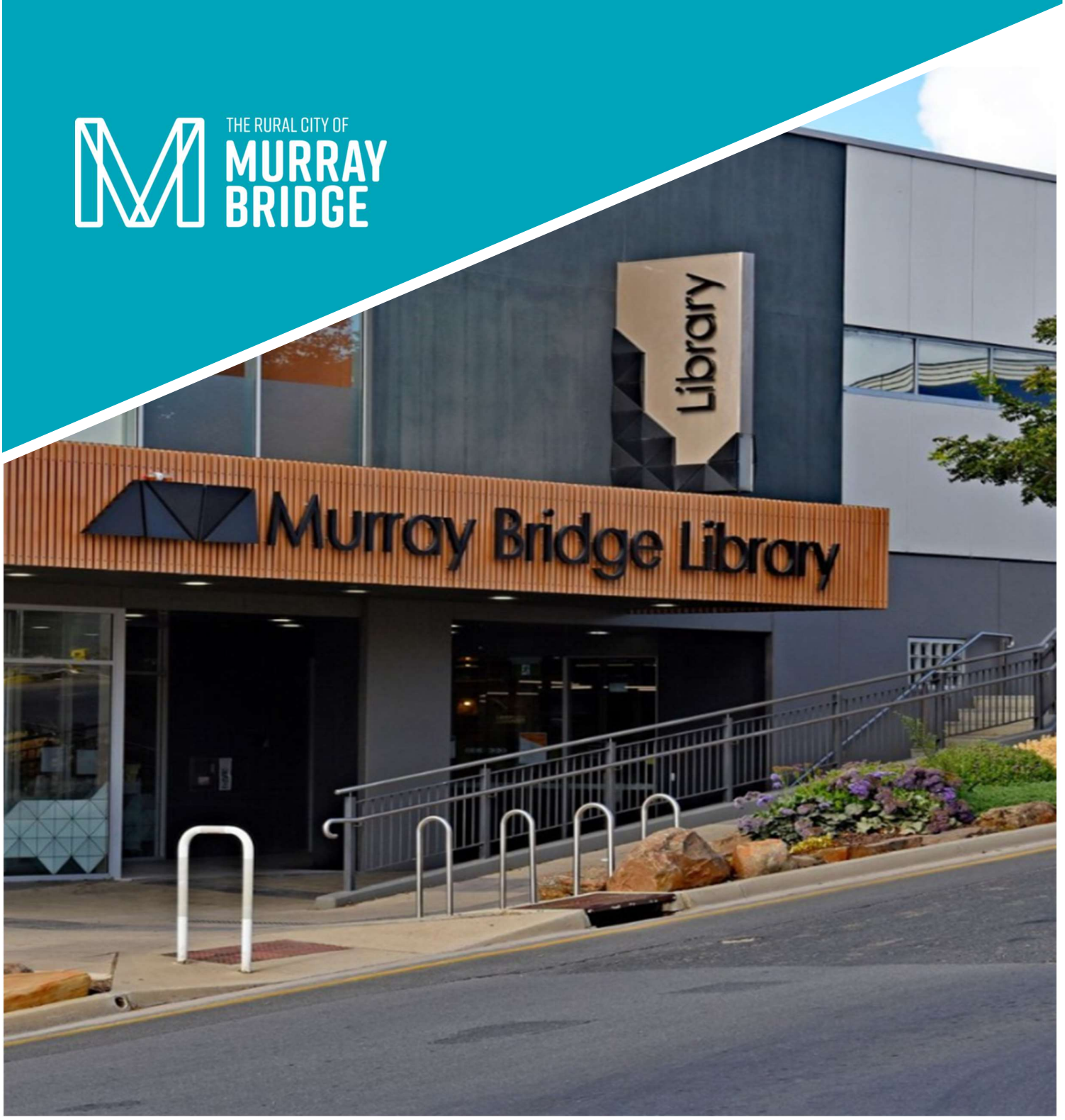
Operational & Other Land

VERSION 06.12.23

Community Land Management Plan

(Adopted 09/06/2026)

THE RURAL CITY OF MURRAY BRIDGE



Operational & Other Land 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 provide facilities and services for the community such as the Local Government Centre, community halls and centres, cemeteries and drainage reserves and dams.

Other council owned land includes closed roads which are not attached to any adjacent reserves or other council owned land, parcels which are used as public roads, walkways and land that is leased to educational institutions.

Where appropriate permits, leases or licences may be allowed over the land, including for a business purpose and in case of Crown Land, in keeping 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.

This land underpins Council's strategic objectives for service delivery, infrastructure management, community wellbeing and sustainable urban development.

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

- Enhance stormwater management by maintaining and renewing infrastructure such as pipes, culverts, retention ponds, and pump stations, alongside expanding water harvesting and reuse schemes, including initiatives at Clipsal Road Reserve and Gifford Hill.

- Develop and implement comprehensive stormwater plans that incorporate wetlands for biodiversity.
- Upgrade and maintain council-owned buildings and facilities to improve accessibility, functionality, and ensure ongoing renewal, including major sites like the Local Government Centre, Library, and Town Hall.
- Expand and upgrade cemetery facilities with new columbaria, offering dignified and sustainable options for memorialisation within council-managed cemeteries.
- Invest in existing council facilities and create new community hubs in growth areas, develop trails linking reserves, and integrate public art into council properties to foster community identity and vibrant 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
Enhance the amenity and accessibility of cemetery precincts for families and visitors.	Construct new columbaria structures in priority cemetery sites to meet growing community demand.	Conduct annual audits of cemetery infrastructure condition and accessibility compliance.
Ensure council facilities are inclusive, modern and meet community needs.	Complete disability access audits of all council-owned facilities.	Usage statistics and accessibility feedback.
Celebrate cultural heritage and enhance the identity of reserves.	Commission new public artworks as the Council budget allows.	Community engagement and visitor feedback.
Ensure council facilities remain fit for purpose, safe and accessible for community use.	Maintain building assets in fair or better condition.	Asset condition audits conducted every 3-5 years. Customer service requests.
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	Leases and licences clearly set out the	Council is not notified of any breaches of the lease

consistent with this plan and in accordance with any lease or licence issued by the Council.	responsibilities of each party.	or licence and is not required to issue any notices of breach to agreement holders.
To develop and maintain infrastructure that allows Council to deliver its services to the community.	To ensure the provision of safe and appropriately maintained Council owned assets.	Periodic inspections of the Land to be conducted and any obvious safety concerns arising in connection with them will be addressed as a matter of priority and as soon as practical.

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.

Interment, Cemetery and Memorials Policy

This policy ensures that interments and memorials within the four council-owned cemeteries are conducted respectfully, in compliance with legislation, and under strict design and approval guidelines to preserve their character and dignity.

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**
Adelaide Road Cemetery	Sec 920 Adelaide Road Murray Bridge	CR6133/284	No	
Callington Cemetery	40 Cemetery Rd Callington	CT50/229	No	
Callington Cemetery	40 Cemetery Rd Callington	CR5759/657	No	
Carter Road Closed Road	Lot 100 Old Princes Hwy Callington	Lot J R1869	No	
Childcare Centre and Car Park	Lot 50 PS 1045 Mannum Rd Murray Bridge	CR6182/223	Yes	Murray Bridge Community Childcare Association
Christian Reserve	99-119 Christian Road	CT6300/830	No	
Clipsal Road Reserve	Lot 30 Clipsal Rd Murray Bridge	CT5875/307	No	
Closed Road Near Monarto Zoo	A188 Maurice Road, Monarto	CT5330/692	No	
Closed Road Near Monarto Zoo	A141 Maurice Road, Monarto	CT5445/290	No	
Drainage Reserve, 12-16 Mitchell Av	Lot 3, 12-16 Mitchell Av, Murray Bridge East	CT6151/40	No	

Drainage Reserve, Lot 18 Old Swanport Road	84-86 Old Swanport Road, Murray Bridge	CT6311/9	No	
Glen Lossie Close Drainage Reserve	Lot 52 Glen Lossie Cl Murray Bridge East	CT6139/697	No	
Greenlands Drive Dam	A175 Greenlands Drive Murray Bridge	CT5621/544	No	
Grevillea Way Drainage Reserve	Lot 51 Grevillea Way Avoca Dell	CT6319/296	No	
Hay Street Drainage Reserve	Lot 9006 Hay Street Murray Bridge	CT6317/689	No	
Hindmarsh Road Reserve	Lot 538 Hindmarsh Road Murray Bridge	CT5541/799	No	
Howard Road Lot 29	Lot 29 Howard Rd Murray Bridge	CT4321/700	No	
Industry Road Reserve	Lot 100 Industry Rd Murray Bridge	CT5570/297	Yes	Tyndale Christian College
Industry Road Reserve	Sec 1035 Industry Rd Murray Bridge	CR6311/814	Yes	Tyndale Christian College
Irena Court Drainage Reserve	Lot 22 Irena Ct Murray Bridge	CT5976/176	No	
Lagoon Walkway	Pce 15 Swamp Rd Murray Bridge	CT5856/91	No	
Lagoon Walkway	Pce 16 Swamp Rd Murray Bridge	CT5856/91	No	
Lagoon Walkway	Pce 17 Swamp Rd Murray Bridge	CT5856/91	No	
Library	2/47-51 South Tce Murray Bridge	CT6087/752	No	
Local Government Centre	2 Seventh St Murray Bridge	CR5753/142	No	
Marina View Rd Piece 51	Piece 123 PS 1089 Marina View Rd White Sands	CT6204/316	No	
McLean Road Drainage Reserve	Lot 5 Ferries McDonald Road Monarto	CT6029/455	No	

Melaleuca Way Drainage Reserve	Lot 2003 Melaleuca Way Murray Bridge	CT6275/355	No	
Meyer Road Storm Water Detention Basin	Lot 25 Meyer Rd Murray Bridge	CT5921/930	No	
Mitchell Avenue Drainage Reserve	20-22 Mitchell Ave Murray Bridge	CT5544/92	No	
Monarto Pioneer Memorial Cemetery	Sec 67 Schenscher Rd Monarto	CR5759/658	No	
Murray Lane Closed Road	Between Beatty Terrace and Sturt Reserve Road	Lot D, E, F, H, G, J R3037	No	
Murrundi Walkway	Lot 5503 Murrundi Crescent Murray Bridge	CT6311/632	No	
Mypolonga Institute	Lot 57 Green St Mypolonga	CR5759/653	No	
Mypolonga Institute	Lot 17 Green St Mypolonga	CR5759/653	Yes	Mypolonga Shukokai Karate – Licence Mypolonga History Museum Inc
Old Swanport Road Stormwater pump	33-35 Old Swanport Road Murray Bridge	CT 5659/801	No	
Parkview Drive Drainage Reserve	Lot 2010 Parkview Dr Murray Bridge	CT5988/726	No	
River Vine Court Storm Water Detention Basin	Lot 110 River Vine Ct White Sands	CT5887/656	No	
Riverview Estate Reserve	Lot 27 Marina View Ct Murray Bridge	CT5082/888	No	
Rocky Gully landfill (Closed)	Lot 891 Rocky Gully Road Rocky Gully	CT5805/929	No	
Swamp Road Land	Lot 104 Swamp Road Murray Bridge	CT5818/894	No	
Swanport Heights Reserve	Lot 22 Lovers Lane Swanport	CT6291/314	No	
Swanport Lane Closed Road	Between Joseph Street and Beatty Terrace	Lot B, C, K, L, M R3037	No	

Swanport Road Closed Road P	Between Swanport Road and Beatty Terrace	Lot P R3037	No	
Swanport Village Road Drainage Reserve	Lot 500 Swanport Village Road Swanport	CT6310/861	No	
Swanport Village Road Lot 1	Lot 1 Bott Lane Swanport	CT5350/658	No	
Thomas Street Drainage Reserve	Lot 2 Thomas St Murray Bridge	CR5295/844	No	
Thomas Street Drainage Reserve	165-171 Thomas Street Murray Bridge	CT 5974/483	No	
Vanderzon Reserve	46 Torrens Rd Riverglades	CT5815/910	No	
Virgo Road Drainage Reserve	Lot 6 Virgo Road Murray Bridge	CT5868/368	No	
Water Tower Reserve	Lot 842 Rayson Street Jervois	CT 5990/429	No	
Wetlands Close Walkway	Lot 52 Wetlands Close, Murray Bridge	CT6049/720	No	
Weigall Avenue Reserve	105-113 Hill Street, Murray Bridge	CT1262/136	No	
Weigall Avenue Reserve	35-39 Weigall Avenue, Murray Bridge	CT5494/673	No	
Willowbark Cr Drainage Reserve	22 Willowbark Cr, Murray Bridge	CT6145/200	No	
Woodlane Reserve	Lot 21 PS 988 Mathews Cct Woodlane	CR5562/465	No	
Woodlane Reserve	Lot 22 PS 988 Mathews Cct Woodlane	CR5562/465	No	
Woodlane Sewer Treatment Plant & Woodlot Land	Lot 50 Woodland Dr Woodlane	CT6100/498	No	
Woods Point Community Reserve	Sec 1473 Arthur St Woods Point	CR5759/632	No	

THE RURAL CITY OF
MURRAY
BRIDGE

CONTACT US AT

2 Seventh Street / PO Box 421
Murray Bridge SA 5253

T. +61 8 8539 1100
F. +61 8 8532 2766
E. council@murraybridge.sa.gov.au

MURRAYBRIDGE.SA.GOV.AU

@ruralcitymurraybridge #MurrayBridge