

# **WHARF PRECINCT, STURT RESERVE & RIVERFRONT ROAD**

## **LAND MANAGEMENT PLAN**



**13 SEPTEMBER 2010**



## 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 Sturt Reserve, Wharf Precinct & River Front Road Land. 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 the Sturt Reserve, Wharf Precinct & River Front Road Land Management Plan relates to is depicted in Attachment A and is described as:

### **WHARF PRECINCT owned by Department of Transport Energy and Infrastructure**

- Allotment 2 in Deposited Plan 33894, contained within Certificate of Title Volume 5222, Folio 300
- Allotment 4 in Deposited Plan F5000, contained within Certificate of Title Volume 5890, Folio 939
- Allotment 53 in Deposited Plan 60359, contained within Certificate of Title Volume 6040, Folio 94

### **WHARF PRECINCT owned by Crown Lands**

- Allotment 8 in Deposited Plan 33894, contained within Crown Reference 5753, Folio 141
- Allotment 9 in Deposited Plan 33894, contained within Crown Reference 5753, Folio 141
- Allotment 2 in Deposited Plan F5000, contained within Crown Reference 5684, Folio 861
- Allotment 3 in Deposited Plan F5000, contained within Crown Reference 5684, Folio 861
- Section 1002 in Deposited Plan H170700, contained within Crown Reference 5754, Folio 295
- Section 1003 in Deposited Plan H170700, contained within Crown Reference 5754, Folio 295

### **WHARF PRECINCT owned by Rural City of Murray Bridge**

- Allotment 3 in Deposited Plan 33894, contained within Certificate of Title Volume 5222, Folio 301
- Allotment 4 in Deposited Plan 33894, contained within Certificate of Title Volume 5844, Folio 386
- Allotment 121 in Deposited Plan 41670, contained within Certificate of Title Volume 5298, Folio 436
- Allotment 121 in Deposited Plan 1443, contained within Certificate of Title Volume 5699, Folio 165
- Allotment 121 in Deposited Plan 1443, contained within Certificate of Title Volume 5810, Folio 990
- Allotment 121 in Deposited Plan F213357, contained within Certificate of Title Volume 5613, Folio 144
- Allotment 121 in Deposited Plan F213521, contained within Certificate of Title Volume 5693, Folio 219
- Allotment 121 in Deposited Plan 49098, contained within Certificate of Title Volume 5524, Folio 402
- Allotment 12 in Deposited Plan F170416, contained within Certificate of Title Volume 5364, Folio 801
- Allotment 54 in Deposited Plan 60359, contained within Certificate of Title Volume 6040, Folio 95

### **STURT RESERVE owned by Rural City of Murray Bridge**

- Allotment 121 in Deposited Plan F167542, contained within Certificate of Title Volume 5335, Folio 410
- Allotment 121 in Deposited Plan F213446, contained within Certificate of Title Volume 5737, Folio 781
- Allotment 121 in Deposited Plan 1443, contained within Certificate of Title Volume 5742, Folio 914
- Allotment 121 in Deposited Plan F167541, contained within Certificate of Title Volume 5335, Folio 409
- Allotment B in Road Plan 1627
- Allotment 121 in Deposited Plan F213519, Contained within Certificate of Title Volume 5724, Folio 551
- Allotment 121 in Deposited Plan F213520, contained within Certificate of Title Volume 5632, Folio 811
- Allotment 121 in Deposited Plan F170416, contained within Certificate of Title Volume 5364, Folio 801
- Allotment 121 in Deposited Plan 41670, contained within Certificate of Title Volume 5298, Folio 436
- Allotment 82, Part Section 67 in Deposited Plan 55455, contained within Certificate of Title Volume 5843, Folio 437
- Allotment 121 in Deposited Plan 49098, contained within Certificate of Title Volume 5524, Folio 402
- A road in Deposited Plan F44228

### **RIVERFRONT ROAD owned by Rural City of Murray Bridge**

- Allotment 1 in File Plan 142292, contained within Certificate of Title Volume 5236, Folio 136, also incorporating sites 104 **to** 137
- Allotment 149, 152, 154 **to** 158 in File Plan 167702, contained within Certificate of Title Volume 5634, Folio 670
- Allotment 887 and incorporating sites 159 **to** 162, in File Plan 167702, contained within Certificate of Title Volume 5634, Folio 670
- Allotments 164, 166, 168 **to** 172, in File Plan 167702, contained within Certificate of Title Volume 5634, Folio 670

The Wharf Precinct, Sturt Reserve and Riverfront Road commences from the Road Bridge and traverses down stream in an easterly direction to Long Island Reserve (refer **Attachment A**).

Wharf Precinct, Sturt Reserve and Riverfront Road are for the purposes of this land management plan classified as community land.



## Purpose

The Rural City of Murray Bridge owns, manages or controls several parcels of land from the Wharf Precinct, Sturt Reserve and River Front Road for the benefit of the local community and the many visitors to the location.

The Rural City of Murray Bridge also has care and control over several parcels of land in the wharf precinct on behalf of Crown Lands and the Department of Transport, Energy and Infrastructure.

Council aims to provide a highly accessible riverfront for recreational, commercial and festive activities, providing quality open space with amenity value for local residents and a tourist destination for the many visitors to the City.

## Objectives

1. Provide appropriate facilities 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 Wharf Precinct, Sturt Reserve and Riverfront Road is aesthetically pleasing, welcoming and practical
4. Ensure the Wharf Precinct, Sturt Reserve and Riverfront Road is accessible, convenient and available for use by all, including persons with a disability
5. Provide a riverfront facility that reflects the needs of the local community and visitors to the City and in a sustainable manner
6. Regularly maintain the Wharf Precinct, Sturt Reserve and Riverfront Road in accordance with their 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 reserve
9. Assist in storm-water management, water harvesting and flood mitigation
10. Provide suitable buffers for the protection of water quality and ecological processes in neighboring watercourses or wetlands
11. Ensure efficiencies in the processing of legislative requirements under the Local Government Act 1999.



## 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 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 & 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):

- Council sponsored major 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 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
- Delivering a public address
- Commercial photographic sessions
- Privately organised celebrations/ events – such as weddings, festivals/ functions and river events
- Moving of livestock
- Access requirements for special circumstances
- Fireworks displays
- Landing of helicopter/ parachute / balloon
- Short-term advertising for community events
- Shack holders (for existing shack holders only, with no new shacks allowed)
- Launching of boats (Wharf Precinct Boat Ramp only)
- Public mooring (up to 48 hours)
- Commercial mooring (as leased/ licensed under the Local Government Act)



## Management

Management Issue	Objectives	Actions
Use / Activities	<p><i>Provide appropriate facilities 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>- Provision of multi-functional recreation facilities such as playgrounds and outdoor gyms</li> <li>- Provision of safe and clean public toilet facilities</li> <li>- Provision of tourist attractions such as the "Bunyip"</li> </ul>
Buildings / Maintenance	<p><i>Regularly maintain the Wharf Precinct, Sturt Reserve and Riverfront Road in accordance with their 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>- Design and upgrade facilities such as reserve furniture</li> <li>- Design, build and maintain minor building and structures such as shelters, gazebos &amp; BBQ's</li> <li>- Protect and preserve the indigenous culture and heritage</li> <li>- Protect and preserve rail and riverboat infrastructure</li> </ul>
Environment	<p><i>To ensure the Wharf Precinct, Sturt Reserve and Riverfront Road is aesthetically pleasing, welcoming and practical.</i></p> <p><i>Protect &amp; enhance the ecological character of the reserve.</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.</li> <li>- Efficient use of water</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>





<p>Access</p>	<p><i>To ensure the Wharf Precinct, Sturt Reserve and Riverfront Road 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>- Paths, trails are provided (where appropriate) and maintained</li> <li>- Maintain effective car parking and vehicular access that caters for riverfront recreational activities</li> <li>- Parking of vehicles is not permissible on grassed areas.</li> </ul>
<p>Management</p>	<p><i>To provide a Riverfront facility that reflects the needs of local community and visitors to the City and in a sustainable manner.</i></p> <p><i>To ensure efficiencies in the processes 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 (Attachment A)</li> <li>- Undertake and regularly update a risk management plan for the Wharf Precinct, Sturt Reserve and Riverfront Road</li> <li>- Regular removal of waste and litter</li> <li>- Dogs to be "On Leash" at all times</li> <li>- Council will provide bag dispensers for the collection and disposal of dog excrement.</li> <li>- Support the preservation of the existing Rail and Riverboat Infrastructure</li> </ul>
<p>Water Management</p>	<p><i>To assist in storm-water management, water harvesting and flood mitigation.</i></p> <p><i>Provide Suitable buffers for the protection of water quality and</i></p>	<ul style="list-style-type: none"> <li>- Where possible and without impacting significantly on the recreation value of the land, assist storm-water management and improvements in water quality.</li> </ul>



	<i>ecological processes in watercourses or wetlands</i>	-	Enhancement of biodiversity
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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 maintenance program for Council owned buildings and structures
- Protect and preserve rail and riverboat infrastructure
- Appropriate signage
- Council liaise with Neighbourhood watch groups, police and key representative bodies
- Event Plan & Package
- Lessees /licensees renewed in accordance with legislation and Land Management Plan
- Risk Management Plan



## **Attachment A**

### **Wharf Precinct, Sturt Reserve & Riverfront Road Zones**

A site map showing the area defined by this land management plan and depicting the following zones is attached.

#### **Zone A**

Large portion of land between the River Murray and Jaensch Road and has been designated as an area suitable for passive and active recreation, major to minor events, commercial operations and car parking.

#### **Zone B**

Small portion of land designated for the purposes of lawn tennis. This portion of land is full enclosed and is currently leased to the Lawn Tennis Association Inc.

#### **Zone C**

Large portion of land with a mixture of owners, including Department of Transport, Energy and Infrastructure, Rail Portfolio, Crown Lands and the Rural City of Murray Bridge.

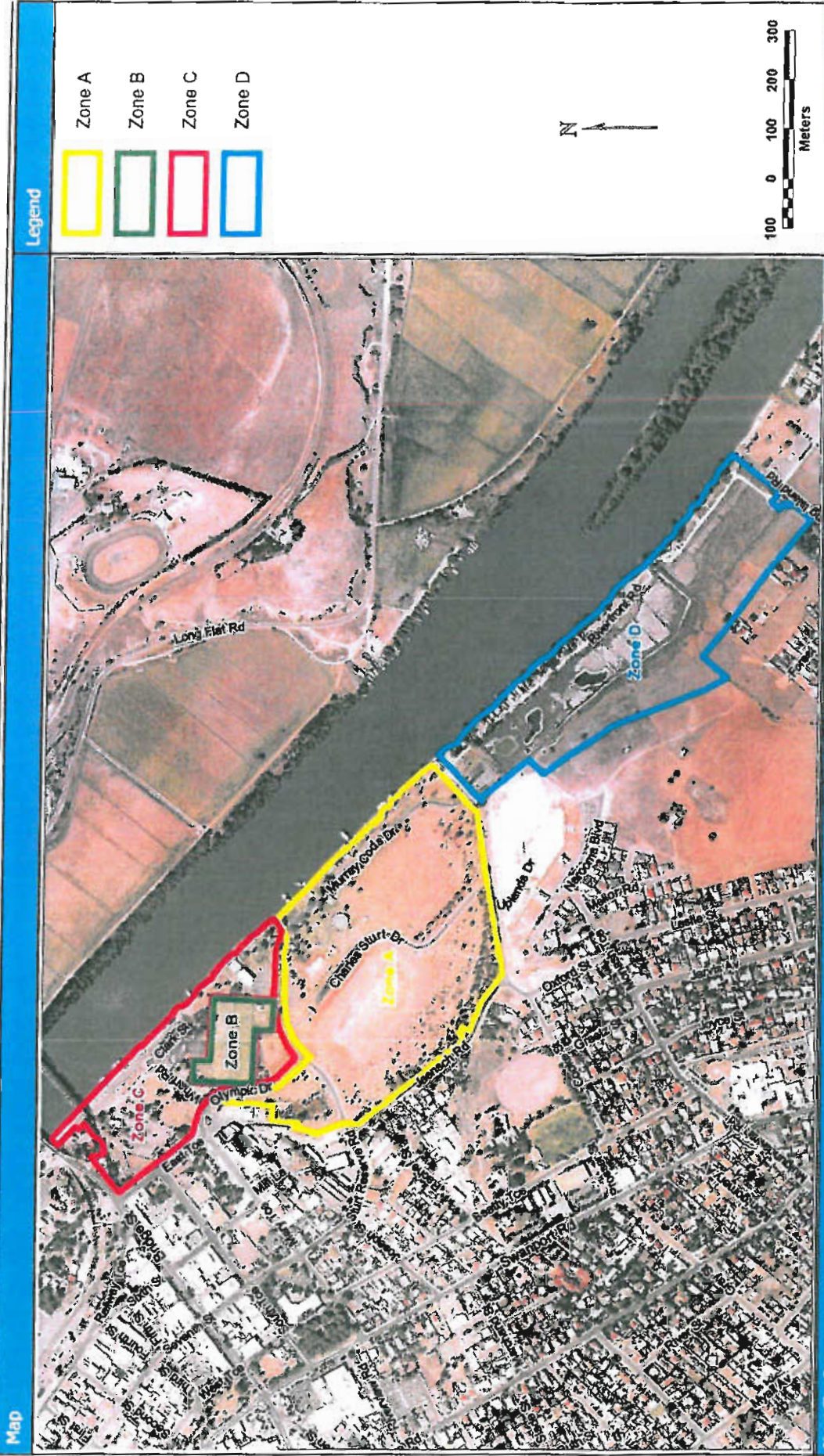


This portion of land is suitable for public mooring, car parking, launching boats, passive recreation, functions and small events or as part of an area for a major event.

### **Zone D**

A portion of land designated for the purposes of shack sites and wetlands. The open space portion of the land is suitable for passive recreation or fishing. Existing shacks are not able to be upgraded or replaced as it is intended that all shacks will be removed over time.

# Community Land Management Plan - Wharf Precinct, Sturt Reserve & Riverfront Road



**Disclaimer**

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 & Heritage. Aerial Photography is supplied by Aeromex Pty Ltd. Any error should be reported to the GIS Section, The Rural City of Murray Bridge.

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