



The Rural City of
**MURRAY
BRIDGE**

STEELE ROAD RESERVE, CALLINGTON

COMMUNITY LAND MANAGEMENT PLAN

SEPTEMBER 2017





Description & Land Identification

The land to which this Community Land Management Plan relates to is shown in **Attachment A** and is described as:

- Section 494, in Filed Plan H170800 comprised in Crown Record Volume 5745 Folio 696, in the area of Callington, Hundred of Mobilong, known as Steele Road Reserve.

Steele Road Reserve is located at 61-63 East Terrace Callington. The Reserve has three road sides, East Terrace, Steele Road and Hefford Drive Callington.

Ownership Details

Crown Lands owns the land freehold, dedicating the land under Council care and control. The dedication on the title is for Community Purposes. There are no encumbrances or easements on the title.

Community Land Classification

As part of the acquisition of the Reserve Council has requested that the land is dedicated for Community Purposes. This dedication gives the land a community land classification.

Legislative Requirements

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 Steele Road Reserve. A Community Land 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.

Background

Steele Road Reserve is owned freehold by the Crown and has in the past been leased to nearby residents for the agistment of horses.

The Steele Road Reserve land parcel has been split in two by ringlock fencing to make two separate paddocks. The two paddocks are also fenced on the three road sides with gates.

The land has not been cared for in a while and comprises mainly of dirt with weeds, trees and horse excrement.

Native Title

The Rural City of Murray Bridge and the Ngarrindjeri Tendi Incorporated jointly signed the Kungun Ngarrindjeri Yunnan Agreement on 17 March 2008 during a public event.

The Kungun Ngarrindjeri Yunnan Agreement records the 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.

The development and endorsement of Council's Reconciliation Plan 2016-2020 continues to build on the intent of the Agreement to create a proactive and collaborative partnership between the Rural City of Murray Bridge and the Ngarrindjeri Community through the Ngarrindjeri Regional Authority.

Reconciliation Action Plans are a commitment which are long term and identify the different stages of relationships and achievements.

The Reconciliation Action Plan links to:

- Council's Community Plan 2016-2032 which identifies our community needs, priorities and aspirations.
- Council's Strategic Plan 2016-2020 which identifies our values and support of our Ngarrindjeri Community
- Council's Annual Business Plan and Budget which ensures the delivery on our commitment to continuing the reconciliation process with the Ngarrindjeri People.



Purpose

The Rural City of Murray Bridge has acquired the parcel known as Steele Road Reserve for passive recreational pursuits for the benefit of the local community and the many visitors to the location.

Council was requested, by the Kanmantoo-Callington Landcare Group, to gain care and control of the Reserve and provide a highly accessible recreational facility for an assortment of community activities with a future aspiration of connecting a walking trail from the Reserve along the Bremer River to the Callington CBD.

This is in keeping with Council's Strategic Plan 2016-2020 which states:

2.3 Recreational and cultural pursuits

We will ensure that community members are provided with opportunities for cultural growth and development through provision of innovative services and programs

We will do this by:

3. Facilitating a range of sporting and leisure activities

We know we will have achieved this when:

- *The Rural City of Murray Bridge has a variety of open spaces and facilities that provide opportunities for recreation, relaxation and interaction to meet our community's diverse needs*
- *We are attracting sporting events to the area due to our facilities and sporting reputation*
- *There are opportunities for youth to be involved in a range of recreational and leisure activities.*

Objectives for Management of the Land

The objectives of holding and operating the Steele Road Reserve are as follows:

1. *Provide a passive recreational facility that can cater for a range of community recreational activities;*
2. *To ensure Steele Road Reserve is maintained and preserved in accordance with its usage to ensure safety and functionality;*
3. *Ensure Steele Road Reserve is accessible, convenient and available for use;*
4. *Regularly maintain the facility and monitor the usage for upgrades, making the facility aesthetically pleasing, welcoming, practical and safe;*
5. *Protect and enhance the environmental character of the facility;*
6. *Encourage the users of the facility to assist Council in water management; and*
7. *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 Community Land Management Plan and should be read in conjunction with this Community 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 Community Land Management Plan to the extent of the inconsistency.

Council Plans

- Asset Management Plans – Recreational Facilities – 2016-2020
- Climate Change Adaption Plan – 2016-2021
- Community Plan - 2016-2032
- Environmental Management Plan – 2013-2018
- Murray Bridge Council Development Plan – consolidated 11 August 2016
- Rural City of Murray Bridge Sport Recreation and Open Space Strategy 2013
- Strategic Plan – 2016-2020
- Community Plan – 2016-2032

Council Policies

- Leasing and Licensing Policy
- Hiring of Council Facility Policy
- Volunteer Policy
- Volunteer Code of Conduct

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
- By-Law No. 5 – Dogs

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. They are subject to review and amendment from time to time as required.

Leases/ Licences

Legislative requirements under Section 201, 202, 221 and 222 of the Local Government Act 1999.

- Allow the lease / licence of the whole or any portion of the land to which this Community Land Management Plan relates including any improvements to any lease / licence as deemed appropriate by Council.
- Allow Council to provide permits under Council's By-laws so that the land or portion of land may be used by specified permit holders.
- Ensure any lessee / licensee or permit holder meets the terms and conditions of their agreement.

Community Land leases/licences have a maximum term of 5 years or less if consistent with the permitted uses of the Community Land Management Plan.

Should a longer term be requested or the use is not in keeping with the Community Land Management Plan a public consultation process must be conducted before Council can issue a lease or licence.

Permitted Activities

Below is a list of permitted activities that may typically be undertaken on the land in accordance with this Community Land Management Plan (but not limited to):

- Sporting activities
- Community social activities / events
- A public performance (that is theatrical, musical, circus or other entertainment for the enjoyment of the public)
- Dog on leash area
- Council sponsored major and minor events
- Engaging in a business or trade
- Car boot sales
- Public playing of games
- Playground / Nature play area
- BBQ facilities
- Amenities
- Landscaping / Plantings / Community garden
- Fitness / personal trainer activities
- Bike / Walking Trail
- Car Parking
- Historical Artworks feature

Volunteers

Steele Road Reserve will be maintained primarily by the Kanmantoo to Callington Landcare Group, registered as volunteers with the Rural City of Murray Bridge, who value the establishment of a community passive recreational facility on the Murray Bridge side of Callington with Council's support.

The volunteers will be undertaking landscaping and maintenance of the facility and look to link the reserve with other parcels to create a bike/walking track from the Reserve, along the Bremer River to the Callington CBD.

The Group will be working with Council to seek funding for future installations of shelter and seating areas, a BBQ area, playground and amenities.





Management of the Land

Council plans on managing the land in the following way (but not limited to):

| Management Issue | Objectives | Actions |
|------------------|--|---|
| Use / Activities | <i>Provide a passive recreational facility that can cater for a range of community recreational activities</i> | <ul style="list-style-type: none"> - Use as per "Permitted Activities" above - Future provision of community facilities - Encourage minor to major community events - Encourage the users of the facility to provide-feedback on the facility - Suitable landscape planning - Future connection of the Reserve with a bike/walking trail along the Bremer River to the Callington CBD |
| Maintenance | <i>Regularly maintain the facility and monitor the usage for upgrades, making the facility aesthetically pleasing, welcoming, practical and safe</i> | <ul style="list-style-type: none"> - Future design of facilities such as reserve furniture, shelters, BBQ facilities, playground and public amenities - Feedback from volunteers to apply for future budget bids - Regularly maintain fencing |
| Environment | <i>Protect and enhance the environmental character of the facility; and ensure Steele Road Reserve is maintained and preserved in accordance with its usage to ensure safety and functionality</i> | <ul style="list-style-type: none"> - Regularly maintain grounds and landscaped areas including weed control, tree trimming through scheduled maintenance programs - Protect and enhance the native flora and fauna of the facility including planting of trees and shrubs - Work with the Ngarrindjeri people, in accordance with the Aboriginal Heritage Act and Native Title Act 1999, in the spirit of reconciliation. - Encourage the users of the facility to improve the amenity of the land by not littering |



| | | |
|------------------|---|--|
| Access | <i>Ensure Steele Road Reserve is accessible, convenient and available for use;</i> | <ul style="list-style-type: none"> - Physical access is provided for all sections of the community through the provision of appropriate facilities - Roadways / walkways are provided (where appropriate) and maintained - Provision of and maintenance of effective car parking that caters for passive recreational activities and minor events |
| Management | <i>Ensure efficiencies in the processing of legislative requirements under the Local Government Act 1999;</i> | <ul style="list-style-type: none"> - Undertake and regularly update a risk management plan - Regular removal of waste and litter - All dogs "On Leash" area - Volunteers to maintain reserve and look at future options for improvement |
| Water Management | <i>Encourage the users of the facility to assist Council in water management</i> | <ul style="list-style-type: none"> - Where possible and without impacting significantly on the value of the land, the users assist Council in managing its water consumption. - Investigate and manage water drainage issues and possible water harvest. |



Performance Measures

- Feedback from local community
- Feedback from visitors and event holders
- Feedback from users and volunteers
- Site 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 and maintenance program for Council owned infrastructure
- Appropriate signage
- Council liaise with Neighborhood Watch groups, police and key representative bodies
- Hiring of Council Facilities
- Lessees /licensees renewed in accordance with legislation and this Community Land Management Plan
- Risk Management Plan



Attachment A – Map of Steele Road Reserve

Attachment A – Steele Road Reserve

Map



Map Scale: 1:921.5

About this Document

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

Disclaimer

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