



# Mid Murray Open Space, Recreation and Public Realm Plan

Planning for the Central  
River District

April 2017



## ACKNOWLEDGEMENTS

The Open Space, Recreation and Public Realm Plan has been developed through a coordinated partnership approach between Council and Suter Planners. In addition, WAX Design has developed a separate Mary Ann Reserve Master Plan Report.

The staff project management group has included:

- Joel Taggart, Manager Development Services (Project Manager)
- Peter Graves, Director Development and Environmental Services
- Amy Loechel, OPAL Program Manager
- Aimee Linke, Project Manager, Mid Murray Landcare SA
- Suzanne Suter, Principal Consultant, Suter Planners

Suter Planners undertook the demand and supply analysis and developed the draft reports with input from the staff project management group. Aimee Linke undertook all site visits and all members of the staff project management group participated in the consultations and the analysis, as well as providing feedback on draft reports.

Other staff who played a key role in the study include:

- Russell Peate, Chief Executive Officer Mid Murray Council
- Greg Hill, Director, Infrastructure Services
- Russell Pilbeam, Asset System Officer
- Deb Alexander, Tourism Manager
- Dawn Stewart, Grants Funding Coordinator/ Senior Administration Officer
- Melissa Marschall, Executive Assistant Development & Environmental Services
- Thomas Wagenknecht , University Planning Field Placement Student

In addition, Council's Open Space and Recreation Advisory Committee played a key role in providing input to the planning and gave feedback on Draft directions and opportunities. The members of the committee are listed below.

### Open Space and Recreation Advisory Committee

- Cr Kevin Myers Chairperson
- Mayor Dave Burgess
- Cr Mardi Jennings
- Cr Adriaan Sakk
- Cr Brian Taylor
- Cr Brenton Schmitt
- Cr Steve Wilkinson
- Gavin Smith (Community Representative)
- Kay Schmid (Community Representative)
- Joel Taggart Manager, Development Services
- Peter Graves Director, Development & Environmental Services
- Amy Loechel OPAL Program Manager
- Greg Hill Director, Infrastructure Services



## The Planning Context

Mid Murray Council has developed an Open Space, Recreation and Public Realm Plan to guide the future provision and development of open spaces and recreation facilities over the next 10 years and beyond.

As part of the Plan, specific directions and opportunities have been identified for five Districts to ensure a targeted and balanced approach to planning across the region. The Districts include:

- The Range
- The Plains
- Upper River
- Central River
- Mannum and Surrounds

The Open Space, Recreation and Public Realm Plan incorporates two reports as follows:

- A Strategy report that provides the strategic directions
- A Planning for Districts report that provides specific directions for Districts and Towns

### THE STRATEGY

#### Key Themes and Strategic Directions

### PLANNING FOR DISTRICTS

#### Directions and Opportunities for Districts and Towns

This document has been drawn from the Planning for Districts report and relates to the **Central River District**.

'Planning for the Central River District' includes directions and opportunities based on the findings of the Open Space, Recreation and Public Realm Plan. Opportunities that are project based (potential actions or projects) have been mapped for a number of the key towns.

The findings and directions give consideration to previous planning undertaken by Council, including Council's Community Plan 2016-2020. They also reflect the community consultations, site visits and other research and analysis undertaken as part of the Open Space, Recreation and Public Realm Plan study.

**It is important to note that the directions and opportunities in the Open Space, Recreation and Public Realm Strategy and the Planning for Districts Report do not commit Council, the community or any other organisation to achieve or allocate funding towards a direction or opportunity. Implementation will depend on the availability of resources and grant funding, the commitment of individual communities and other Council and community priorities.**

**In addition, many of the directions and opportunities are not Council responsibilities. They will require a partnership approach and in many instances achieving opportunities will need to be led by communities. Whilst Council will generally support opportunities that are outlined in the 'Planning for Districts' report, it will not have the resources to lead all projects and a coordinated 'partnership and community led' approach will often be essential.**

## About the District

The Central River District is defined by the Murray River, where each town in the District is located on the river. The District covers an area of 1,080 km<sup>2</sup> and includes the towns and localities of Swan Reach, Greenways, Nildottie and Walker Flat.

The population size of the main towns and areas based on 2011 Census data is as follows:

- Swan Reach: 222
- Nildottie, Greenways and surrounds (east side of river): 344
- Walker Flat and surrounds (west side of river): 301

The District is a holiday location with large numbers of shacks and holiday homes and as such the true population size, particularly in the summer months, will be considerably greater than the ABS statistics suggest.

The Murray River creates a significant natural riparian corridor through the centre of the District and provides houseboat and water activity opportunities. As a result the District is an important tourism destination and opportunity for the Mid Murray Council area. The Murray Coorong Trail will run along the river within the District.



## District Findings and Directions

The main findings relating to The Central River District, as identified through the Open Space, Recreation and Public Realm Plan study, are summarised below.

<b>Murray River and Riverfronts</b>	The Murray River defines the District and many opportunities will relate to the river and the riparian natural environment. Most importantly, there is a need to enhance the developed riverfront spaces including through improved houseboat and boat mooring facilities and also maintain natural settings along the river.
<b>Sports Grounds</b>	The only sports ground in the District is located in Swan Reach. That sports ground is in good condition and connects to the District school.
<b>Town Parks</b>	There is potential to improve the quality of the Swan Reach town park.
<b>Trails</b>	The Murray Coorong Trail will travel along the river and connect to a number of the towns and locations in the District. Other local trail opportunities will also exist.
<b>Main Streets</b>	There is potential to enhance main streets particularly in Swan Reach and Nildottie.
<b>Natural Areas</b>	Natural areas along the river should be protected and managed given the importance of the river and vegetation as a natural resource. This includes managing the impacts of camping in natural settings.
<b>Heritage</b>	Aboriginal heritage has high importance in the District and should be appropriately protected, managed and promoted (if appropriate).
<b>Entry Statements and Viewing Areas</b>	Entry statements and improved signage is suggested to strengthen the presence of the towns and localities. This includes enhancing viewing areas looking over the river at town entrances.
<b>Tourism</b>	The District has high tourism value and the potential to support visitors through open spaces, appealing streets and quality visitor accommodation should be considered.

## Vision for the Central River District

The overriding vision for the Central River District is as follows:

**Quality river settings and visitor opportunities**

## District Directions

The suggested directions for the District as a whole are as follows:

1. Upgrade riverfront spaces particularly:
  - Enhancements to Len White Reserve in Swan Reach (refer Town Opportunities)
  - Improvements to the Walker Flat riverfront including around Marne River Mouth, Wongulla, Len Batten Reserve, Hettner Landing and Lake Bywater
2. Improve houseboat and boat mooring facilities to support visitors to the towns, including at Swan Reach and Hermann's Landing Wharf.
3. Continue to provide and maintain the Swan Reach sports ground.
4. Utilise existing halls for indoor recreation and sport.
5. Provide appealing town parks.
6. Contribute to creating the Murray Coorong Trail sections within the Central District.
7. Create and improve viewing areas, including at Graetz Reserve at Swan Reach and the Big Bend lookout area at Nildottie.
8. Enhance main streets and streetscapes, particularly in Swan Reach and Nildottie.
9. Protect and manage natural areas, including:
  - Support the Aboriginal community to manage and improve Tenbury Hunter Reserve
  - Improve Greenways Landing and the management of camping
  - Support enhancements to and management of Ngaut Ngaut Conservation Park
10. Increase the sense of entry into towns through entry statements (through landscapes and art works).

## District Character Considerations

The main characteristics that should be reflected in open space design, entry statements and signage across the District are as follows:

- The strong focus on the Murray River and riverfronts.
- The significant natural environment connected to the river.
- The importance of Aboriginal heritage in the District.

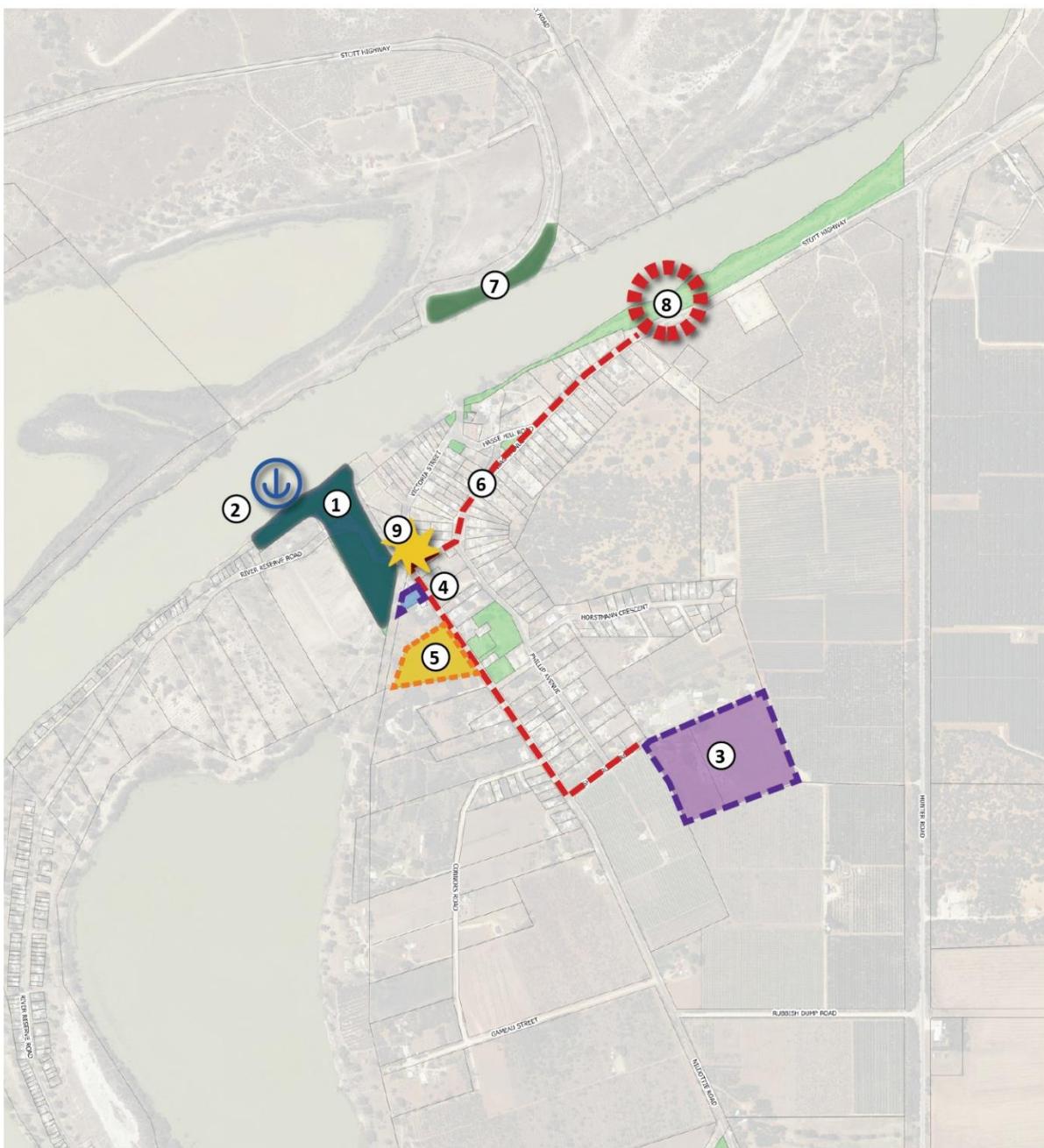
## Town Opportunities Guide

### Swan Reach

Topic	Opportunity	Priority	Potential Projects*
Murray River and Riverfronts	<ul style="list-style-type: none"> <li>▪ Redesign and undertake improvements to Len White Reserve including:           <ul style="list-style-type: none"> <li>- Tree planting and maintained large grassed area</li> <li>- Toilet facility upgrade</li> <li>- Improved walking track including connections to the main street</li> <li>- Improved play space including shade</li> <li>- Lighting to support twilight use (potential solar)</li> <li>- Additional and upgraded picnic settings linked to increased barbecues</li> <li>- Improved mooring space (with potential for extension and relocation, floating pontoon, could require some willow tree removal)</li> <li>- Boat ramp relocation and expansion</li> </ul> </li> </ul>	High	1 & 2
	<ul style="list-style-type: none"> <li>▪ Consider opportunities for activating the Len White Reserve Wharf area including through signage, pathway linkages and seating (with links to the river heritage project).</li> </ul>	High	2
Sports Grounds	<ul style="list-style-type: none"> <li>▪ Continue to maintain the Swan Reach sports ground to a good standard.</li> </ul>	Medium	3
Recreation and Sport Facilities	<ul style="list-style-type: none"> <li>▪ Continue to support and maintain the local hall for community and recreation and health use.</li> </ul>	Medium	4
Town Parks	<ul style="list-style-type: none"> <li>▪ Undertake improvements to the reserve linked to the town cemetery including tree planting, seating and improved interpretation.</li> </ul>	Medium	5
Main Streets	<ul style="list-style-type: none"> <li>▪ Undertake streetscape improvements including tree planting, landscapes, improved paths and lighting, and art works, focusing on the main street and town entry points.</li> </ul>	Medium	6
Natural Areas	<ul style="list-style-type: none"> <li>▪ Undertake improvements to Tenbury Hunter Reserve including improved interpretation for Aboriginal Heritage and heritage walk potential.</li> </ul>	High	7
Entry Statements, Signage and Viewing Areas	<ul style="list-style-type: none"> <li>▪ Undertake improvements to the Graetz Reserve lookout including:           <ul style="list-style-type: none"> <li>- Connect an 'entry statement' to the reserve</li> <li>- Level the surface and drainage response</li> <li>- Improve landscape (including bush removal, weed spraying)</li> <li>- Improve signage quality and distinctiveness</li> </ul> </li> </ul>	High	8
	<ul style="list-style-type: none"> <li>▪ Strengthen signage and interpretation around the town.</li> </ul>	Medium	9
Tourism	<ul style="list-style-type: none"> <li>▪ Encourage and support enhancements to the caravan park including by enhancing the adjoining open spaces and riverfront land.</li> </ul>	Medium	

\* Potential projects based on the opportunities are mapped on the following page.

## Swan Reach Town Map



### Potential Town Projects

1. Redesign and improve Len White Reserve.
2. Consider relocate boat ramp and enhance Wharf area.
3. Continue to maintain sports ground.
4. Maintain local hall for community and recreation use.
5. Improve reserve space around cemetery.
6. Streetscape improvements (landscape, paths, art works).
7. Improve and manage Tenbury Hunter Reserve.
8. Improve Graetz Reserve lookout and connect with entry statement.
9. Strengthen signage and interpretation around the town.

	Trail		Main Street
	Trail Head		Sportsground
	Tourism & Commercial		Recreation & Sport
	Heritage		Town Park
	Mooring Facility		Natural Area
	Entry Statement		Riverfront

## Other Opportunities

Other potential opportunities are listed below for future consideration.

Township or Area	Potential Projects and Actions
Greenways	<ul style="list-style-type: none"><li>▪ Undertake improvements to Greenways Landing including:<ul style="list-style-type: none"><li>- Development of environmentally sensitive toilet</li><li>- Defined parking areas</li><li>- Increased trees</li><li>- Tracks to support walking along the river</li></ul></li></ul> <p>A concept and management plan for the site may be required.</p>
Nildottie	<ul style="list-style-type: none"><li>▪ Undertake improvements to Hermann's Landing Wharf including:<ul style="list-style-type: none"><li>- Improved boat mooring</li><li>- Picnic facilities</li></ul></li><li>▪ Further enhance the entrance area including:<ul style="list-style-type: none"><li>- Continue to maintain the landscaped space and toilets</li><li>- Consider an RV dump point</li></ul></li><li>▪ Enhance the Big Bend lookout area with seating, shade, picnic tables and interpretation.</li><li>▪ Improve heritage and directional signage to and around the town.</li><li>▪ Create heritage trail opportunities including through road reserves and along the river.</li><li>▪ Create a connection between lookout areas and trails (heritage trail, clifftop trail).</li><li>▪ Support continued enhancements and management approaches to the Ngaut Ngaut Conservation Park including defined tracks and interpretation aimed at protecting Aboriginal sites.</li></ul>
Walker Flat	<ul style="list-style-type: none"><li>▪ Undertake improvements to the main riverfront reserve including vegetation management, tree planting for shade, seating and picnic settings and defined river viewing and water activity areas.</li></ul>

