MID MURRAY COUNCIL

MINUTES OF THE MEETING OF THE MID MURRAY COUNCIL OPEN SPACE AND RECREATION ADVISORY COMMITTEE HELD IN THE COUNCIL CHAMBERS, MAIN STREET, CAMBRAI, ON MONDAY, 26 JUNE, 2017

PRESENT:

Cr Kevin Myers (Chairperson), Mayor Dave Burgess, Cr Adriaan Sakko, Cr Brenton Schmitt, Cr Steve Wilkinson and Kay Schmid

IN ATTENDANCE:

Russell Peate, Chief Executive Officer
Greg Hill, Director – Infrastructure Services
Amy Loechel, OPAL Program Manager
Jake McVicar, Acting Manager – Development Services
Heather Caudle, WHS & Risk Management Coordinator
Cr Jeff Hall
Melissa Marschall, Minute Secretary

COMMENCEMENT AND WELCOME: 10.00 AM

The Chairperson welcomed all members.

APOLOGIES:

Cr Brian Taylor, Aimee Linke, Rocky Warren and Joel Taggart

183/1 Cr Sakko moved that the apologies be received. Seconded Cr Schmitt. CARRIED.

DECLARATIONS OF INTEREST:

Nil.

CONFIRMATION OF PREVIOUS MINUTES:

(Page 164 – 26/4/2017)

183/2 Mayor B urges moved that the Minutes of the Mid Murray Council Open Space and Recreation Advisory Committee Meeting held on 26 April 2017 be taken as read and confirmed. Seconded Cr Sakko. CARRIED.

184/1 Cr Sakko moved that the report be received.
Seconded Cr Schmitt. CARRIED.

Weed Control Works Update – Mid Murray Landcare Group

184/2 Cr Wilkinson moved that the report titled ‘Weed Control Works Update – Mid Murray Landcare Group’ be received and noted.
Seconded Cr Sakko. CARRIED.

Houseboat Mooring at Bolto & Haythorpe Reserves

184/3 Cr Sakko moved that the matter of houseboat moorings at Bolto & Haythorpe Reserves lay on the table until the Manager – Regulatory Services is available to attend the meeting and address queries.
Seconded Cr Schmitt. CARRIED.

Open Space Projects Update

184/4 Cr Wilkinson moved that the report titled ‘Open Space Projects Update’ be received and noted.
Seconded Mayor Burgess. CARRIED.

Mary Ann Reserve and RSL Concept – Mannum

184/5 Cr Wilkinson moved that the report on the status of the separate consultation being undertaken in relation to the RSL Concept on Mary Ann Reserve be received.
Seconded Cr Sakko. CARRIED.

Dedication of Crown Lands to Council

184/6 Mayor Burgess moved that it be recommended to Council that Council formally request that the State Government dedicate the following areas of Crown Land to Mid Murray Council’s care and control:

(1) Gass Reserve (Section 286, CR 5749/34 & Section 844, CR 5749/37)
(2) Tenbury Hunter Reserve (Allotment 23 in DP58704, CR 5922/60)
(3) Greenways Landing (Allotment 15 in DP54900, CR 5837/809).

Seconded Cr Sakko. CARRIED.
OTHER BUSINESS:

Lenger Reserve

The Mayor queried the ownership of Lenger Reserve located at 884 Springs Road, Mannum. Research revealed that the Reserve is owned and managed by the National Trust of South Australia.

River Murray Dark Sky Initiative

The Chief Executive Officer provided members with an update on the recent River Murray Dark Sky Initiative event held on 24 June 2017 at Meldanda.

Murray Coorong Trail

The OPAL Program Manager provided members with an update on the Murray Coorong Trail.

Nature Play Space – Collier Park

The OPAL Program Manager provided members with an update on the Nature Play Space at Collier Park. Council’s contribution is an assisting role rather than doing role.

NEXT MEETING:

To be held in the Council Chambers, Main Street, Cambrai on Friday, 1 September 2017, commencing at 10.00am.

CLOSURE:

10.32 AM The Chairperson declared the meeting closed.

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CHAIRPERSON

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DATE
Report for the Meeting of the Mid Murray Council Open Space and Recreation Advisory Committee, to be held in the Council Chambers, Main Street, Cambrai, on Monday, 26 June, 2017

A. Weed Control Works Update – Mid Murray Landcare Group

Reporting Officer: Aimee Linke
Position: Mid Murray Landcare SA Project Manager

Report Purpose

To inform the Open Space and Recreation Advisory Committee on weed control works implemented on Mid Murray Council nature reserves.

Introduction/Background

Mid Murray Landcare SA was funded by SA MDB NRM Board through funding from the Levy a total of $4,000 ex GST to complete follow up weed control works at Towitta Springs and Kannapa Reserve and set up a photo point at Towitta Cemetery.

Discussion

The land surrounding the Towitta Cemetery has a large area of Lomandra effusa grassland, which is recognised a critically endangered plant community (Environment Protection and Biodiversity Conservation Act 1999). The aim is to reduce the grazing pressure on the land and monitor the vegetation over time. The photo points were established, the fence will be repaired to prevent sheep access and rabbits will be controlled as time and funding permits.

Conclusion

The follow up weed control has been completed and the final report to the SA MDB NRM Board is due on 31 May 2017 with the corresponding GPS data collected.

References

Community Plan
Theme 1: The Natural & Built Environment
Facilitate an active partnership between Council and Community to:
Theme 1.3 – Lobby, advocate and promote for improved environmental protection outcomes through implementation of best practice planning policy.

Budget
No budget impact, funded by Mid Murray Landcare.

Legislation

Recommendation
Moved __________________ Seconded __________________
that the report titled ‘Weed Control Works Update – Mid Murray Landcare Group’ be received and noted.
B. **Houseboat Mooring at Bolto & Haythorpe Reserves**

**Reporting Officer**
Rocky Warren

**Position**
Manager – Regulatory Services

**Report Purpose**

To seek the support of the Committee to restrict houseboat mooring at Bolto and Haythorpe Reserves to the first 100 metres upstream of the southern boundary of Haythorpe Reserve.

**Introduction/Background**

Currently houseboats can moor anywhere along the river frontage at Bolto and Haythorpe Reserves. This creates conflict between campers and day users and the houseboats, especially during busy periods. The resolution of this issue will become even more important should Council commit to the leasing of Bolto Reserve.

**Discussion**

As Committee members would be aware, campers using the facilities at Bolto and Haythorpe Reserves are required to pay a camping fee of $10.00 per vehicle per night. The use of the reserves also attracts day users utilising the facilities for fishing, boating and picnics without paying a fee.

Currently, houseboats may moor along the river’s edge of both reserves for any period, without payment, which understandably causes animosity to those paying to use the facilities and in particular the river’s edge. This problem increases when community events are programmed within the township of Mannum.

Within the plans of redevelopment of the Mary Ann Reserve precinct, increased mooring for houseboats are proposed to allow more houseboats access to the river’s edge and overnight mooring.

This report proposes restricting the mooring of houseboats on the river’s edge within the paid camping areas of Bolto and Haythorpe Reserves, with a designated mooring area located on Haythorpe Reserve.

Attached as Appendix B is a diagram indicating the proposed river frontage at Haythorpe Reserve that houseboat mooring will be limited to in respect of both reserves. No mooring is proposed to be permitted at Bolto Reserve.

Given the recommended restriction it is proposed that houseboats will be able utilise the following alternate location:

- A houseboat/riverboat 24 hour mooring zone will be allocated at the southern end of Haythorpe Reserve, adjacent to the public toilets, extending 100 metres upstream.

Refer Appendix B.

**Conclusion**

The result of restricting houseboat moorings at Bolto and Haythorpe Reserves to the first 100 metres upstream of the southern boundary of Haythorpe Reserve will improve the amenity of the reserves for both day users as well as paid campers.
B. **Houseboat Mooring at Bolto & Haythorpe Reserves cont’d**

**References**

**Community Plan**  
Theme 1: The Natural & Built Environment  
Facilitate an active partnership between Council and Community to:  
Theme 1.3 – Lobby, advocate and promote for improved environmental protection outcomes through implementation of best practice planning policy.

**Budget**  
Costs of approximately $700 for signage and promotion.

**Legislation**  
Mid Murray Council By-law 4 (Clause 2.28)

**Recommendation**  
Moved __________________ Seconded __________________
that it be recommended to Council that a houseboat/riverboat 24 hour mooring zone be allocated at the southern end of Haythorpe Reserve, adjacent to the public toilets, extending 100 metre upstream.
C. Open Space Projects Update

Reporting Officer  Joel Taggart
Position  Acting Director – Development & Environmental Services

Report Purpose

To provide the Committee and Council an overview of the development and progress of various open space related projects currently occurring within the Mid Murray Council area. In the main, most of these projects are linked to the Mid Murray Council Open Space, Recreation and Public Realm Plan (the Plan). This particular report focuses on providing an update of these various projects.

Discussion

Detailed below, under separate headings, are various projects that Council staff are working on. Many of these projects involve collaboration between various Council Departments, as well as with Government agencies and community organisations.

Bryan Creek

This project was identified by Elected Members over 12 months ago as a priority, and was included in the 2016/17 budget. Ongoing negotiations have been held with the existing landholder and his real estate agent, with the primary aim being to secure an easement over the subject land. This would allow the public to access the Bryan Creek estuary area with ease. This estuary area has historical significance as a picnicking and camping area, and is owned by Council, together with much of land north of the site surrounding Bryan Creek Road and the Goyder Highway. Council has recently engaged Surveyors to survey an easement/right-of-way, and once negotiations are finalised with the existing owner, Council can then consider formalising and then promoting access to the site.

Habitat Stepping Stones

Following Council’s decision to become a partner with the ‘Habitat Stepping Stone’ project in 2016, Council has now been officially recognised on the www.HabitatSteppingStones.org.au webpage, and a link has been provided to Mid Murray specific page on the website for the community to access. This page includes information about habitat, food and shelter and the different plants to use to provide particular benefits for local wildlife. The promotional material for the project has been developed and is ready for print; this includes a folded colour brochure, a pull up banner and a sign.

A list of various suppliers will need to be developed, which includes nurseries for the plants as well as suppliers of ponds, nest boxes and hardware shops. This will then be added to the webpage for users to access local suppliers. Mid Murray Landcare will work with volunteers and Council staff to revamp the garden out the front of the Landcare office (in Cambrai). This will then become a designated ‘Habitat Display Garden’, with interpretive signage. It is aimed this project will occur during July and August 2017.
C. **Open Space Projects Update cont’d**

In September, promotion of the project via social media, newsletters and targeted mail out will occur, with 2 free plants being provided to the first 25 “pledgers”, as an incentive to create backyard habitat. The Mid Murray Council will be the first Council in SA to take part in this project, and it is anticipated that this project will generate positive media coverage. When people pledge to the project, they commit to adding some elements to their garden to make it more wildlife friendly. They receive a badge that can be placed on their front gate and their property location shows up on the regions map with a bird icon. They are also invited to share their stories with the Facebook community.

Council and Mid Murray Landcare will continue to offer monthly workshops at the Cambrai Community Nursery to promote and support different elements of the project for the next 12 months.

**Morgan Conservation Park**

In recent months, two community forums have been held at Morgan, chiefly to determine the level of interest from locals, as well as any comments, about upgrading the Morgan Conservation Park. The Department of Environment, Water and Natural Resources (DEWNR) have hosted these meetings, and Council staff have provided support. DEWNR are funding and project managing the project. It is envisaged that up to 15 new camping areas, new signage and fencing will be rolled out in the coming months. This includes a new online/website for campsite booking, consistent with all other National/Conservation Parks in the region.

For further details of what DEWNR is proposing, refer to DEWNR’s presentation contained within Appendix C.1.

**DPTI Grants**

In February 2017, Council applied for 3 separate Open Space grants that are matched (50/50) funding from the State Government. These grants are administered by the Department of Planning, Transport and Infrastructure (DPTI). Details of these grants have previously been provided to Council, and they also form part of the 2017/18 draft budget process.

In summary, the grants are as follows -

**Mannum Waterfalls**
- Development of a Concept Plan to guide future development

**Mary Ann Reserve**
- Undertake initial roll out of works recommended by Master Plan, including riverbank stabilisation and upgraded access/pedestrian linkages

**Len White Reserve (Swan Reach)**
- Improvements to overall reserve to make it more user-friendly.

It is considered unlikely that all 3 grants will be awarded, however it is considered that the Mary Ann Reserve works are most likely to be funded, given that DPTI previously committed to the funding of the Mary Ann Reserve Master Plan. Council is expecting notification of its success, or otherwise, in relation to these grants by 30 June 2017.
C. **Open Space Projects Update cont’d**

**Community Land Management Plans**

Council staff continue to work on this project, which involves surveying all Community Land and developing a work plan prioritising the development of Community Land Management Plans. This work plan also identifies Council-owned sites that may be deemed to be surplus and therefore may be sold. Priority areas for the development of Community Land Management Plans largely relate to sites that are subject to leases (e.g. Caravan Parks), sites that may be suitable for divestment and those that are proposed to be upgraded (e.g. Mary Ann Reserve). Staff will continue to work on this project on an ongoing basis over the coming years, and these plans will all be placed on public consultation once drafted and reviewed by the Committee and finally, submitted to the Committee and Council for endorsement.

**Hogwash Bend Project**

Whilst Council currently has care and control for a small piece of land at Hogwash Bend (that is largely used for camping), DEWNR and a private landholder (Caudo’s) own the majority of land in this area. This site has been identified in Council’s Open Space, Recreation and Public Realm Plan as a priority for future development. Discussions are currently occurring between Council and DEWNR about various future management opportunities for the site. In the coming months, Sue Suter, from Suter Planners, will be working on behalf of DEWNR to undertake consultation and prepare a master plan for the site. Updates will be presented to the Committee as they arise.

**Open Space Plan Award**

Following the completion of the Mid Murray Council Open Space, Recreation and Public Realm Plan in early-March 2017, Council staff nominated this Plan in the Parks and Leisure Australia (SA) (PLA) “2017 Awards Program”. The awards were judged during April 2017, an in late-May 2017, Council staff were invited to an Awards Ceremony, hosted by PLA at the Tonsley Innovation Precinct. Unfortunately Mid Murray Council was only a runner-up in these awards, however it should be noted that Mid Murray was the only rural/regional Council amongst the finalists.

**Crown Lands Projects**

Council staff have been meeting regularly with Crown Lands staff from DEWNR at both the Berri and Adelaide offices. These discussions relate to a variety of projects that Council has an interest in on Crown Land across the region. These include projects discussed already in this report, as well as other Caravan Park and Campground projects, and land water recreation along various waterfront areas. A detailed table providing an overview of these various projects is contained within Appendix C.2.

**Mary Ann Reserve Master Plan**

The final Master Plan was adopted by Council as its May 2017 meeting, and now the rollout of the desired projects will occur. Importantly it should be noted that further community consultation is going to occur as part of the consideration of future building development on the land (e.g. a toilet block and/or RSL building). Refer report Item D on this agenda. Further, in the event building works are desired to occur on the land, other consultation will occur, and may also occur as part of the DA process, the lease process and the Community Land Management Review process.
C. **Open Space Projects Update cont’d**

**Open Space, Recreation and Public Realm Plan Work Plan**

A work plan has now been developed to enable staff to plan, budget and prioritise work recommended to occur as part of the Mid Murray Council Open Space, Recreation and Public Realm Plan. This work plan details and scopes the various projects that will be undertaken, as well as providing details of project leads, timeframes and budgets. It is proposed that this document remain an internal working document.

A flowchart detailing the process behind the Open Space, Recreation and Public Realm Plan is detailed below – staff have now completed the Work Plan and are moving on to commence collaborating with the community in respect to individual projects.

Refer Appendix C.1.

Refer Appendix C.2.

**References**

**Community Plan**

**Theme 1: The Natural & Built Environment**  
Facilitate an active partnership between Council and Community to:
Theme 1.6 – Develop and implement an Open Space Strategy that balances the needs of residents and transient population.

**Theme 2: Community Wellbeing**  
Facilitate an active partnership between Council, key Agencies (regional development, health services and employment and training services) to encourage 'game changing' activities:  
Theme 2.8 – Strategically prioritise opportunities for community engagement, connection and participation.

**Theme 3: Economic Development & Tourism**  
Aggressively grow the tourism industry sector by:
Theme 3.7 – Partnering and facilitating operator development of new tourism assets and experiences.

Theme 3.12 - Build a Strategy for the Riverfront corridor of Mannum that connects, themes and links key infrastructure (both current and proposed).
C. **Open Space Projects Update cont’d**

Community Plan  **Facilitate an active partnership between Council, Business and Community to:**  
Theme 3.16 – Build a Riverfront Precinct Strategy for Morgan to develop and market the heritage and rail assets.

Budget  There are no budget implications related to this report.


**Recommendation**  
Moved __________________ Seconded __________________  
that the report titled ‘Open Space Projects Update’ be received and noted.
As members are aware, Council at its meeting held on 9 May 2017 made the following resolution in relation to the Mary Ann Reserve Master Plan:

“(1) The Mary Ann Reserve Master Plan be adopted; and

(2) Further consultation be undertaken with the RSL, information sessions be held with endorsed representatives of Mannum community organisations, interested public and key stakeholders regarding the RSL concept on the Mary Ann Reserve and a further report be submitted to Council following the outcome of such information sessions held by the RSL and Council.”

The Mary Ann Reserve Master Plan Study has involved substantial community consultation including planning sessions with users and interest groups, sessions with children and parents, site interviews, a stall at the Mannum market, a community survey and a process of public exhibition. The Master Plan has considered and responded to the diverse needs of the community and visitors, and also reflects the opportunities and constraints associated with the character of the Reserve.

During October and November 2016, the consultants (WAX Design and Suter Planners) worked with Council staff and the Open Space and Recreation Advisory Committee to develop a draft Master Plan. Three options were presented to the Council meeting in December 2016. At that meeting, Council resolved to support a hybrid of the options (predominantly one of the options with additional features added), which was fine tuned, and then placed on formal public consultation throughout February 2017. Including the survey results, over 700 community members were consulted during this period. This figure includes those who participated in the Mary Ann Reserve market consultation day, completed surveys and were involved in targeted consultation sessions e.g. RSL, Rowing Club, School, Senior Citizens etc.

A Consultation Summary Report prepared by Council staff was submitted to this meeting. This was a detailed summary of what staff have found and analysed as part of the various consultation that has occurred in recent months in relation to the Mary Ann Reserve Master Plan. Briefly, this report detailed the following:-

- Overview of the consultation process
- Details of consultation methods
- Data collection methods
- Summary and analysis of survey and its results
- Key considerations.

It is highlighted on Page 10 of the Consultation Summary Report the following:-

**Question 4 Results**

“What do you like most about the Mary Ann Reserve Concept Plan? Please select three key opportunities from the list below that are MOST IMPORTANT to you.”
D. Mary Ann Reserve and RSL Concept – Mannum cont’d

388 respondents or 78% indicated item 6 – Develop new public toilets and explore the potential relocation of the RSL to this site including flexible hospitality opportunity e.g. kiosk/mobile catering.

In relation to the report at the 26 April 2017 Open Space and Recreation Advisory Committee meeting, the Manager - Development Services indicated that:

Further detailed consultation is proposed to be undertaken in coming months, relating to the following –

1. RSL concept proposal.
2. Future design of other structures within the Reserve and upgrades to the existing playspaces, as well as designs for new playspaces.
3. The idea of a safe, designated swimming area.
4. Car parking/access arrangements, including trailer parking locations.

Importantly, it is acknowledged by staff and the consultants alike that there is a strong need for further broad community consultation about the proposed RSL concept on Mary Ann Reserve. This consultation will include:

- Detailed consultation with the RSL in respect to their requirements for their proposed concept.
- Seeking broad community input on the RSL proposal. This is expected to include information sessions provided by the RSL to endorse representatives of community organisations in Mannum and interested members of the public. Information sessions are expected to be facilitated by a skilled facilitator.
- Subject to such information sessions and feedback, the RSL may amend their proposal.
- A detailed design could then be developed by the RSL.
- If Council and the RSL do progress such a development, other statutory consultation will need to be undertaken (e.g. Development Act – Development Approval, Community Land – Community Land Management Plan, Lease for the premises, Liquor Licencing).
- Finally, at that stage, Council can then formally determine the appropriate building provision on the site.

In order to undertake the consultation in relation to the RSL Concept, an estimated cost for Sue Suter as the facilitator is being obtained. The consultation will involve a series of meetings with community groups in Mannum (Mannum Progress, Mannum Lions, Mannum Rowing Club etc.) so individuals that have expressed a particular interest and focus group meetings (based on an expression of interest process). It is intended to ensure that the consultation is an inclusive process and that any person that wishes to contribute can do so in a respectful manner in a meeting facilitated by Sue Suter and with two RSL representatives. The consultation may result in the existing RSL Concept being endorsed, an amended proposal or even a new location.

In my view, out of every community organisation within Mannum, the Mannum RSL deserves the courtesy and respect of being listened to in the first instance regarding their Concept, rather than commenting, attending meetings or writing letters which some people have done. A copy of the schedule of consultation meetings and focus group meetings will be sent to all Councillors for Shearer Ward, the Mayor and Cr Hall to attend on an observer status.
D.  Mary Ann Reserve and RSL Concept – Mannum cont’d

Recommendation:
Moved __________________ Seconded __________________
that the report on the status of the separate consultation being undertaken in relation to the RSL Concept on Mary Ann Reserve be received.

Joel Taggart
Acting Director - Development & Environmental Services
E. **Dedication of Crown Lands to Council – Gass Reserve, Tenbury Hunter Reserve and Greenways Landing (Allotment 15)**

**Reporting Officer**  
Joel Taggart

**Position**  
Acting Director – Development & Environmental Services

**Report Purpose**

To provide Elected Members with an update in relation to a proposal for existing areas of Crown Land at Gass Reserve, Tenbury Hunter Reserve and Greenways Landing (Allotment 15) to be dedicated to Council's care and control.

**Introduction/Background**

There have been ongoing discussions over the last several months in relation to the abovementioned pieces of land. This has occurred due to a variety of reasons, including the undertaking of a project to update Council’s various Community Land Management Plans as well as the development of Council’s Open Space, Recreation and Public Realm Strategy. Liaison has been ongoing between Council staff and Crown Lands, however due to various staffing changes, the matter is only now ready to progress to the next step.

**Discussion**

In relation to the three sites in question, Council has undertaken work and maintenance at all the sites, even though at this point in time none of them are dedicated to Council for care and control. As Elected Members would be aware, the subject sites are all well known pieces of land, that are used by the community and tourists alike for recreation purposes. It is considered that there is greater opportunity for development and on-going use of these sites if they were under the care and control of Council.

The relevant allotments are –

1) Gass Reserve (Section 286, CR 5749/34 & Section 844, CR 5749/37)
2) Tenbury Hunter Reserve (Allotment 23 in DP58704, CR 5922/60)

Maps of the abovementioned allotments are contained within Appendix E.

Mark May, Senior Property Officer, and Toni Beviss, Property Officer, DEWNR - Crown Lands, Berri have provided the following comments (a copy of their comments are also contained within Appendix E).

- All the allotments are Crown Land and Council has no active/current rights over those pieces of land with the exception of Gass Reserve where a licence has expired but rolls over annually.
- There are no specific issues that would prevent any of the abovementioned portions of land being dedicated to Mid Murray Council.
E. **Dedication of Crown Lands to Council – Gass Reserve, Tenbury Hunter Reserve and Greenways Landing (Allotment 15) cont’d**

- Crown Lands agrees that it makes sense to formalise the existing uses and development of the respective sites through a dedication arrangement.
- An in-depth native title investigation is still required.
- Additional details are needed still about Council’s proposed future uses of each of the abovementioned sites.
- DEWNR encourages Council to submit dedication applications.

Given the positive response and the strong working relationship between Council and Crown Lands, it is recommended that these dedications of Crown Land to Council be pursued. Council staff will pursue the dedication process and will report back to Council upon a further response being received from DEWNR.

Refer Appendix E.

**References**

**Community Plan**

*Theme 1: The Natural & Built Environment*

Facilitate an active partnership between Council and Community to:

*Theme 1.8 - Advocate, protect and enhance the River Murray Corridor.*

**Budget**

It is considered that this stage of the project has no budget implications. Upon further negotiations with DEWNR – Crown Lands, should any budgetary impacts be determined, staff will report back to Council.

**Legislation**


**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that Council formally request that the State Government dedicate the following areas of Crown Land to Mid Murray Council’s care and control:

1. Gass Reserve (Section 286, CR 5749/34 & Section 844, CR 5749/37)
2. Tenbury Hunter Reserve (Allotment 23 in DP58704, CR 5922/60)

Joel Taggart

*Acting Director - Development & Environmental Services*