



MURRUMBIDGEE RIVER MASTER PLAN 2021 FINAL MASTER PLAN REPORT

Revision C | 18 June 2021





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Project: Murrumbidgee River Master Plan 2021
Commissioned by: Hay Shire Council
Prepared by Fiona Slade Landscape Architect, PO Box 1198, Albury NSW 2640 Australia ABN 68 437 343 209

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STATUS	DATE	BY	REVISION
Council comment	18.05.21	FS	A
Council review	20.05.21	FS	B
Council comment	18.06.21	FS	C

1 INTRODUCTION

BACKGROUND

FSLA have been engaged by Hay Shire Council (HSC) to prepare a Master Plan for the Murrumbidgee River, within Hay's local government area (LGA). The Master Plan will act as a high level strategic document for future works improving access to, and encouraging greater usage of the Murrumbidgee River and environs, within the Hay Shire Council LGA.

This report represents the last part of this project where the consultant team have prepared the Final Master Plan.

THE PROJECT SO FAR

Phases 1, 2 and 3 of the project have been completed. *Phase 1: Issues and Opportunities* identified key strengths, issues and opportunities while *Phase 2: Preliminary Concepts* developed big ideas for discussion. *Phase 3: Draft Master Plan* followed, which developed conceptual detail for further community feedback.

The current and final phase is the Final Master Plan which reflects community feedback, issues and opportunities and provides detailed recommendations for future design and development of the river environs.



PROJECT AIM AND OBJECTIVES

The over-arching aim of the project is to identify options for connection and use of the Murrumbidgee River, including access and upgrade of existing facilities. The objectives of the project are as follows:

- ▶ Build consensus as to the issues that must be addressed, designate their priority and agree a set of principles for further developing the master plan.
- ▶ Agree a set of principles for implementing the next stages of the master plan.
- ▶ Develop the master plan with a recommended action plan, noting funding to date.

This project will build upon the Murrumbidgee River Master Plan developed by Hay Shire Council in 2012.

SUBJECT SITE

The project will be addressing Council owned land and Crown Land (under Hay Shire Council control) fronting the Murrumbidgee River and within the Hay Shire Council LGA.



PROJECT PROCESS

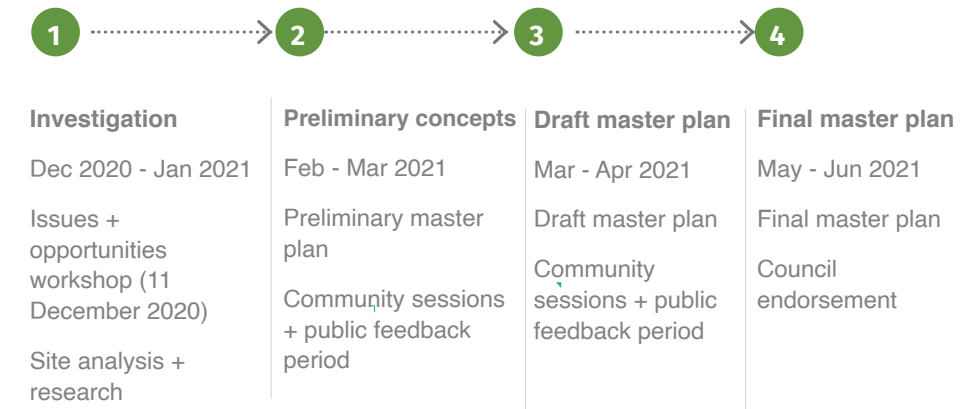
The process is comprised of four key phases. At each phase and until the project's completion community feedback is encouraged.

Phase 1: Investigation < asking the community

Phase 2: Preliminary concepts < working with the community

Phase 3: Draft master plan < working with the community

Phase 4: Final master plan



2 LOCAL CONTEXT AND PLANNING POLICY FRAMEWORK

The iconic Murrumbidgee River winds its way through Hay Shire and provides one of the key tourist, recreational and natural asset for the community. The interface with the river is varied in character and includes many areas of superb natural environmental lands as well as highly used recreation areas.

Hay Shire Council in recent years have identified and reaffirmed the important role that the Murrumbidgee River provides. This Master Plan seeks to help improve connections and access to the river into the future for the ongoing benefit of the community.

LAND OWNERSHIP AND RESPONSIBILITY

There is a mix of public and private ownership of property fronting the river. Public ownership includes Crown Land, and land owned by National Parks Wildlife Service and Council. This project is concerned with publicly owned land only.



Source: Murrumbidgee river Master Plan prepared by HSC 2012

■ Private land
■ Public land

RELEVANT POLICIES, STRATEGIES AND PLANS

A desktop review of the various strategies, plans and policies identified the following relevant to this project.

Murray Regional Plan

The Riverina Murray Regional Plan 2036 (the Plan) establishes a framework to grow the region's cities and local centres, support the protection of high-value environmental assets and makes developing a strong, diverse and competitive economy central to building prosperity and resilience in the region. The Plan will guide the NSW Government's land use planning priorities and decisions over the next 20 years. The key Directions and actions applicable to this Plan are outlined below:

- ▶ Direction 7: Promote tourism opportunities
 - 7.1 Align local land use strategies and tourism strategies with the Destination Management Plan for the Riverina Murray Destination Network.
 - 7.2 Enable opportunities for tourism development and associated land uses in local plans.
 - 7.4 Continue to implement actions and invest in boating infrastructure priorities identified in the Murray–Riverina Regional Boating Plan to improve boating safety, boat storage and waterway access.
- ▶ Direction 13: Manage and conserve water resources for the environment
 - 13.1 Locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream and groundwater sources.
 - 13.2 Minimise the impacts of development on fish habitat, aquaculture and waterways (including watercourses, wetlands and riparian lands) and meet the Water Quality and River Flow Objectives.
- ▶ Direction 14: Manage land uses along key river corridors
 - 14.3 Consider and assess the potential impacts of new development on biodiversity along river corridors, including the Murray and Murrumbidgee Rivers, and manage offsets.

- ▶ Direction 15: Protect and manage the region's many environmental assets
 - 15.1 Protect high environmental value assets through local plans.
 - 15.2 Minimise potential impacts arising from development in areas of high environmental value, and consider offsets or other mitigation mechanisms for unavoidable impacts.
 - 15.3 Improve the quality of, and access to, information relating to high environmental values.
 - 15.4 Protect Travelling Stock Reserves in local land use strategies.
- ▶ Direction 29: Protect the region's Aboriginal and historic heritage
 - 29.1 Undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local land use strategies.
 - 29.2 Consult with Aboriginal people and the broader community to identify heritage values at the strategic planning stage.
 - 29.4 Recognise and conserve heritage assets that have community significance in local plans.
 - 29.5 Provide resources for heritage advice to inform planning processes.

The Plan also provides Local Government Narratives, including for Hay Shire, and outlines that 'Hay's economy is reliant on tourism, agriculture and associated industry. Its parks, sporting facilities, amenities along the Murrumbidgee River and museums make it an attractive place to live'. One of key priorities for the town is to:

- ▶ Recognise and build on the distinctive places, culture, history and natural systems of Hay, and sustainably use council-owned land.

Draft Hay Shire Council Plan of Management 2021

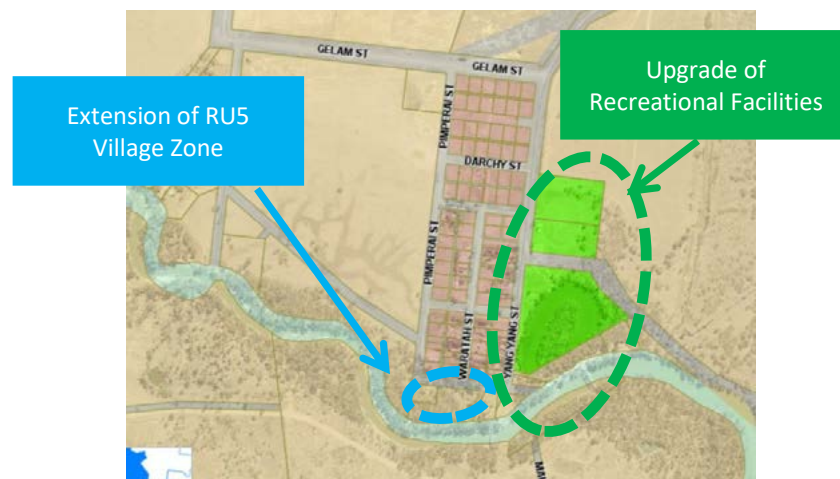
The Draft Hay Shire Council Plan of Management provides direction as to the use and management of Council-managed Crown Reserves and Council-owned land classified as 'Community Land'.

The Plan of Management provides Council and the community a framework for the management and development of public land. Where development is proposed on community land it must be consistent with the purpose and the classification of the reserve, as well as the objectives and performance targets for these reserves.

Local Strategic Planning Statement

The Hay Shire Council Local Strategic Planning Statement establishes a 20-year vision for land use planning in the Hay Shire, outlining how growth and change will be managed to maintain the high levels of environmental amenity, liveability and landscape quality that characterises the Hay Shire. This Statement identifies Council's vision for the Hay Shire, along with actions and the means for monitoring and reporting on the delivery of the actions. The Plan identifies a number of key planning priorities and actions with the key items outlined below:

- ▶ Planning Priority 3: Villages
- ▶ Redesign Recreational Areas (Long Term)
- ▶ Review planning controls to provide for camping and caravan parks in recreational and village areas (Medium Term).



- ▶ Planning Priority 6: Tourism
 - The Murrumbidgee River interface needs to be enhanced and protected, especially the Non-Aboriginal and Aboriginal Heritage aspects of it.
- ▶ Planning Priority 10: Riverfront Development
 - Review planning controls to provide for sustainable riverfront development. (Medium Term)
 - Draft a development guide for riverfront development, in conjunction with the relevant State Government Agencies. (Short Term)
 - Investigate active transportation opportunities along the riverfront (Short Term)

Hay Shire Community Strategic Plan 2017-2027

The Community Strategic Plan is a rolling 10 year plan that sets out the communities vision, objectives strategies, priorities and aspirations for the future. The Plan identified the following key strategies:

- ▶ Implement river management strategic partnerships to protect river banks
- ▶ Establish and maintain clear guidelines for zoning urban planning and development
- ▶ Maintain levee bank to protect community assets
- ▶ Manage waterways and the environment in a way to minimise risks to the community
- ▶ Parks open space and natural environments are well maintained
 - Engage the community through a coordinated engagement structure on issues affecting their lifestyles
 - Actively promote the well being of the community and its members
 - Build on our recreation and cultural facilities and services
 - Promote the town as a great lifestyle choice
 - Actively identify promote and enhance tourism initiatives
 - Promote camping facilities
 - Showcase our open space, recreation and cultural facilities
 - Deliver infrastructure and assets that are responsive to community need

Maritime Infrastructure Plan 2019-2024

The Maritime Infrastructure Plan states that maritime infrastructure will be delivered through regional boating plans. The Murrumbidgee River and the Hay LGA is identified in the Murray-Riverina Regional Boating Plan as areas for improvement to boating infrastructure.

Murray-Riverina Regional Boating Plan 2015

This plan identified the following actions:

- ▶ Work with Councils to improve the design and condition of existing boat ramps including car and trailer parking.
- ▶ Review opportunities to increase public tie-up areas in conjunction with providing amenities such as sewage pump-outs and toilets at strategic locations.
- ▶ Work with Councils to help deliver project that support strategic growth on boat storage capacity.
- ▶ Explore the need for non-powered craft storage.

Riverina Murray Destination Management Plan 2018

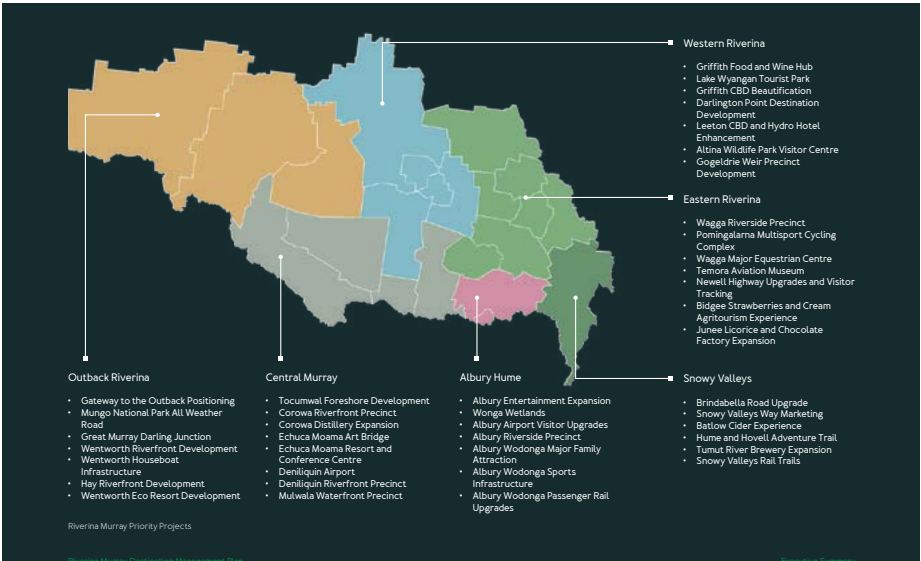
The Riverina Murray Destination Management Plan (DMP) will guide and assist Destination Riverina Murray to stimulate growth in the region's visitor economy. A set of nine Strategic Development Themes were developed to respond to the issues and opportunities for the region. 42 Priority Projects were selected using the project assessment criteria to provide a set of catalyst projects for the region.

The following themes are relevant to the project:

- ▶ Theme 2: Nature-Based Tourism - Utilise the region's natural assets to develop nature-based and recreational tourism experiences. Project aligned to this theme include:
 - Investment in park infrastructure such as roads, picnic areas, camping site and toilets.
 - Investment in trails including walking and cycling trails.
 - Cultural heritage interpretation.
 - Educational tours and operators.
 - Eco and adventure tour operators.
- ▶ Theme 3: Rivers and Waterways - Improve visitor access and experience to major rivers and lakes to increase water-based activities. Project aligned to this theme include:
 - Riverfront precinct masterplans.
 - Commercial activation of riverfronts.
 - Riverfront parkland enhancements.
 - Boat ramps.
 - Wharfs and jetties.
 - Water-based tour operators.
 - Other water-based experiences.
 - Projects and measures which ensure the sustainability of the region's rivers and waterways over the long-term.

Amongst the Tier One Priority projects listed in this plan includes:

- ▶ Hay Riverfront Development - Development of the Hay Murrumbidgee Riverfront activation including wharf, paddle vessel, and extension of riverside walking tracks.



Other tier two major projects include:

10.5 Tier Two Major Projects			
Council	Location	Title	Description
Hay	Hay	Hay Public Art	The development of public art in specific locations in Hay township to activate the town. This includes Main Street, Pine Street, and Bush Bend and Sandy Point Reserves.
Hay	Hay	Hay Park Development	Development of a signature Park for the township of Hay. Council is currently sourcing funding.
Hay	Various locations	Water Tower Art	The development of water tower art across a number of towns (similar to the grain silo art concept) to provide sites of interest and encourage visitors to stop in town.
Balranald	Yanga - Mungo	Yanga Mungo Touring Route	There has been a Yanga and Mungo National Park touring loop developed, based out of Balranald. Further development of the touring opportunities through the region, linking the route to other complementary attractions and development of a website for promotion may lead to increased visitation.
Balranald	Yanga	Yanga Kayaking Tour	NSW Parks and Wildlife Service have begun site planning for a kayaking tour along the Murrumbidgee River and Yanga Lake, near Balranald. Once the site planning is completed and the tour developed, an external guide will be sought to provide the tour within the Yanga National Park.
Balranald	Euston Forest	Euston Forest Eco-trail	Plan and develop an eco-trail experience within the Euston Forest.
Wentworth	Mungo National Park	Mungo Visitor Centre	Improvements to the Mungo Visitors Centre to include enhanced interpretation and storytelling of the significant heritage area.
Wentworth	Pooncarie	Pooncarie Camping Facilities	Ongoing development of an RV Camping facility at Pooncarie including installation of filtered water and power.
Wentworth	Buronga	Buronga Riverfront	Implement the actions/recommendations of the Buronga Riverfront Master Plan. Currently seeking funding, estimated investment of \$1 million.
Wentworth	Wentworth	Aviation Precinct	Long term planning for the Wentworth Airport to seal the runway (business case already complete), and investigate opportunities to increase private aviation, emergency services, and residential development (private hangars adjoined to residential). This would need to complement the commercial role of Mildura Airport.

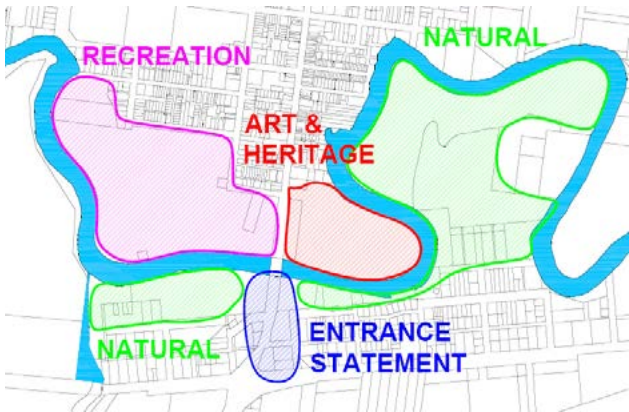
Table 14: Outback Riverina Tier Two Major Projects

Murrumbidgee River Master Plan 2012

The Murrumbidgee River Master Plan was developed in 2012 and aimed to provide a strategic framework for development around the riverfront in Hay from Soapwork’s Bend in the west to Cemetery Bend in the east. The plan provides guidelines on how to implement the integration of the river with the town and to utilise the environmental, social, economic, recreational and educational opportunities the river brings for Hay.

Aspects of the plan are:

- Precinct theming - Recreation precinct around the Sandy Point area, Art and Heritage precinct around the Lions Park and Bushy Bend area, Entrance Statement south of the bridge and keeping most of the area in South Hay in natural state.



Source: Murrumbidgee River Master Plan prepared by HSC 2012

- Proposed walking trail and fitness trail.
- Improved facilities for kayaking and boating.
- Environmental issues addressed.
- Celebration of the Murrumbidgee River’s part in the history of Hay.

This project will update and further develop the outcomes of 2012 Murrumbidgee River Master Plan.

Archaeological Heritage Assessment for Stage 1 Levee Upgrade 2010

This assessment stated that in Pre-European times the river would have been a focus of Aboriginal land use. The scarcity of Aboriginal stone artifact clusters was attributed to flood scouring and subsequent settlement on riverside areas by Europeans and Chinese. There are a number of scar trees in the area of the Master Plan, including surveyor marked trees and Aboriginal scarred trees.

There are a number of historic sites on the river, which has the potential for recreating them, or for heritage signage, such as Lang’s Crossing at Lion’s Park. These include historic crossings, wharves, hotels, settlements and infrastructure. Of these only the former Sewer Treatment Works is listed in the Local Environmental Plan, and is listed as an item of local significance. (Murrumbidgee River MP prepared by HSC, 2012).

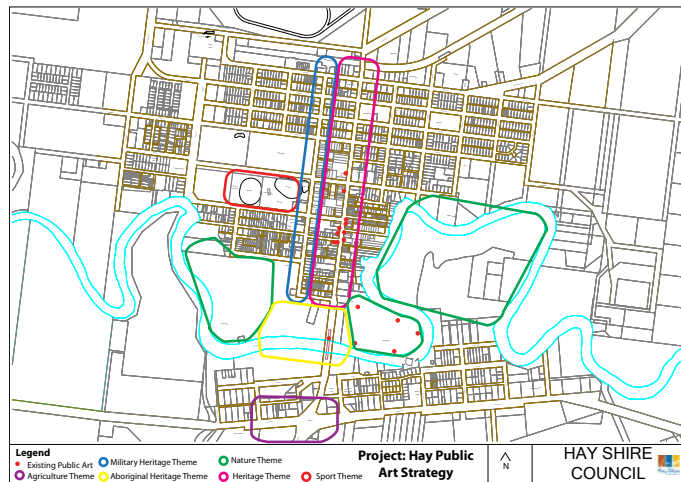
Hay Shire Council Public Art Strategy November 2017

The Strategy identified key precincts and corresponding themes:

- Heritage, including Aboriginal Heritage, European Heritage and Military Heritage (First and Second World Wars).
- Nature, such as the river, plains and animal life.
- Sport, celebrate the heritage of sporting achievements.
- Agriculture

Hay Open Spaces Strategy

The Hay Open Spaces Strategy provides guidance on the development of the green networks in Hay. The Plan provides a hierarchy of open spaces, each with a different scale of design, investment and maintenance. The report includes recommendations for Soapwork's Bend Reserve, Brewery Park, Sandy Point Reserve, Bushy Bend Reserve and Cemetery Bend, which have been reviewed and considered in this report.



Source: Public Art Strategy prepared by HSC 2017

Other Plans

Other relevant strategies, plans and policies which have been reviewed include:

- ▶ Hay Shire Council Drought Management Plan 2018
- ▶ Hay Shire Council Bike Plan 2016
- ▶ Hay Shire Council Hay Inclusion Action Plan 2016

RELEVANT LEGISLATION AND ACTS

Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) is the principal Commonwealth legislation relating to environmental protection. Specifically, it sets out a framework for identification, protection and management of significant flora, fauna, ecological communities and heritage places as specified within the EPBC Act.

Native Title Act 1993 (Commonwealth)

The Native Title Act 1993 seeks to provide for the recognition and protection of native title and establish a mechanism for determining claims to native title.

Environmental Planning & Assessment Act 1979 (NSW)

The Environmental Planning & Assessment Act 1979 is the principal planning legislation in NSW that governs the use and development of land. Most forms of development require approval under this Act. Specifically, Part 4 of the Act applies to development assessment and consent, whilst Part 5 applies to infrastructure and environmental impact assessment.

Any development recommended under this Master Plan will need to seek approval under this Act.

Biodiversity Conservation Act 2016 (NSW)

The Biodiversity Conservation Act 2016 sets out a number of specific objects relating to the conservation of biological diversity and the promotion of ecologically sustainable development and importantly, establishes a scientific method for assessing the likely impacts on biodiversity values of proposed development and land use change, for calculating measures to offset those impacts and for assessing improvements in biodiversity value.

National Parks and Wildlife Act 1974 (NSW)

Sections 86, 87 and 90 of the National Parks and Wildlife Act 1974 requires consent from the Biodiversity Conservation Division of the NSW Department of Planning, Infrastructure and Environment for the destruction or damage of Indigenous objects.

Given the cultural sensitivities of the land, being adjacent to a permanent water source, matters regarding Aboriginal cultural heritage will need to be considered.

Fisheries Management Act 1994 (NSW)

The Fisheries Management Act 1994 seeks to conserve, develop and share the fishery resources of the State for the benefit of present and future generations. Specifically, Parts 7 and 7A of this Act seeks to protect aquatic habitats and addresses threatened species conservation. Where works are involved in the bed or banks of the river, approval may be required under this Act.

Water Management Act 2000 (NSW)

The Water Management Act 2000 seeks to provide for the sustainable and integrated management of the water sources of the State for the benefit of both present and future generations and. Section 91 of this Act outlines the approval requirements for works on waterfront land.

Crown Land Management Act 2016 NSW)

The *Crown Land Management Act 2016* provides for the ownership, use and management of Crown land in NSW and requires environmental, social, cultural heritage and economic considerations to be taken into account in decision-making about Crown Land. As outlined above, much of the land the subject of this Master Plan is publicly owned by the Crown and is subject to the requirements of a Plan of Management consistent with the requirements of this Act.

Rural Fires Act 1997 (NSW)

The *Rural Fires Act 1997* seeks to protect persons from injury or death, and property from damage, arising from fire. Consideration of this Act will be required where works are proposed on bushfire prone land.

3 THE ENGAGEMENT PROCESS

Thorough community consultation is essential to the success of the Master Plan. Three engagement phases have formed part of the project process.

The first engagement phase was a focus group workshop which was hosted by Hay Shire Council and facilitated by FSLA on 11 December 2020 at Hay Shire Council offices. 15 members of the community attended. The aim of the workshop was two fold. Firstly, to agree which key sites require improvement and secondly, identify strengths, issues and opportunities for those key sites along the river.

The second engagement phase was the Preliminary Concepts which provided the community with the opportunity to examine, discuss, and provide feedback on the preliminary ideas. This feedback was incorporated in the Draft Master Plan.

The third and final engagement phase provided the community with the opportunity to come back again to examine, discuss, and provide feedback on the Draft Master Plan.

The findings of the first, second and third engagement phases have informed the development of this report, the Final Master Plan.

DRAFT MASTER PLAN ENGAGEMENT PROCESS

Hay Shire Council sought formal submissions from the community, and hosted two community drop-in sessions. The Draft Master Plan document was placed on public exhibition for a two week period following the community drop-in sessions.

Method	Date	Summary	Participation
Community session 1	2-3:30pm 27 May 2021	a) allow facilitated examination of the Draft Master Plan;	6 attendees
Community session 2	6-7:30pm 27 May 2021	b) provide the community an opportunity to discuss the Draft Master Plan; and c) gather feedback from the community about any concerns and issues with the Draft Master Plan.	3 attendees
Submissions	27 May to 6 June 2021		3 submissions



COMMUNITY SESSIONS AND SUBMISSIONS: SUMMARY FEEDBACK

9 people attended the two community sessions held in the Hay Shire Council Chambers on 27 May 2021. Each of the individual precinct plans were pinned on the walls and FSLA and Council staff facilitated discussion around the plans. Due to COVID 19 restrictions the format of the engagement was to collect feedback verbally, and through written feedback from attendees.

Council received a total of 3 submissions during the public exhibition period. Feedback was received in the form of letters or emails.

The overall community sentiment was very positive, and most of the discussion and comments were in support of the plans. A summary of the comments is included below:

Soapworks Bend	▶ No feedback.	Maude	<div>▶ Consider a new boat ramp upstream of the new bridge or within the TSR at the boundary with 'Eulimbah'.</div> <div>▶ Concern regarding the development of a walking track around Maude Lagoon.</div> <div>▶ Opportunity to develop a bush tucker garden with interpretive signage opposite the hall.</div> <div>▶ Suggestion to upgrade the BMX track.</div>
Sandy Point Reserve	▶ No feedback.		
South Hay	▶ Tree-tops high ropes course may not be suitable and cost effective. Suggestion to instead develop a dirt / mountain bike trail.		
Bushy Bend Reserve and Bill Moorhouse Reserve	▶ Suggestion for bird hides.	Preferred location for new floating pontoon jetties	▶ There was support for new floating pontoon jetties at both Madmans Bend and Maude to be developed first.
Murrumbidgee Valley Regional Park and Madmans Bend	▶ Create a dirt / mountain bike trail at Murrumbidgee Valley Regional Park.	Preferred location for new boat ramp	▶ There was support for a new boat ramp at Madmans Bend to be constructed first.
Cemetery Bend	▶ No feedback.		
Hay Weir	▶ Suggestion to retain the existing informal boat ramp upstream of Hay Weir.		



4 FINAL MASTER PLAN OVERVIEW

WHAT IS THE FINAL MASTER PLAN?

The Final Master Plan illustrates how public land fronting the Murrumbidgee River in Hay Shire LGA can be developed and improved in the future. The plans have captured the feedback from the Draft Master Plan phase and show detail and locations of possible improvements, as well as anticipated order of costs information.

GUIDING PRINCIPLES

The five key guiding principles for the Murrumbidgee River Master Plan 2021 are:

Access and connection	Improve access to the water for recreational use as well as connections to and between publicly accessible areas.
Ecological restoration	Protect and restore the environmental structure and function of the river and the floodplain through revegetation, weed eradication and restricting vehicular access.
Culture and heritage	Celebrate the Murrumbidgee River’s part in the pre and post settlement history.
Wayfinding	Improve legibility through the use of directional signage and visual orientation markers.
Community and health	Reinforce the river as a place for the community to come together to meet, gather and play and promote the consequent physical and mental health benefits.

PLAN 1 HAY TOWNSHIP

Plan 1 Hay Township Final Master Plan shows the extent of the overall study area for Hay township. Plan 1 Hay Township also represents ideas which pertain to the whole study area including:

- ▶ Improving access to the river for water craft, including boat ramps, jetties and footbridges.
- ▶ Creating a kayaking trail from Cemetery Bend to Hay Weir.



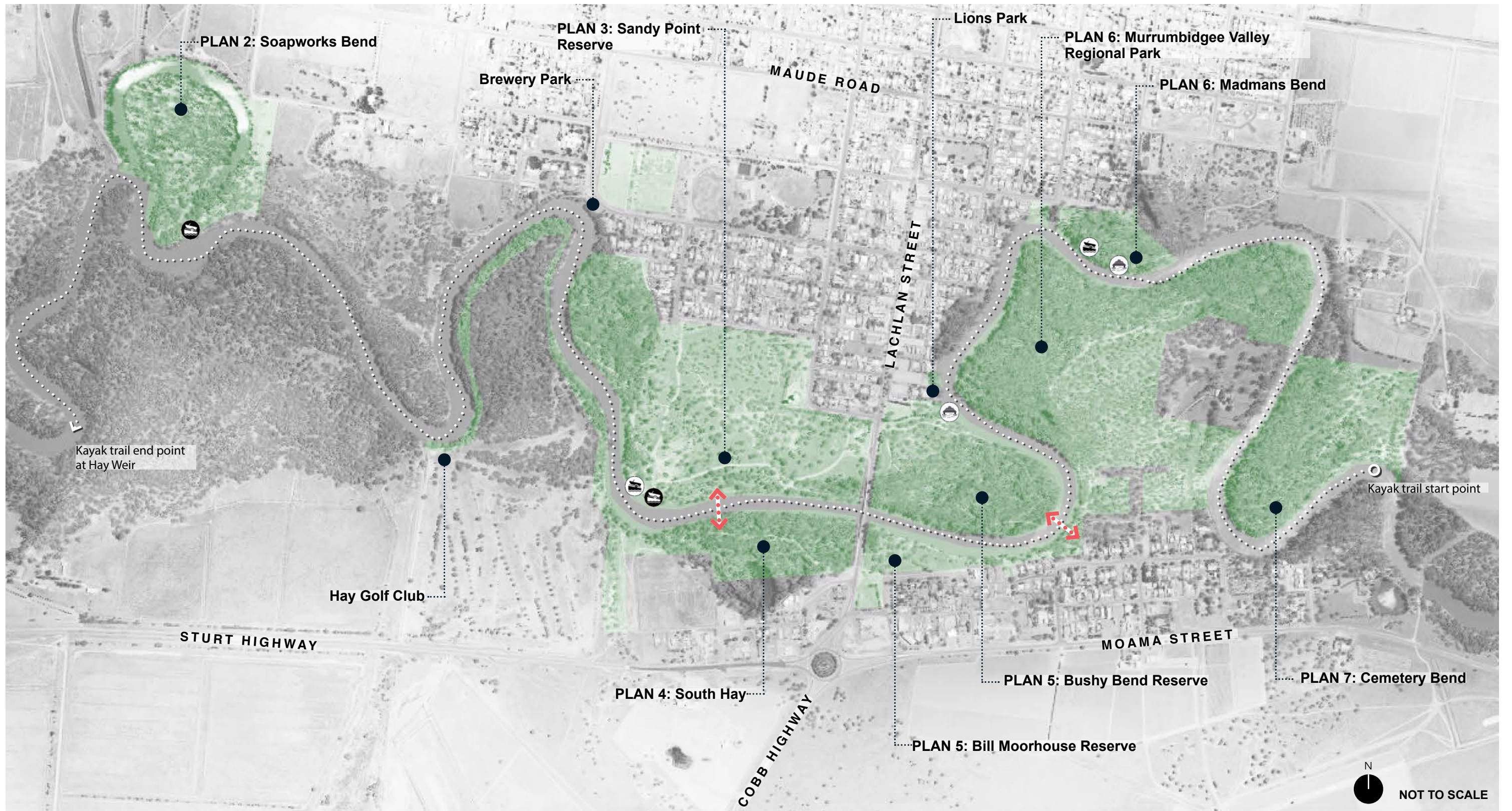
PLANS 2 - 7

Plans 2 to 9 provide more detailed concepts for each of the key precincts noted below.

- ▶ Soapworks Bend
- ▶ Sandy Point Reserve
- ▶ South Hay
- ▶ Bushy Bend Reserve and Bill Moorhouse Reserve
- ▶ Murrumbidgee Valley Regional Park and Madmans Bend
- ▶ Cemetery Bend

PLANS 8 - 9

Detailed concepts for Hay Weir and Maude (Plans 8 and 9) have also been prepared .



Legend

Existing:

Public land



Boat ramp (earth / concrete)

Potential:

Footbridge



Boat ramp (concrete)



River access point (jetty / wharf / lookout)



Kayak trail (Cemetery Bend to Hay Weir)

PLAN 1: HAY TOWNSHIP

5 SOAPWORKS BEND

THE VISION

Soapworks Bend is located 2.4km from Hay Post Office off Lachlan Street on the Murrumbidgee River in Hay, and is the site of the old Soapwork’s Factory.

The concept proposes:

- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with picnic facilities and car parking.
- ▶ Restricting vehicular access with a rationalised road layout, designated car parking and vehicle restriction barriers to road edge.
- ▶ Installing an interpretive signage trail which tells stories of the site, pre and post settlement.
- ▶ Providing bird hides at the lagoon for bird-watching.
- ▶ Connecting the reserve to Brewery Park and Sandy Point with a dedicated shared path.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Remove pit toilets.	\$ 1,000.00
6	Improve road way and parking (unsealed gravel).	\$ 70,000.00
7	Install vehicle restriction barriers.	\$ 80,000.00
8	Construct new gravel walking paths.	\$ 60,000.00
9	Install signage.	\$ 7,500.00
10	Install picnic settings.	\$ 7,000.00
11	Undertake revegetation.	\$ 50,000.00

Precedent images



Vehicle restriction barriers.



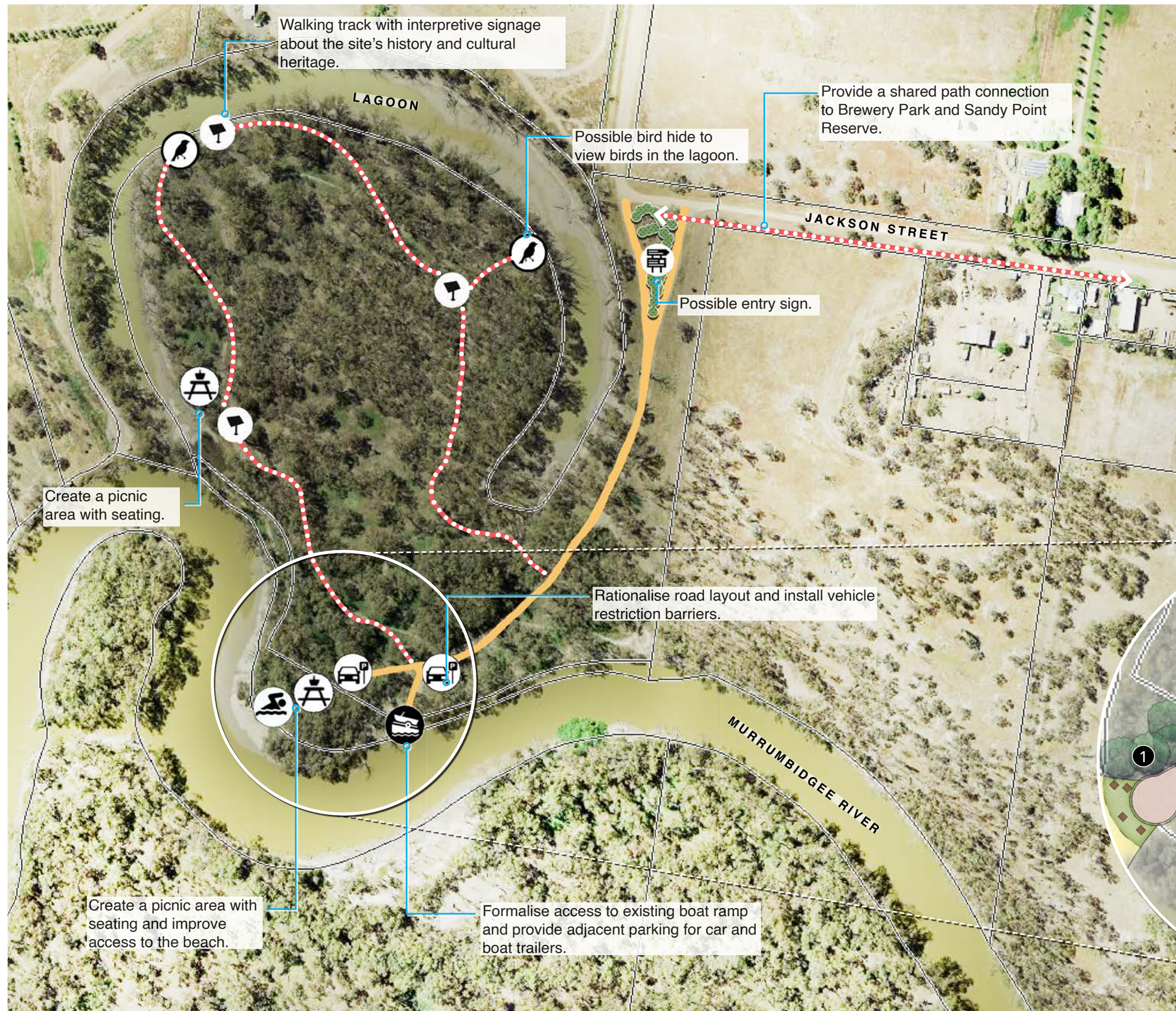
Picnic facilities.



Interpretive signage.



Revegetation of banks.



Legend

Existing:

Boat ramp - retain and upgrade

Potential:

Car and trailer parking location

Beach access for swimming

Picnic area

Interpretive signage

Directional signage

Bird hide

Road alignment (improve/extend to existing)

Walking track

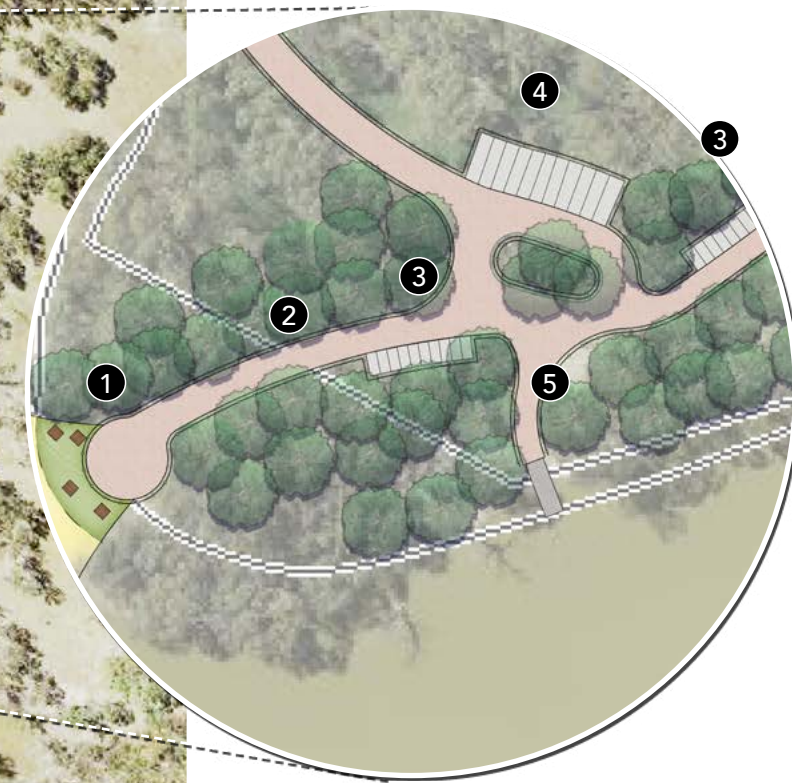
1 Beach access with grass and picnic tables.

2 Vehicle restriction barriers such as bollards and chain/rail.

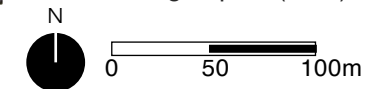
3 Designated car parking areas.

4 Designated car and trailer parking areas.

5 Formalised access to existing concrete boat ramp.



enlarged plan (NTS)



PLAN 2: SOAPWORKS BEND

6 SANDY POINT RESERVE

THE VISION

Sandy Point Reserve is one of Hay’s key natural assets and is well known as a free camping location. It has a broad sandy beach with toilets, permanent shade structures and picnic facilities. .

The concept proposes:

- ▶ Constructing a new boat ramp on the west side of the beach area.
- ▶ Constructing a cable tie pedestrian bridge to create a physical link with South Hay.
- ▶ Controlling vehicular access with a rationalised road layout and designated car and trailer parking.
- ▶ Installing directional signage to help visitors navigate their way through the area.
- ▶ Identifying and enhancing cultural and natural sites by developing learning spaces and interpretive signage (including QR codes). Opportunity to involve schools and community groups such as LandCare, Scouts and NNTC.
- ▶ Developing low-lying areas into ephemeral wetlandS with interpretive signage and seating.
- ▶ Reinforcing the local landscape character and overall amenity with new plantings of native species.

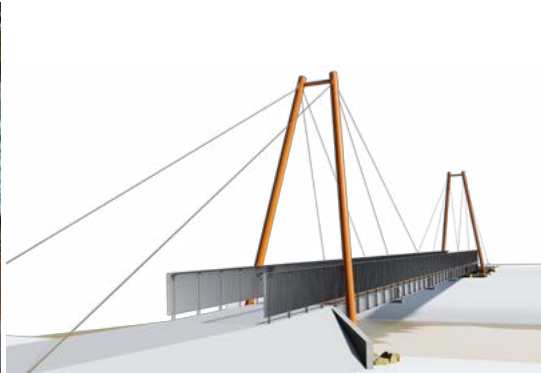
SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Construct boat ramp.	\$ 50,000.00
6	Construct cable footbridge (2.5m wide).	\$ 1,200,000.00
7	Improve road way and parking (unsealed gravel).	\$ 95,000.00
8	Install vehicle restriction barriers.	\$ 45,000.00
9	Remove road at beach, install grass and upgrade furniture.	\$ 150,000.00
10	Develop ephemeral wetland and seating.	\$ 20,000.00
11	Construct new gravel shared paths.	\$ 100,000.00
12	Install signage.	\$ 20,000.00

Precedent images



Concrete boat ramp.



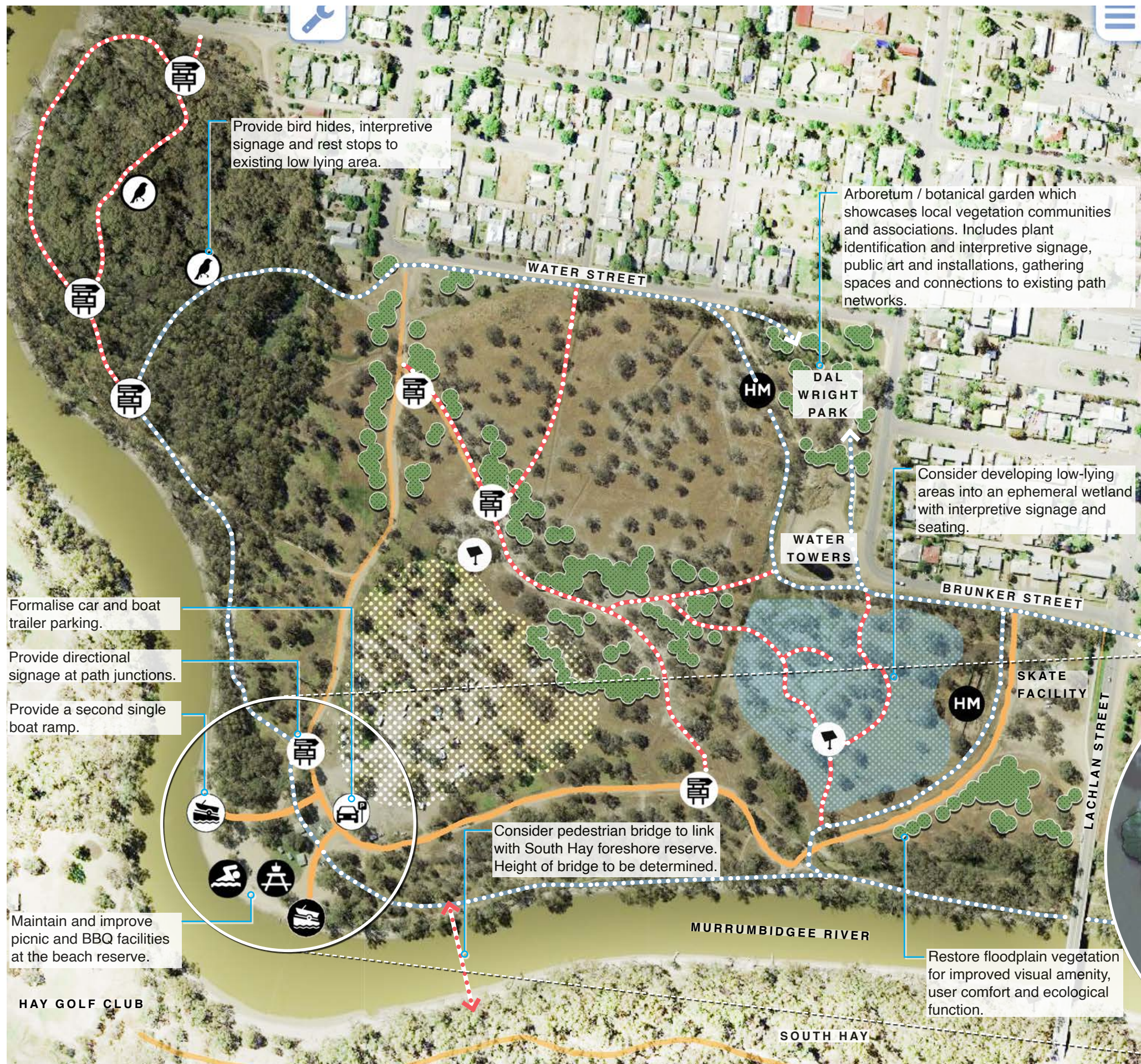
Cable footbridge.



Bird hide.



Sun-lounges.



Legend

Existing:

Walking track

Boat ramp

HM Culture and heritage marker

Road alignment

Picnic area

Camp ground

Beach access for swimming

Bird hide

Boat ramp

Revegetation

Wetland

Walking track

Footbridge

Potential:

Car and trailer parking location (Improve/extend to existing)

Picnic area

Interpretive signage

Directional signage

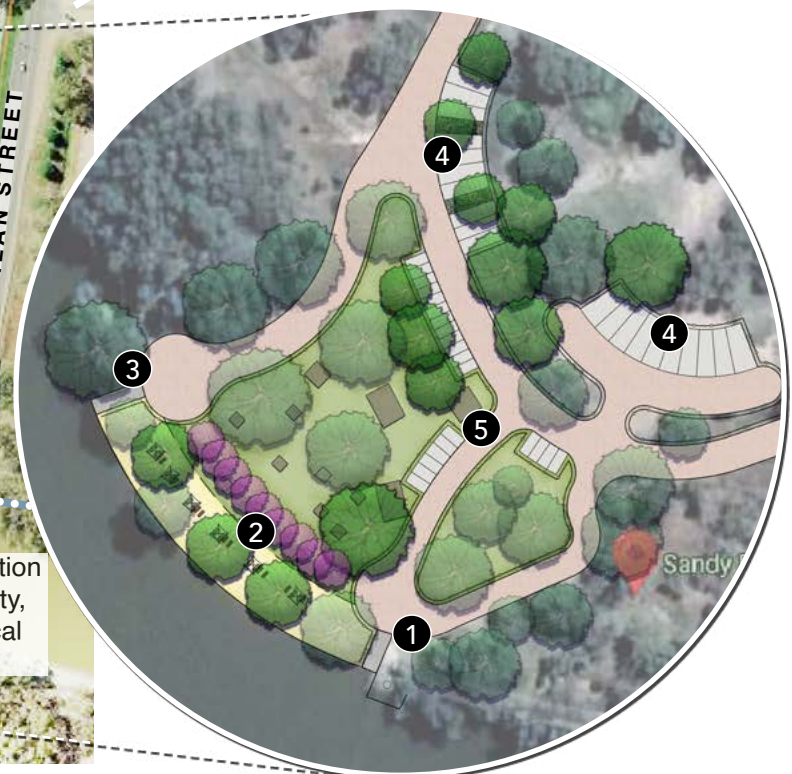
1 Existing boat ramp retained. Concrete retaining wall repaired.

2 Road removed and grass extended to the beach. Existing picnic tables with shelters moved to grass. Sun-lounges and umbrellas proposed for the beach.

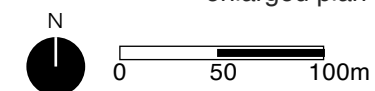
3 New single concrete boat ramp and vehicle access.

4 Designated car and trailer parking areas.

5 Vehicle restriction barriers.



enlarged plan (NTS)



PLAN 3: SANDY POINT RESERVE



7 SOUTH HAY

THE VISION

The South Hay area extends west from the Cobb Highway bridge to Witcombe Street. This is a largely under-utilised area with intact vegetation. There is a good visual connection to Sandy Point Beach and reserve.

The concept proposes:

- ▶ Developing a eco-recreation facility for use by groups such as scouts, guides and schools and include activities such as bike hikes, bush survival, adventure hikes, orienteering, geocaching, nocturnal wildlife and stargazing, and include associated car parking on Lang Street.
- ▶ Installing a walking track along the river-front which connects to the east side of Cobb Highway under the bridge, and continues west to Witcombe Street.
- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with improved picnic facilities.
- ▶ Controlling vehicular access with a rationalised road layout.
- ▶ Construct bird hide and seating at the existing lagoon.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Develop eco-recreation facility.	TBD
6	Improve road way and parking (unsealed gravel).	\$ 40,000.00
7	Construct bird hide.	\$ 10,000.00
8	Construct new gravel shared paths.	\$ 60,000.00
9	Install signage.	\$ 7,500.00
10	Picnic settings.	\$ 9,000.00

Precedent images



Bird hide.



Revegetation to the banks.



Eco-recreation activities

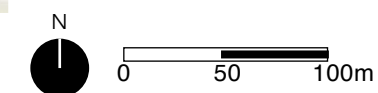




Legend

Potential:

- Car and trailer parking location
- Beach access for swimming
- Picnic area
- Boat ramp
- Interpretive signage
- Directional signage
- Bird hide
- Eco-recreation facility
- Road alignment (improve/extend to existing)
- Walking track
- Footbridge





8 BUSHY BEND RESERVE AND BILL MOORHOUSE RESERVE

THE VISION

Bushy Bend Reserve, with the Bidgee Riverside Trail and sculptures is well used by locals and visitors alike. The adjacent Lions Park provides opportunity as a visitor hub to explore Hay’s riverfront. Bill Moorhouse Reserve has significant weed infestations and is not well connected to adjacent public open spaces, such as Pocock Park and South Hay.

The concept proposes:

- ▶ Creating a visitor hub at the east end of Lions Park with the possibility to also incorporate a wharf, pontoon jetty and amphitheatre.
- ▶ Constructing a suspension footbridge to create a physical link with South Hay and Murrumbidgee Valley Regional Park.
- ▶ Reinforcing Bushy Bend Reserve as a cultural precinct with a series of outdoor gallery spaces, and possible central gallery structure.
- ▶ Controlling vehicular access with a rationalised road layout and turn around area for caravans.
- ▶ Providing clear and safe pedestrian and cycle connections across Cobb Highway to Sandy Point.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$5,000.00
CONSTRUCTION ACTIVITIES		
5	Construct suspension footbridge (2.5m wide).	\$ 1,280,000.00
6	Construct visitor hub facility.	TBD
7	Construct terraced deck / wharf.	\$ 750,000.00 - \$ 1,000,000.00
8	Construct floating pontoon jetty.	\$ 70,000.00
9	Construct amphitheatre.	\$ 400,000.00
10	Improve road way and parking (unsealed gravel).	\$190,000.00
11	Develop outdoor sculpture gallery and central gallery structure.	\$ 400,000.00
12	Install new gravel shared paths.	\$ 75,000.00
13	Install signage.	\$7,500.00
14	Remediation and revegetation.	TBD

Precedent images



Wharf.



Floating pontoon jetty.



Suspension footbridge.



Amphitheatre.

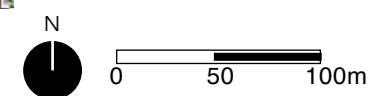


Legend

- | | |
|--|--|
| Existing: | |
| Walking track | Footbridge |
| Sculpture / artwork (approximate locations) | Walking track |
| Road alignment | Outdoor gallery spaces |
| Potential: | |
| Car and trailer parking location | 1 Visitor hub facility at the levee bank. Potential to incorporate cafe, watercraft and bike hire, tours and visitor information. |
| Picnic area | 2 Entry to visitor hub and connections to existing pedestrian path network. |
| River access point (jetty / wharf / lookout) | 3 Multi-terraced deck with DDA ramps creates a visual and physical connection to the river edge. |
| Sculpture / artwork | 4 Floating pontoon jetty. |
| Directional signage | 5 Event space with terraced amphitheatre and lawn area. |
| | 6 Car parking. |



enlarged plan (NTS)



PLAN 5: BUSHY BEND RESERVE AND BILL MOORHOUSE RESERVE



9 MURRUMBIDGEE VALLEY REGIONAL PARK AND MADMANS BEND

THE VISION

This area includes Madmans Bend to the north of the river and Murrumbidgee Valley Regional Park (and associated adjacent Council managed Crown Land) to the south. Madmans Bend is one of Hay’s most popular and well used reserves.

The Regional Park has beautiful views and great opportunities for tourists to enjoy the natural environment, however it is presently under-utilised, and not easy to find.

The concept proposes:

Madmans Bend

- ▶ Installing a walking trail loop along the river edge which connects back to the road network.
- ▶ Upgrade existing boat ramp and improve opportunities for car and trailer parking.
- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with pontoon jetty and picnic facilities.
- ▶ Controlling vehicular access with restriction barriers such as removable bollards.
- ▶ Creating a kayaking hub with storage facilities.

Murrumbidgee Valley Regional Park

- ▶ Connecting the Regional Park to South Hay with a designated walking trail along the river edge.
- ▶ Providing picnic areas with seating and shelters at key view points.
- ▶ Developing a bike hike trail through the natural environment.
- ▶ Controlling vehicular access with a rationalised road layout, which is separated from pedestrians and cyclists.
- ▶ Installing directional and interpretive signage to help visitors navigate their way through the area and learn about the natural environment.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$5,000.00
CONSTRUCTION ACTIVITIES - Madmans Bend		
5	Upgrade boat ramp to concrete construction at Madmans Bend.	\$ 50,000.00
6	Construct floating pontoon jetty.	\$ 70,000.00
7	Construct kayak storage facility and deck.	\$ 250,000.00
8	Improve road way and parking (unsealed).	\$ 20,000.00
9	Construct new gravel shared paths and boardwalks.	\$ 60,000.00
10	Install picnic settings.	\$ 9,000.000
11	Install vehicle restriction barriers.	\$ 18,000.00
CONSTRUCTION ACTIVITIES - Murrumbidgee Valley Regional Park		
12	Construct new gravel shared paths.	\$ 140,000.00
13	Install picnic facilities (seating and shelters).	\$ 30,000.00
14	Install signage.	\$ 22,500.00
15	Install vehicle restriction barriers.	\$ 100,000.00
16	Develop bike hike trail.	\$ 100,000.00

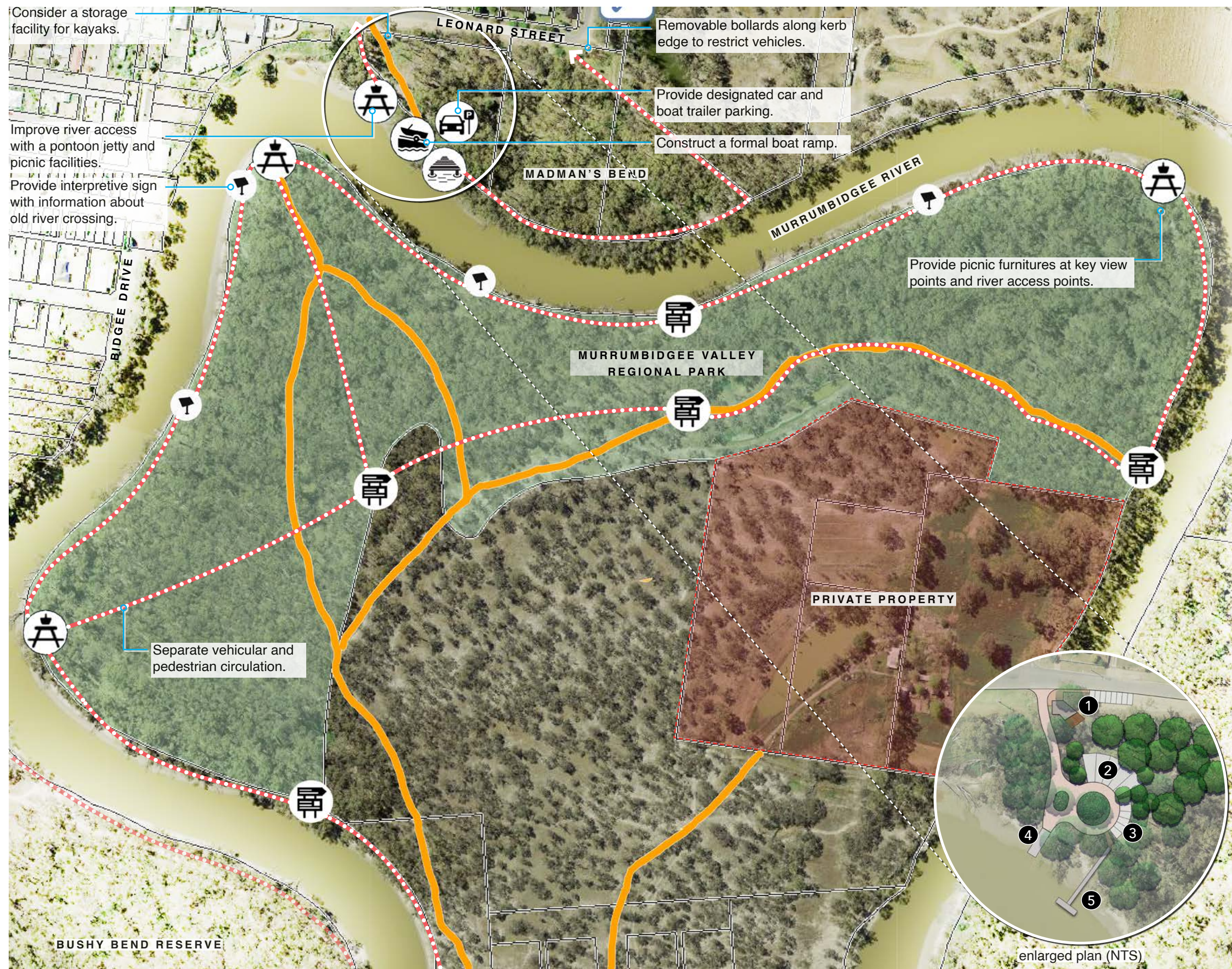
Precedent images



Floating pontoon jetty.



Concrete boat ramp and adjacent picnic area.



Legend

Existing:

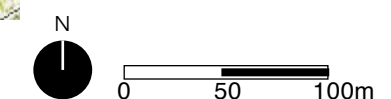
- Road alignment
- Murrumbidgee Valley Regional Park
- Private property

Potential:

- ⛶ River access point (jetty / wharf / lookout)
- 🚗 Car and trailer parking location
- 🚤 Boat ramp
- 🎣 River access for fishing
- 🏊 Beach access for swimming
- ⛶ Picnic area
- 📋 Interpretive signage
- 📋 Directional signage
- Walking track

- 1 Kayak hub facility and car parking at the levee bank. Potential to incorporate storage, clubroom and viewing deck.
- 2 Designated car and trailer parking area.
- 3 Designated car parking area.
- 4 Concrete boat ramp and formalised access.
- 5 Floating pontoon jetty

PLAN 6: MURRUMBIDGEE VALLEY REGIONAL PARK AND MADMANS BEND



10 CEMETERY BEND

THE VISION

Cemetery Bend is located in the east of Hay township and can be accessed from Wharf Street. It is currently used for informal boat launching and recreational vehicle use.

The concept proposes:

- ▶ Enhancing the opportunities for passive recreation (swimming, kayaking, fishing etc) at the beach with picnic facilities and adjacent car parking.
- ▶ Re-vegetating the river edge and areas where unrestricted vehicular access has caused erosion and compaction.
- ▶ Controlling vehicular access with a rationalised road layout, designated car parking and directional signage.
- ▶ Installing an interpretive signage trail which tells stories of the site, pre and post settlement.
- ▶ Removing existing pit toilets.
- ▶ Protecting existing cultural sites and potential identification of other sites (subject to consultation with Traditional Owners).

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain planning permit and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Remove pit toilets.	\$ 1,000.00
6	Improve road way and parking (unsealed gravel).	\$ 160,000.00
7	Construct new gravel paths.	\$ 75,000.00
8	Construct signage.	\$ 10,000.00
9	Install picnic facilities.	\$ 9,000.00
10	Improve beach access.	\$ 20,000.00
11	Remediation and revegetation.	TBD

Precedent images



Interpretive sign.



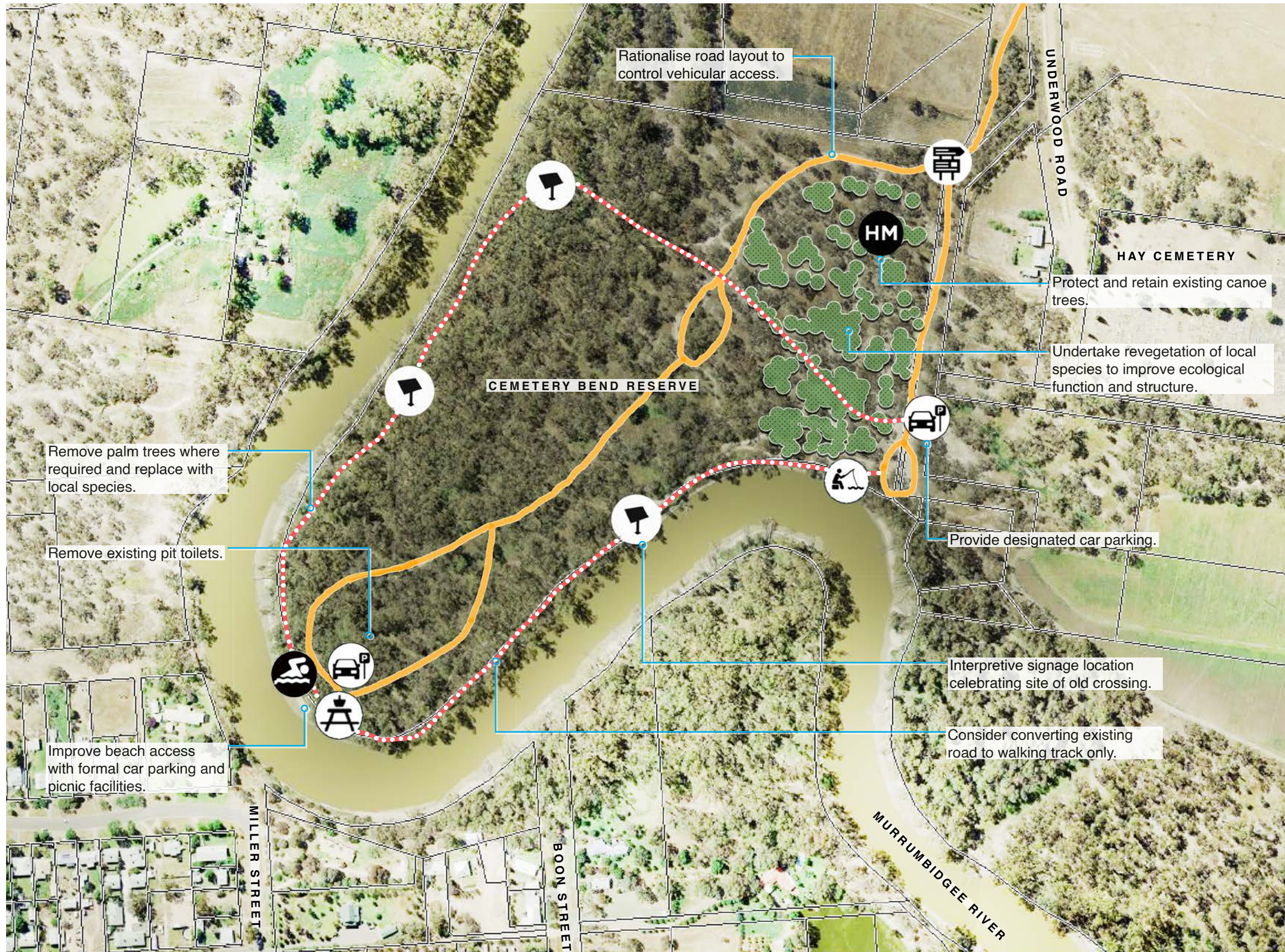
Revegetation with local species.



Path along the river front.



Picnic facilities.



Legend

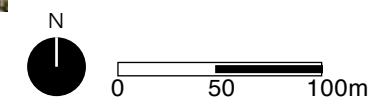
Existing:

- Culture and heritage marker
- Beach access for swimming

Potential:

- Car parking location
- River access for fishing
- Picnic area
- Interpretive signage
- Directional signage
- Revegetation
- Road alignment (Improve/extend to existing)
- Walking track

PLAN 7: CEMETERY BEND



11 HAY WEIR

THE VISION

The Hay Weir is located within Johnston Park, 15km west of Hay on Maude Road. The Hay Weir is a point of interest for visitors, and is also a popular place to launch boats.

The concept proposes:

- ▶ Controlling vehicular access with a new road layout, designated car parking and vehicle restriction barriers to the road edge.
- ▶ Retaining the existing informal boat access.
- ▶ Reinforcing the local landscape character and overall amenity with new plantings of native species.
- ▶ Creating a comfortable space to gather and picnic close to water edge upstream of the weir.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
4	Improve road way and parking (unsealed gravel).	\$ 70,000.00
5	Construct new gravel paths.	\$ 7,000.00
6	Install signage.	\$ 10,000.00
7	Install picnic facilities.	\$ 30,000.00
8	Site remediation and revegetation.	TBD

Precedent images



Interpretive signage.



Vehicle restriction barriers.



Revegetation with local species.




Picnic area.



Legend

Potential:

-  Car parking location
-  Picnic area
-  Revegetation
-  Road alignment (improve/extend to existing)
-  Walking track
-  Vehicle restriction barrier
-  River access
-  Interpretive signage

12 MAUDE

THE VISION

The weir is the key central feature of Maude and historically has been a draw-card for visitors. The existing interpretive walking trail along the river edge is also a point of interest for visitors. The new bridge, set to open in 2021, will improve access from the town to the southern side of the river.

The concept proposes:

- ▶ Providing walking and cycle path which circumvents the lagoon with landscaping, seating, picnic areas, boat launching facilities and directional / interpretive signage.
- ▶ Enhancing the sense of arrival to the weir with entry walls, feature tree planting and bush tucker garden.
- ▶ Improving visual and physical access to the lagoon and river delineating vehicular access and car parking, as well as providing a number of picnic areas.
- ▶ Re-mediating the area west of the new bridge with formal entry planting and interpretive signage.
- ▶ Constructing a floating pontoon jetty adjacent to new concrete boat ramp upstream of the Maude Weir Pool.
- ▶ Constructing a new concrete boat ramp downstream at the boundary of 'Eulimbah' and the TSR.

SCOPE OF WORKS

Actions		Anticipated order of cost (exc GST)
PRE-CONSTRUCTION ACTIVITIES		
1	Seek permits and approvals from the relevant authorities.	\$ 5,000.00
2	Undertake feature and level survey, cultural heritage assessment, detailed flora and fauna investigation and geo-technical investigations if required.	\$ 25,000.00 (min. depending on requirements)
3	Design and document the works.	TBD
4	Obtain DA and/or construction certificates as required.	\$ 5,000.00
CONSTRUCTION ACTIVITIES		
5	Construct jetty structures.	\$ 100,000.00
6	Improve road way and parking (unsealed gravel).	\$ 68,500.00
7	Construct new gravel paths and stand areas.	\$ 150,000.00
8	Construct signage.	\$ 20,000.00
9	Install picnic facilities.	\$ 50,000.00
10	Site remediation and revegetation.	TBD
11	Construct new boat ramp.	\$ 50,000.00
12	Construct floating pontoon jetty.	\$ 70,000.00

Precedent images



Picnic facilities.



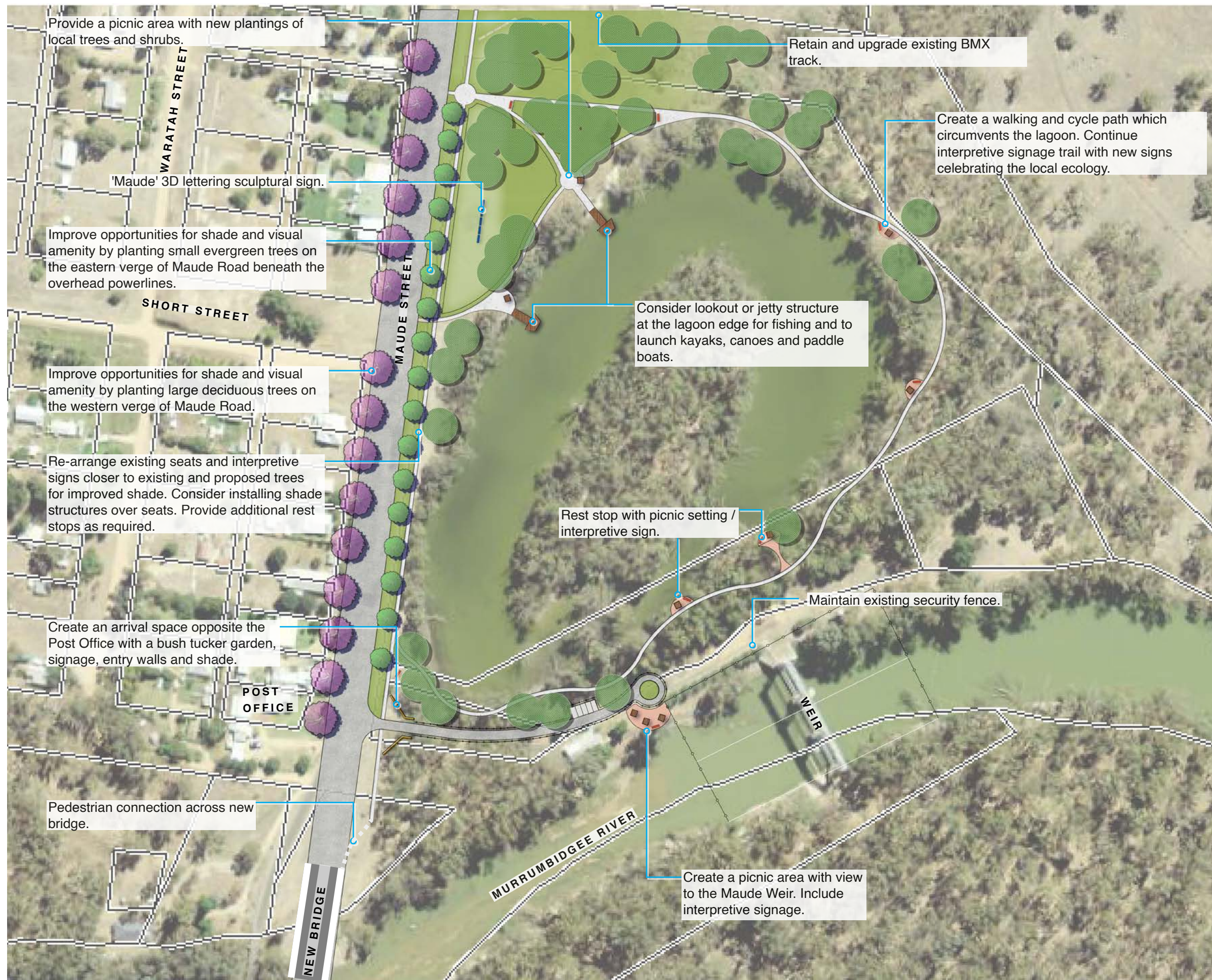
Lookout / jetty.



Interpretive signage could be extended.



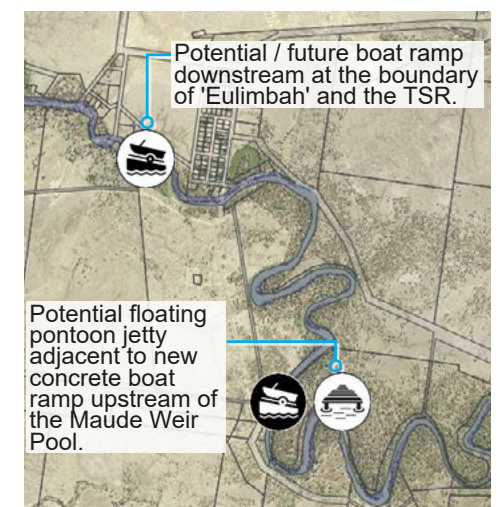
3D entry signage.



Legend

Potential:

- Car parking location
- River access point (jetty / wharf / lookout)
- Picnic area
- Path
- Entry signage / walls
- Interpretive signage
- Vehicle restriction barrier
- Evergreen street trees
- Deciduous street trees
- Revegetation





13

NEXT STEPS

PRIORITIES

Council has funding to construct boat ramps and floating pontoon jetties. Based on the results of the community engagement, the following facilities will be developed with this funding:

- ▶ A new boat ramp at Madmans Bend.
- ▶ A new floating pontoon jetty at Madmans Bend.
- ▶ A new floating pontoon jetty at Maude.

IMPLEMENTATION

Following adoption of the Murrumbidgee River Master Plan 2021 Council will undertake detailed designs and investigations of the individual works outlined in this Master Plan. Such detailed investigations will include an environmental assessment of the works, including:

- ▶ Biodiversity.
- ▶ Aboriginal Cultural Heritage.
- ▶ Flooding.
- ▶ Bushfire.
- ▶ Bed and bank disturbance works.

Detailed design will be undertaken to develop the design (where required), after which consultation will be undertaken with relevant government agencies and public authorities. Where necessary approvals will be obtained from these authorities, as well as obtaining separate planning approvals.

Planning approval will be sought for the works and consultation will be undertaken with relevant government agencies and public authorities. Where necessary approval will also be obtained from these authorities. Once all approvals are in place the works can be tendered and implemented.





FSLA