MID MURRAY COUNCIL


PRESENT:
Mayor Dave Burgess, Cr Mardi Jennings, Cr Adriaan Sakko, Cr Brian Taylor, Cr Kevin Myers, Cr Brenton Schmitt, Cr Steve Wilkinson, Gavin Smith and Kay Schmid

IN ATTENDANCE:
Geoff Parsons, Acting Director – Development & Environmental Services
Greg Hill, Director – Infrastructure Services
Rocky Warren, Manager – Regulatory Services
Melissa Marschall, Minute Secretary

COMMENCEMENT AND WELCOME: 1.00 PM
The Acting Director – Development & Environmental Services welcomed all members.

APOLOGIES:
Nil.

APPOINTMENT OF CHAIRPERSON:
28/1 Cr Schmitt moved that Cr Myers be appointed Chairperson of the Mid Murray Council Open Space and Recreation Advisory Committee. Seconded Cr Sakko. CARRIED.

Cr Myers took the Chair.

APPOINTMENT OF DEPUTY CHAIRPERSON:
28/2 Mayor Burgess moved that Cr Jennings be appointed Deputy Chairperson of the Mid Murray Council Open Space & Recreation Advisory Committee. Seconded G Smith. CARRIED.

SCHEDULE OF MEETINGS:
28/3 Cr Wilkinson moved that meetings of the Mid Murray Council Open Space & Recreation Advisory Committee be held quarterly at the Council Chambers, Main Street, Cambrai on the second Friday of the month commencing at 1pm. Seconded Cr Sakko. CARRIED.
CONFIRMATION OF PREVIOUS MINUTES:

(Page 14 – 9/9/2014)

29/1 K Schmid moved that the Minutes of the Mid Murray Council Open Space and Recreation Advisory Committee Meeting held on 9 September 2014 be taken as read and confirmed.
Seconded G Smith.
CARRIED.

OPEN SPACE & RECREATION ADVISORY COMMITTEE REPORT:

29/2 Cr Wilkinson moved that the report be received.
Seconded Cr Jennings.
CARRIED.

Hogwash Bend Camping Facilities Upgrade

29/3 Cr Jennings moved that it be recommended to Council that the Hogwash Bend Camping facilities upgrade report be received and that consideration be given for the allocation of funds towards a composting toilet for 2015/16 financial year.
Seconded G Smith.
CARRIED.

Greenways Landing – Camping Restrictions

29/4 Mayor Burgess moved that it be recommended Council that Council write to the Nildottie Progress Association, seeking comment on this request from Mrs Griffiths, and if supported by the Nildottie Progress Association, that camping be restricted on the rivers edge at Greenways Landing, north of the boat ramp to the end of the reserve, and “No Camping” signs be erected by Council in that area. Further resolved that a Community Land Management Plan be drafted in consultation with the community and the Nildottie Progress Association.
Seconded Cr Sakko.
CARRIED.

Greenways Landing Community Land Management Plan

29/5 Cr Wilkinson moved that it be recommended to Council that

1. Delegated authority be given to the Acting Director – Development & Environmental Services to make any minor amendments to the Greenways Landing Community Land Management Plan as may be required, and to accommodate any comments from the Open Space & Recreation Advisory Committee;
2. The Greenways Landing Community Land Management Plan be sent to Crown Lands SA (and any other agency as may be required) for review and comment;
3. The Greenways Landing Community Land Management Plan be placed on public consultation in accordance with Council’s Public Consultation Policy;
4. A final version of the Greenways Landing Community Land Management Plan be put back before the Open Space and Recreation Advisory Committee for endorsement once the above processes are complete.

Seconded Cr Taylor.
CARRIED.
OPEN SPACE & RECREATION ADVISORY COMMITTEE REPORT CONT’D:

Greenways Landing – Proposed Toilet Facilities

30/1 Cr Jennings moved that it be recommended to Council that

1. The provision of toilet facilities at Greenways Landing not be pursued at this time;
2. Delegated authority be given to the Acting Director – Development & Environmental Services to co-ordinate the provision of signage at Greenways Landing noting that public toilets are available in the nearby Nildottie Township and that Council encourages the use of portable facilities on site; and
3. The possible installation of a composting toilet at Hogwash Bend be used as a trial and possibly an alternative for future toilets.

Seconded Cr Wilkinson.

CARRIED.

Wongulla Landing – Replacement of Existing Toilet Facilities

30/2 Cr Sakko moved that it be recommended to Council that

1. the re-development of the existing public toilet facilities at Wongulla Landing be pursued;
2. delegated authority be given to the Acting Director – Development & Environmental Services to make provision in the 2015/16 budget to accommodate the works with that decision to be made by Council.

Seconded G Smith.

CARRIED.

Big Bend – Land Management Issues

30/3 Cr Taylor moved that it be recommended to Council that the

1. Acting Director – Development & Environmental Services write to Crown Lands SA (with a copy of the correspondence received) and ask them to respond directly to the authors of the correspondence as the land referred to in owned by the Crown;
2. Acting Director – Development & Environmental Services write to the authors of the correspondence noting the action that has been taken;
3. Director – Infrastructure Services gives consideration to repairs and grading of the road into Big Bend (the portion of which is under Council’s ownership) in future budget deliberations.

Seconded Cr Wilkinson.

CARRIED.

Floatfest 2015

30/4 Cr Sakko moved that the report titled “Floatfest 2015” be received.
Seconded Cr Wilkinson.

CARRIED.
OPEN SPACE & RECREATION ADVISORY COMMITTEE REPORT CONT’D:

Mid Murray Local Action Planning Association Update

31/1 Cr Jennings moved that the report titled “Mid Murray Local Action Planning Association Update” be received and the efforts of the Mid Murray Local Action Planning Association be acknowledged. Seconded Cr Schmitt.

CARRIED.

Open Space and Recreation Plan (including Mannum Riverfront Master Plan) – Request for Funding

31/2 Mayor Burgess moved that the report titled “Open Space and Recreation Plan (including Mannum Riverfront Master Plan) – Request for Funding” be received. Seconded Cr Sakko.

CARRIED.

RV Friendly Dump Points

31/3 Cr Sakko moved that it be recommended to Council that:

1. Council choose not to pursue the installation of dump points at Bowhill and Walker Flat at this time;
2. Council staff prepare applications to the Campervan and Motorhome Club of Australia to have Bowhill and Walker Flat recognised as RV Friendly Destinations;
3. Once the Community Wastewater Management System is installed in Truro, Council staff prepare a further report for the Open Space and Recreation Advisory Committee to gain endorsement to seek funding for the installation of a dump point at Truro.

Seconded Cr Wilkinson.

CARRIED.

RV Friendly Towns and Destinations

31/4 Mayor Burgess moved that the report titled “RV Friendly Towns and Destinations” be received. Seconded Cr Sakko.

CARRIED.

New Introductory Format – Community Land Management Plan Review

31/5 Cr Jennings moved that it be recommended to Council that

1. The new introductory format for the Community Land Management Plan Register (attached to this report) be endorsed and introduced in the Register; and
2. Delegated authority be given to the Acting Director – Development & Environmental Services to make any minor amendments to the new introductory format as may be required and to finalise the document.

Seconded Cr Sakko.

CARRIED.
OTHER BUSINESS:

Walker Flat & Districts Progress Association

The Acting Director – Development & Environment Services advised members that a request had been received from the Walker Flat & Districts Progress Association to name the Wongulla boat ramp reserve “Nick Clowser Reserve”.

32/1 Mayor Burgess moved that it be recommended to Council that a review of the Community Land Management Plan for Wongulla Boat Ramp Reserve be undertaken as a priority and that the naming of the reserve be included in that review which will include public consultation.
Seconded Cr Sakko.

CARRIED.

General discussion ensued on the following items:-

- Graham Claxton Reserve and the length of stay allowed, advised up to 5 days;
- Houseboats and the length of stay allowed;
- Sanderston church site – transfer to Council, report being prepared for March Council meeting;
- Rain gardens;
- Swan Reach Wharf Reserve;
- Len White Reserve footbridge and irrigation repairs;
- Works programme;
- Budget.

NEXT MEETING:

To be held in the Council Chambers, Main Street, Cambrai on Friday, 8 May 2015, commencing at 1.00pm.

CLOSURE:

2.38 PM The Chairperson declared the meeting closed.

......................................................
CHAIRPERSON

......................................................
DATE
A. Hogwash Bend Camping Facilities Upgrade

Reporting Officer  Greg Hill
Position  Director – Infrastructure Services

Report Purpose

To provide the Open Space and Recreation Advisory Committee a price on upgrading access roads and camping areas within the Hogwash camping area.

Introduction/Background

At the last Open Space and Recreation Advisory Committee meeting the Committee asked that I prepare a price to upgrade the access roads and camping area within the Hogwash camping area. I was given several reports from consultants done over the years that highlight the need for the upgrades to occur, but did not provide any real engineering solutions or standards for which any infrastructure was to be built. A site visit with Cr Myers and myself was held on Wednesday 28 January 2015 to discuss what is achievable and practicable for the area. Upgrading the access road and camping areas and limiting the numbers of campers will only solve only half of the environmental issues at Hogwash Bend. The lack of toilet facilities is the major concern for the area as it is evident that a majority of campers use the surrounding area as a toilet where there are numerous amounts of faeces and toilet paper scattered throughout the bushes.

I estimate it would cost about $30,000 to upgrade the access roads throughout the camping area as well as provide several hard standing areas for camping spots. The roads and camping spots would be constructed out of local limestone rubble. At present all Council construction teams are fully involved with road resheeting programmes until the end of this financial; therefore there is not the availability to slot the work in if it was decided to undertake the works.

Further discussion with Cr Myers at our site meeting, we are of the opinion that public conveniences are a higher priority instead of providing road access and hard stand camping spots; especially if the surrounding area is to continue to be strewn with human waste among the bushes. It is a known fact that upstream Councils have installed composting toilets adjacent to the river with mixed results. Also I have visited a number of National Parks where composting toilets have been located adjacent to waterways which appear to work well. Budget pricing of $90,000 has been obtained for the supply and erection of a toilet block consisting of two disabled stalls, refer to attachment for pricing and pictures. Information obtained by SA Health will allow composting toilets on a river flood plain as long certain precautions are put in place.

Refer Appendix A.
A. **Hogwash Bend Camping Facilities Upgrade cont’d**

**Discussion**

Cr Myers and myself are of the opinion that public conveniences for Hogwash Bend should be installed before any other capital works is invested in the area. Both Cr Myers and myself would recommend that the Committee endorse to Council that a budget allocation be considered for the supply and construction of composting toilets in the 2015/16 financial year.

**References**

Strategic Plan  Infrastructure, Asset and Facility Management  
Goal 4.0 – Well managed Council assets provided for the benefit of the overall community.

Budget  Nil affect on the budget.

Legislation  There will be certain SA Health requirements for the operations of a public toilet.

**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that

- the Hogwash Bend Camping facilities upgrade report be received; and
- consideration be given for the allocation of funds towards a composting toilets for 2015/16 financial year.
B. **Camping Ticket Machines – Bolto & Haythorpe Reserves**

**Report Purpose**

To report on progress of the camping ticket vending machines at Bolto and Haythorpe Reserves.

**Introduction/Background**

At the meeting of Council held on 11 August, 2014 the following resolution was made in relation to the installation of camping ticket vending machines at Bolto & Haythorpe Reserves, Mannum:-

16101/4 Cr Milsom moved that Council purchase two Onefield Technology PSA 2000 Machine Coin Operated machines at a cost of $5,600 per unit + GST for the installation and use at Bolto and Haythorpe Reserves. Seconded Cr Raison. CARRIED

This resolution was as a result of ongoing problems experienced with the camping permit envelopes that were currently in existence.

**Discussion**

Upon receipt of these two camping ticket vending machines, arrangements were made for the infrastructure including the installation of concrete pads, electricity and overhead lighting to be installed, and in January 2015 these camping ticket vending machines were commissioned at both reserves.

Since commissioning, these machines have proven to be extremely beneficial to both users of the facilities and Council’s Regulatory Services Staff policing these camp sites, and have been received very well by members of the public. The main benefit to all involved, is that these machines have removed any confusion and avoidance of payment previously experienced with the envelope permit system.
B. Camping Ticket Machines – Bolto & Haythorpe Reserves cont’d

Conclusion

This report is submitted for the information of the Mid Murray Council Open Space and Recreation Advisory Committee members.

References

Strategic Plan Natural and Built Environment
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Infrastructure, Asset and Facility Management
Goal 4.0 – Well managed Council assets provided for the benefit of the overall community.

Budget No budget impact, funds allocated and expended.

Legislation Mid Murray Council By-law 8 – Caravans and Camping and Expiation of Offences Act 1996.

For information.
C. **Greenways Landing – Camping Restrictions**

**Reporting Officer**  Rocky Warren  
**Position**  Manager – Regulatory Services

**Report Purpose**

To provide information and background on a request received to allocate camping restrictions at Greenways landing.

**Introduction/Background**

In 2014, through negotiations between Council and Crown Lands, a portion of riverfront reserve known as Greenways Landing situated at Allotment 12 of DP54900, Hundred of Nildottie, was dedicated to Council under its care and control. This was achieved as a result of a request from the Nildottie Progress Association and the Nildottie Community.

**Discussion**

Council has received a letter from Leanne Griffiths on behalf of the Nildottie Community, requesting that the area immediately north of the boat ramp at Greenways Landing be restricted from camping, and keep clear signage be erected in that area. A copy of the letter is attached.

Refer Appendix C.

**Conclusion**

Council has recently placed bollards along the rivers edge north of the boat ramp and keep clear signs erected in that area. Whereas the keep clear signs relate to vehicles, it does not place restrictions upon camping in that area.
C. **Greenways Landing – Camping Restrictions cont’d**

**References**

**Strategic Plan**
Natural and Built Environment

Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Infrastructure, Asset and Facility Management
Goal 4.0 – Well managed Council assets provided for the benefit of the overall community.

**Budget**
No budget impact, funds allocated and expended.

**Legislation**
Mid Murray Council By-law 4 – Local Government Land.

**Recommendation:**
Moved __________________ Seconded __________________
that it be recommended to Council that Council write to the Nildottie Progress Association, seeking comment on this request from Mrs Griffiths, and if supported by the Nildottie Progress Association, that camping be restricted on the rivers edge at Greenways Landing, north of the boat ramp to the end of the reserve, and “No Camping” signs be erected by Council in that area.
D. **Greenways Landing Community Land Management Plan**

**Reporting Officer**
Geoff Parsons

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

**Report Purpose**

To seek the endorsement of the Committee of the newly prepared Community Land Management Plan for Greenways Landing.

**Introduction/Background**

At the Council meeting held in June 2011 Council resolved to seek the dedication of the reserve known as “Greenways Landing” (being the Crown Land at Allotment 12 of DP54900, Hundred of Nildottie) as a reserve for recreation purposes under the care and control of Council.

The Crown agreed to Council’s request and dedicated the land under Council’s care and control effective from 6 June 2013.

A copy of the Instrument of Dedication is attached – it highlights the purpose for which the land can be used and other relevant information.

Refer Appendix D.1.

**Discussion**

Section 196 of the *Local Government Act 1999* stipulates the circumstances in which a Community Land Management Plan must be prepared, and also prescribes the information that must be contained within such a Plan:

**196 – Management plans**

(1) A Council must prepare and adopt a management plan or management plans for its community land if -

(a) the land falls within the ambit of section 194(1)(b) or (c); or

(b) the land is, or is to be, occupied under a lease or licence; or

(c) the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

……

(3) A management plan must –

(a) Identify the land to which it applies; and

(b) State the purpose for which the land is held by the Council; and

(c) State the council’s objectives, policies (if any) and proposals for the management of the land;

(d) State performance targets and how the council proposes to measure its performance against its objectives and performance targets; and

……
D. **Greenways Landing Community Land Management Plan cont’d**

(4) If a management plan relates to land that is not in the council’s ownership, the council must consult with the owner of the land at an appropriate stage during the preparation of the plan and the plan must –

(a) Identify the owner of the land; and

(b) State the nature of any trust, dedication or restriction to which the land is subject apart from this Act;

(c) Contain any provisions that the owner reasonably requires and identify those provisions as provisions required by the owner.

(5) A management plan –

(a) Should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land; and

**Example** – The management plan should be consistent with strategic plans affecting development of land in the relevant area and with statutory or other official policies for protecting the State Heritage, or for encouraging recreational or sporting activities, or for fostering tourism.

(b) Must contain any special provisions required under the regulations.

**Example** – The regulations may for example contain special provisions relating to the management of the Adelaide Park Lands for inclusion in the relevant management plans.

In a majority of circumstances, as it is in this case, clause 1(c) above is what necessitates the need for a Community Land Management Plan to be developed.

Community Land Management Plans generally follow a standard format across Local Government in South Australia. They are intended to be simple, easy-to-read documents and should be drafted accordingly.

A copy of a draft Community Land Management Plan for Greenways Landing has been developed and is attached for consideration. It is anticipated that any comments/suggestions members have will be accommodated in a revised version of the Plan which can then be sent to Crown Lands SA for review and placed on public exhibition.

Refer Appendix D.2.

While the content and headings used in the Plan are largely consistent with other Community Land Management Plans that are in existence for land within the Mid Murray Council area, a new format has been used which has included the use of photographs (both standard and aerial). Any comments on the new format would be appreciated.

A section has been inserted called “Maintenance Level”. This refers to the level of maintenance that will be undertaken on the reserve such that Council and the community are clear about the service level that will be provided.

The maintenance levels are still being developed by the Director – Infrastructure Services and will be inserted before the final version of the Plan is put before the Open Space and Recreation Committee for endorsement.
D. Greenways Landing Community Land Management Plan cont’d

References

Strategic Plan  Natural and Built Environment
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Community
Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.

Budget  To develop the Plan – staff time and minor advertisement fees only (accommodated in existing budget).
To implement any actions from the Plan – budget allocation would be required.


Recommendation:
Moved __________________ Seconded __________________
that it be recommended to Council that

5. Delegated authority be given to the Acting Director – Development & Environmental Services to make any minor amendments to the Greenways Landing Community Land Management Plan as may be required, and to accommodate any comments from the Open Space & Recreation Advisory Committee;

6. The Greenways Landing Community Land Management Plan be sent to Crown Lands SA (and any other agency as may be required) for review and comment;

7. The Greenways Landing Community Land Management Plan be placed on public consultation in accordance with Council’s Public Consultation Policy;

8. A final version of the Greenways Landing Community Land Management Plan be put back before the Open Space and Recreation Advisory Committee for endorsement once the above processes are complete.
E. Greenways Landing – Proposed Toilet Facilities

Reporting Officer: Geoff Parsons
Position: Acting Director – Development & Environmental Services

Report Purpose

To provide members with an estimated cost and further advice regarding the provision of toilet facilities at Greenways Landing.

Introduction/Background

Greenways Landing, located near Nildottie, is a popular camping spot for locals and tourist alike. Currently there are no toilet facilities located in the area with the closest toilets being located within the Nildottie township, a short 5 minute drive away.

Greenways Landing is now Crown Land under the care and control of Council. The permission of Crown Lands SA would be required to place public toilets on the land but their support would be likely to be forthcoming.

For the provision of toilet facilities previously Council (or a Committee) has typically been provided with a quote for the toilet building with some financial provision made for connection to the relevant infrastructure. Unfortunately this approach often resulted in additional costs not previously foreseen being encountered which had to be accommodated in the budget.

In sourcing a quote for the provision of toilet facilities for Greenways Landing and Wongulla Landing (separate report) I have given instructions that all possible works be quoted for so the Committee and Council can obtain a clear understanding of the likely costs.

Unfortunately unforeseen circumstances will always arise. Accordingly a 20% contingency has also been provided for.

Discussion

Council’s Health Department has, through the resources of contractors, obtained a quote for the provision of toilet facilities at Greenways Landing. The type of toilet quoted for is a Prefabricated Concrete Disabled/Unisex Single Toilet Unit which is similar to the toilets provided at Tenbury Hunter Reserve, Haythorpe Reserve and Graeme Claxton Reserve.

Some of the unforeseen costs that can arise in the provision of toilet facilities are as follows:

- Protection covers for exposed pumps and equipment;
- Electrical connection for an alarm system;
- Electrical connections for power and lighting facilities;
- Trenching and backfilling associated with underground infrastructure provision;
- Risers on tanks;
- Disabled access and concrete aprons;
- Minor landscaping and watering systems (associated with some toilet facilities);
E. **Greenways Landing – Proposed Toilet Facilities cont’d**

- Provision of locks that match the master key used by the Works Department;
- Earthworks (and in some cases minor retaining walls and batter);
- Provision of sensor light in the toilet (as opposed to those on timers).

The contractors Council approached provided a quote for the provision of toilet facilities at Greenways Landing with total estimated cost of $125,301.60 (inclusive of a 20% contingency).

The quote is inclusive of the following:

- To prepare site for new amenities block. This would involve the installation of a new concrete sleeper (200mm x 100mm) retaining wall approximately 35m long x 1600mm high to make a level base for prefab toilet, 1 single disabled car park and room for septic and pump out tanks. We have allowed to install a 1000m high hand rail with a powder coated balustrade to the perimeter of the retaining wall.

  The car park area would be filled and sloped away from the new toilet block creating a nearly level area for car parking then the remainder of the area would be graded towards the existing road on the south side. Fill would be spread rolled and compacted in 100mm layers to gain maximum compaction and stability.

  Note: Council to supply all road base material with suitable moisture content for raising and backfilling of this area.

- To co-ordinate with the delivery and installation with the contactor supplying the precast toilet block.

- To install new sewer drainage pipe work and connect new amenities block including new overflow relief gully, IPs and concrete covers, vent pipe and connect back to the new septic and pump out tanks.

- To install a new Calpeda NGXM-4 water pressure pump adjacent boat ramp and provide a suitable vandal resistant cage (Council to provide lock) to secure pump and power outlet. Provide and install new solenoid valve to isolate water to toilet and hand basins should the high level alarm be activated to prevent septic tanks from overflowing. Connect water to new amenities block including 1 external tap for wash down purposes.

- To provide concrete IP covers to suit new paving level for future cleaning of the drain.

- To install a new 2500mm long x 2400mm wide reinforced concrete path/apron adjacent the toilet door entrance for wheelchair access.

- To fabricate and install new metal shroud to protect the external wall mounted UPVC pipe work from hand basin and paint to match wall colour.

- To install new signage as required and supplied by Council.
E. **Greenways Landing – Proposed Toilet Facilities cont’d**

- To dig and lay approximately 300m of 50mm purple line pipe @ 900mm deep from new amenities block to the existing waste water treatment plant.
  
  Note: This trench can be used by the electrician as well.

- B.E. Switchcraft Control Board.

- 65m GPO River Pump Supply 16A 6mm.

- 300m Main Supply from Treatment Plant XLPE32.

- Davey Sub Pumps D75A.

- Riverside Pressure Pump.

- Cell-Visor C6000 + 5 phoenix relays.

- Manufacture and deliver 1 x 2.44m x 2.50m Prefabricated Transportable Concrete Disabled/Unisex Toilet Unit, complete as per attached Floorplan (#1) and including tiles on all floors and skirting’s and delivered to Greenways Landing (near Nildottie).

The quote is exclusive of the following:

- Engineering of the retaining walls if required we have allowed a standard wall.

- Road closure and speed restriction signage and personnel if required.

- Digging of rock or dewatering of trenching.

- Location of existing services.

The quote is higher than is normally experienced because of several reasons:

- The need to locate the facility on higher land to take account of the flood risk (not simply the unit itself but the infrastructure associated with it);
- The need to provide disabled parking and access;
- The lack of infrastructure in the area at present (mainly electrical);
- The need to supply and install a pump to obtain water from the River Murray; and
- The need to trench a significant distance along a narrow road to access the Community Wastewater Management System.

The decision to pursue the provision of toilet facilities at Greenways Landing needs to be considered in light of the arguments both for and against the provision of such facilities.
E. Greenways Landing – Proposed Toilet Facilities cont’d

The provision of toilet facilities may well provide for a better environmental outcome. Council has received complaints previously regarding reserves that are not provided with toilet facilities noting that people have defecated around the area with little regard for other persons. This leads to poor environmental and social outcomes.

A lack of toilet facilities can also put limitations on the numbers of visitors to a site, as some will not attend without the provision of such facilities. That can have an economic impact on nearby towns/settlements.

However in the case of Greenways Landing there are already toilet facilities provided in Nildottie only a short distance (by car) from the area. While people are unlikely to use those facilities in every circumstance, they may be sufficient when combined with portable facilities that visitors often bring to a site/camp.

Council also needs to consider its building asset base and the long term financial implications. Council already owns and operates over 50 public toilets (including halls) within its district. This is understood to be the largest number of any Council in South Australia.

Further increases to the amount of public toilets facilities increases the costs of maintenance and asset management. If Greenways Landing is provided with toilet facilities this could increase the demand for the placement of toilets at other similar area such as Big Bend, leading to a greater impact on Council’s financial situation.

Signage at Greenways Landing advising of the public toilets available in nearby Nildottie might be an alternate option that could be considered.

Conclusion

The desire to provide toilet facilities in areas which are highly frequented is understood. The provision of such facilities would be likely to limit the environmental impact of visitors and potentially increase visitor numbers, providing benefits to the local community.

However those considerations need to be balanced against the financial impact and resourcing impacts for Council, combined with the increased demand for toilet facilities in other similar areas which may be generated.

The way in which budgets are prepared for Council is changing. If the Committee resolves to recommend that the provision of toilet facilities at Greenways Landing should be pursued, the Acting Director – Development & Environmental Services will give consideration to the provision of a budget allocation over the next 5 years. That will be provided to Council for their consideration.

References

Strategic Plan Natural and Built Environment
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.
E. **Greenways Landing – Proposed Toilet Facilities cont’d**

Community
Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.

Economy
Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities.

Budget
Significant impact. Cannot be accommodated in 2014/15 budget. Provision could be made in future budgets but would have a significant impact on other works as the normal budget for community land improvements would be significantly exceeded.

Legislation

**Recommendation – Option 1**
Moved __________________ Seconded __________________
that it be recommended to Council that the Acting Director – Development & Environmental Services gives consideration to the provision of toilet facilities at Greenways Landing as part of an ongoing 5 year program.

**Recommendation – Option 2**
Moved __________________ Seconded __________________
that it be recommended to Council that

3. the provision of toilet facilities at Greenways Landing not be pursued at this time;

4. delegated authority be given to the Acting Director – Development & Environmental Services to co-ordinate the provision of signage at Greenways Landing noting that public toilets are available in the nearby Nildottie Township and that Council encourages the use of portable facilities on site.
F. Wongulla Landing – Replacement of Existing Toilet Facilities

Reporting Officer
Geoff Parsons

Position
Acting Director – Development & Environmental Services

Report Purpose
To provide members with an estimated cost and further advice regarding the re-development of the existing public toilet facilities at Wongulla Landing.

Introduction/Background

Wongulla Landing is a popular area which adjoins a number of existing shacks and vacant sites. The area contains a boat ramp and public ski beach and is subject to use by both locals and visitors.

Public toilets are already in existence at Wongulla Landing however the building has fallen into a state of disrepair.

A recent report undertaken for Council by Maloney Field Services (which has formed the basis for Council’s Building Asset Management Plan) identified that the building was in a poor condition.

Cracking in the concrete slab and the building itself means that any repair is unlikely to be of benefit to the building. The best option is to demolish the building and redevelop it.

A quote has been sourced from a contractor to undertake the works. In sourcing the quote I have given instructions that all possible works be quoted for so the Committee and Council can obtain a clear understanding of the likely costs.

Unfortunately unforeseen circumstances will always arise. Accordingly a 20% contingency has also been provided for.

Discussion

Council’s Health Department has, through the resources of contractors, obtained quotes for the provision of the re-development of the existing public toilet facilities at Wongulla Landing. The type of toilet quoted for is a Prefabricated Transportable Concrete Disabled/Unisex Double Toilet Unit which is similar to the toilets provided at Wall Flat and Blanchetown Oval.

Some of the unforeseen costs that can arise in the provision of toilet facilities are as follows:

- Protection covers for exposed pumps and equipment;
- Electrical connection for an alarm system;
- Electrical connections for power and lighting facilities;
- Trenching and backfilling associated with underground infrastructure provision;
- Risers on tanks;
- Disabled access and concrete aprons;
- Minor landscaping and watering systems (associated with some toilet facilities);
F.  **Wongulla Landing – Replacement of Existing Toilet Facilities cont’d**

- Provision of locks that match the master key used by the Works Department;
- Earthworks (and in some cases minor retaining walls and batter);
- Provision of sensor light in the toilet (as opposed to those on timers).

The contractors Council approached provided quotes for the re-development of toilet facilities at Wongulla Landing with a total estimated cost of $41,800.80 (inclusive of a 20% contingency).

The quotes are inclusive of the following:

- To prepare site after demolition of existing toilet block by Council. This would involve raising the levels of the existing garden and car park areas approximately 300mm to prevent storm water entering the existing tanks.

  The car park area would be filled and sloped away from the new toilet block creating a nearly level area for car parking then the remainder of the car park would be graded towards the existing road level on the north side. Fill would be spread rolled and compacted in 100mm layers to gain maximum compaction and stability.

  Note: Council to supply all road base materials with suitable moisture content for raising of the car park plus loam to raise the garden bed. Some shrubs may be damaged during this work and will possibly need to be replaced.

- To co-ordinate with the delivery and installation with the contactor supplying the precast toilet block.

- To install new sewer drainage pipe work and connect new amenities block including new overflow relief gully, IPs and concrete covers, vent pipe and connect back to the new septic and pump out tanks.

- To reinstall the existing water pressure pump to suit new path levels and install new solenoid valve to isolate water to toilets and hand basins should the high level alarm be activated to prevent septic tanks from overflowing. Connect water to new amenities block including 1 external tap for wash down purposes.

  Note: Existing lockable pump enclosure may need to be repainted to match if required but is excluded in the submission.

- To raise the existing plastic valve boxes and concrete IP covers to suit new paving levels.

- To install a new 3660mm long x 2400mm wide reinforced concrete path/apron adjacent the toilet door entrances for wheel chair access.

- To fabricate and install new metal shrouds to protect the external wall mounted UPVC pipe work from hand basins and paint to match wall colour.

- To install new signage as required and supplied by Council.
F. Wongulla Landing – Replacement of Existing Toilet Facilities cont’d

- Manufacture 1 x 3.66m x 2.44m Prefabricated Transportable Concrete Disabled/Unisex Double Toilet Unit, complete as per attached Floorplan (#2) and including tiles on all floors and skirtings and delivered to Wongulla Landing (near Walker Flat).

The quotes are exclusive of the following:

- We have excluded re-installing the existing rain water tank as there will be no gutter on the new amenities block.

- Demolition and removal from site of the existing toilet block.

- All electrical work to be carried out by Council including the high level alarm float.

- Installation of new risers to be existing septic and pump out tanks.

- Road closure and speed restriction signage if required.

- Digging of rock or dewatering of trenching.

- Location of existing services.

The decision to re-develop the existing public toilet facilities at Wongulla Landing is different to a decision to provide new facilities as there is an element of safety and risk to consider with respect to the existing building.

The building is unlikely to be a hazard to the safety of users at this point, but ongoing deterioration is of concern. In addition, there are other elements of the existing toilet facilities that would benefit from development (the sump is subject to flooding during periods of heavy rainfall and the existing entrance is not suitable for disabled access).

It is considered that there is a need for the existing building to be re-developed and this would constitute the most efficient use of Council’s resources (as opposed to conducting repairs which are unlikely to address any of the significant structural concerns).

A recommendation has been listed below which gives delegated authority to the Acting Director – Development & Environmental Services to make provision for the redevelopment of the public toilet facilities at Wongulla Landing as part of the 2015/16 budget. The inclusion of this project in the budget however will be subject to the approval of Council.

References

Strategic Plan

Natural and Built Environment

Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Community

Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.
F. Wongulla Landing – Replacement of Existing Toilet Facilities cont’d

Economy
Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities.

Budget
Impact to be considered as part of 2015/16 budget deliberations.

Legislation

**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that

5. the re-development of the existing public toilet facilities at Wongulla Landing be pursued;

6. delegated authority be given to the Acting Director – Development & Environmental Services to make provision in the 2015/16 budget to accommodate the works with that decision to be made by Council.
G. **Big Bend – Land Management Issues**

**Reporting Officer**
Geoff Parsons

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

**Report Purpose**
To provide members with a copy of two pieces of correspondence received regarding land management issues at Big Bend.

Refer Appendix G.

**Introduction/Background**

Big Bend is located on the River Murray in between the settlement of Nildottie and Swan Reach. There are approximately 28 shacks in the area (with 3 shack groups located in a separate group away from the main group) and an extensive waterfront camping area.

Council has received two pieces of correspondence (attached) which raise several land management issues in the Big Bend area.

**Discussion**

The issues raised can be summarised as follows:

- A lack of signage advising of:
  - Limits on stay time/duration and other limitations;
  - Motorbikes and off road vehicles;
  - Flora protection;
  - Restraint of dogs;
  - Littering;
- Request to clean the camping area (dispose of old coals from camp fires etc.);
- Installation of speed signs (from main bitumen road to rivers edge);
- Portable toilet facilities must be used otherwise camping should not be permitted;
- Grading/repair of the road from the bitumen to the private section as it is in poor condition;
- A request to assist the shack owners to determine appropriate signage to advise of speed restrictions adjacent the shacks.

The concerns raised are valid and understood, however Council is unable to action many of the points raised.

The land on which a majority of the access tracks and camping areas are placed is Crown Land – it is not under Council’s care and control. Accordingly any request for the cleaning up of this area needs to be directed to Crown Lands SA.

Similarly Council cannot erect signage to advise to keep dogs on a lead at all times nor to ban camping without the provision of a portable toilet. As Crown Lands SA is the owner of the land it is their responsibility to erect any such signage.
G. **Big Bend – Land Management Issues cont’d**

A portion of the access road into the area (from the top of the cliff to the end of
the shacks) is privately owned by the shack owners. Accordingly any upgrade
to that portion of the road is the responsibility of the shack owners. They may
choose to request Council assistance but that would be a matter for Council to
consider.

With respect to the remainder of the road which falls under Council’s
management (and any associated speed signs on this section), the Director –
Infrastructure Services has advised that repairs to the road and additional
speed signs will considered as part of future budget deliberations, most likely in
the 2016/17 financial year.

A recommendation has been listed below giving authority to the Acting Director
– Development & Environmental Services to forward the correspondence
received to Crown Lands SA and ask them to respond direct to the authors of
the correspondence.

The recommendation also requests the Director – Infrastructure Services to
give consideration to repairs to the road as part of future budget deliberations.

**References**

Strategic Plan  | Natural and Built Environment
---|---
Goal 1.0 – An orderly and sustainable planning,
management and development approach to all aspects of
our natural and built environment.

Budget  | No impact, staff time.


**Recommendation**

Moved ________________ Seconded ________________
that it be recommended to Council that the

4. Acting Director – Development & Environmental Services write to Crown
Lands SA (with a copy of the correspondence received) and ask them to
respond directly to the authors of the correspondence as the land referred to
in owned by the Crown;

5. Acting Director – Development & Environmental Services write to the
authors of the correspondence noting the action that has been taken;

6. Director – Infrastructure Services gives consideration to repairs and grading
of the road into Big Bend (the portion of which is under Council’s ownership)
in future budget deliberations.
H. **Floatfest 2015**

**Reporting Officer**  Geoff Parsons  
**Position**  Acting Director – Development & Environmental Services

**Report Purpose**

To provide members with an update on the use of Bolto Reserve to accommodate scouts during an upcoming event titled “Floatfest 2015”.

**Introduction/Background**

The proposal involves sectioning off a portion of Bolto Reserve such that it can be used exclusively by the scouts during the Floatfest 2015 event.

Council endorsed the use of Bolto Reserve for use by Scouts Australia during the Floatfest Event at its meeting held on 14 July 2014.

The portion of Bolto Reserve, from the public toilets downstream, will be cordoned off using temporary bunding with signage being erected to advise people of the temporary closure. The period of closure will be from 1 May 2015 to 3 May 2015 (inclusive).

Council will also place advertisements in the local newspapers and on Council’s website. The other portion of Bolto Reserve and all of Haythorpe Reserve will remain open and be unaffected by the temporary closure.

The public toilets on Bolto reserve will be able to be used by the scouts and the general public – however there are additional public toilets at Haythorpe Reserve and the scouts envisage providing temporary facilities to make up any shortfall.

**Discussion**

The exact number of scouts to be accommodated is yet to be determined. The most recent estimate suggested approximately 100 scouts. The Murraylands Regional Tourists Association is expected to confirm numbers shortly.

Council assistance for the event will involve the following:

- Advertising of the closure of a portion of the reserve;
- Setting up the bunding off a portion of Bolto Reserve and the subsequent removal of the bunding;
- Erecting and removing signage relating to the event;
- Policing/checking of the event;
- Providing advice on toilet/health facilities required; and
- The waiving of camping permit fees normally necessary to camp at the reserve.

Council’s Manager – Health Services (Caroline Thomas), Manager – Regulatory Services (Rocky Warren) and Director – Infrastructure Services (Greg Hill) have all contributed to assisting with Council’s response to the event. Their efforts are acknowledged and appreciated.
H. Floatfest 2015 cont’d

The event has been popular when run previously and the inclusion of Scouts Australia to the event is positive and welcomed. The event has a positive impact on the local economy and tourism in the region and is worthy of support.

Council’s approval of the use of Bolto Reserve for the event will be subject to several conditions including a condition requiring the scouts to leave the area in a neat and tidy condition to the reasonable satisfaction of Council.

References

Strategic Plan  Natural and Built Environment
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Economy
Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities.

Strategy 3.8 – Work with the Regional Tourism Marketing Committees and adjoining Councils to promote recreation and tourism activities.

Budget  Some minor impact. To be absorbed within existing budget lines.


Recommendation
Moved __________________ Seconded __________________
that the report titled “Floatfest 2015” be received.
I. **Mid Murray Local Action Planning Association Update**

**Reporting Officer**  Geoff Parsons  
**Position**  Acting Director – Development & Environmental Services

**Report Purpose**

To provide members with a copy of an update from the Mid Murray Local Action Planning Association regarding their recent activities and achievements.

Refer Appendix I.

**Discussion**

The Mid Murray Local Action Planning Association is highly active in the local community and undertakes a number of worthy projects and initiatives that are of benefit to the local environment.

The attached update is provided for members information.

**References**

Strategic Plan  Natural and Built Environment  
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Community  
Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.

Budget  Not applicable.


**Recommendation**

Moved __________________ Seconded __________________

that the report titled "Mid Murray Local Action Planning Association Update" be received and the efforts of the Mid Murray Local Action Planning Association be acknowledged.
J. **Open Space and Recreation Plan (including Mannum Riverfront Master Plan – Request for Funding)**

**Reporting Officer**  Geoff Parsons  
**Position**  Acting Director – Development & Environmental Services

**Report Purpose**

To advise members of a request for funding that Council has lodged with the Department of Planning, Transport and Infrastructure to prepare an Open Space and Recreation Plan (including Mannum Riverfront Master Plan) for Mid Murray Council.

**Introduction/Background**

The State Government, through the Department of Planning, Transport & Infrastructure commonly offers grant funding for projects which develop open space and ‘places for people’.

The funding for the grants comes from the open space fees which are paid to the Government for each new/additional allotment created through land division applications for developments creating less than 20 new allotments.

Council can apply for money as part of the grant scheme to develop and improve open spaces/recreation areas and undertake other activities associated with the provision and improvement of open spaces/reserves (improving increasing usage of existing public realm areas).

Previously Council has sourced funds from this scheme to assist with projects such as Pioneer Park at Truro and the Morgan Riverfront Precinct Project.

**Discussion**

Discussions between various Council Departments including the Community Services Department (OPAL), Infrastructure Services and the Health and Planning Departments have revealed that while Council has a significant amount of open space in its district (and Community Land Management Plans to guide the management of those) there is no overall plan that examines all open spaces, reserves and public realm areas in the district to identify where there is any shortfall or over supply. Council is lacking a strategic approach to increasing usage (i.e. ‘activate’) of its current open space and public realm areas (including land and facilities).

The creation of such a plan will enable Council to better coordinate the development and management of open spaces, reserves and facilities. It will also assist in sourcing funding for additional open space and reserves. At present, Council’s lack of such a strategic, priority focussed, and action-based plan, acts as a barrier to obtain funding. This relates specifically to grants made available through large government schemes.

The proposed plan will also assist in helping Council to develop new policy, guidelines and/or planning activities regarding new developments. One key element of this will be to guide decisions as to whether to accept open space or to ask for a financial contribution when Council receives land division applications for developments which create over 20 allotments. Presently, Council has a choice to accept open space or a financial contribution in this scenario – however, without an overall open space plan, Council is not able to make a fully informed, and strategically-based decision.
J. **Open Space and Recreation Plan (including Mannum Riverfront Master Plan – Request for Funding cont’d)**

Another feature of developing such a plan is its potential for community wellbeing based outcomes. This plan will build on and support activities related to Council’s current commitments (and legislative requirements) to projects such as the Murray and Mallee Regional Public Health Plan, Suicide Prevention Network, Disability Action Plan, Healthy Murraylands, OPAL, Mid Murray Family Connections, Starclub and more. This plan will guide initiatives and projects which will make open space and recreation facilities more usable for local people to be active, gather socially, spend incidental recreation time, take part in community events, enjoy the local environment/culture, and take pride in the appearance and welcoming spaces in their own community. All of these factors combined can create a vibrant community which has improved physical and mental health outcomes, connected people, improved economic outcomes, volunteer retention and more.

If Council is successful in obtaining funding for the development of an open space and recreation plan, the benefits are far-reaching. Not only will this plan better guide long-term Council resource planning activities and open up more opportunities to attract external funding for projects, but more importantly, it will support community needs and aspirations through ensuring a thoroughly-consulted, equity focussed, proactive plan for creating more usable, people-friendly places and spaces which are regularly used by local people of all demographics, and visitors alike.

The grant funding submission currently with DPTI also incorporates a proportional element dedicated to developing a Master Plan design to improve, increase usage and attract more visitors to the Mannum Riverfront Precinct. It is envisaged that this will act as a ‘Stage 1’ project to be delivered as part of the proposed Mid Murray Council Open Space and Recreation Strategic Action Plan. This public space precinct has been prioritised due to it being the largest Council reserve area, attracting the highest patronage on an annual basis, and gaining a large amount of support during recent community consultation activities undertaken by Council staff and Elected Members.

Staff will present further reports on this matter once the outcome of the funding submission is known.

**References**

<table>
<thead>
<tr>
<th>Strategic Plan</th>
<th>Natural and Built Environment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Community</th>
<th>Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.</th>
</tr>
</thead>
</table>

| Budget     | No direct financial impact but if funding is obtained Council may need to match the grant on a dollar for dollar basis. This appears to be able to be absorbed in existing budget lines. |

There will also be an impact on staff resources.
J. **Open Space and Recreation Plan (including Mannum Riverfront Master Plan – Request for Funding cont’d**


**Recommendation**

Moved __________________ Seconded __________________

that the report titled “Open Space and Recreation Plan (including Mannum Riverfront Master Plan) – Request for Funding” be received.
K. **RV Friendly Dump Points**

**Reporting Officer**  
Geoff Parsons  
**Position**  
Acting Director – Development & Environmental Services  

**Report Purpose**

To provide members with a report on the installation of two additional dump points at Bowhill and Walker Flat.

**Introduction/Background**

Members may be aware that Council has embarked on a program of the installation of ‘dump points’ for wastewater from RVs (i.e. campervans and motorhomes) at various locations throughout the district.

The author has been requested to prepare a report with respect to the provision of two dump points at Bowhill and Walker Flat, identical to those already provided in some other towns in the Council district (Mannum, Cadell, Morgan, Swan Reach and Blanchetown).

Normally funding is available for the installation of dump points. Council would typically apply to the Campervan and Motorhome Club of Australia (CMCA) and the CMCA would fund the provision of the dump point itself. Council would remain responsible for funding the costs of the installation of the dump point and its connection to an appropriate wastewater system (which could be a Community Wastewater Management System or a separate stand alone system).

**Discussion**

The CMCA were contacted to determine whether there would be any funding available for the installation of dump points at Bowhill and Walker Flat.

Council staff were advised that funding was scarce at present and it would be highly unlikely that funding would be granted for the provision of dump points at Bowhill and Walker Flat – however that was due mostly to the fact that the River Murray corridor is already well serviced with respect to dump points.

Generally the CMCA suggest that a minimum distance of 50 kilometres is provided between dump points, otherwise they are underutilised and through oversupply.

The CMCA advised they would prefer to see dump points installed in areas which have no such service there or in the immediate surrounds. They advised that Truro may be the ideal location for a dump point given its location on a main highway which is also the gateway to the Riverland.

If Council was to propose a dump point in Truro, then it is more likely that funding from the CMCA could be provided because there is a more pressing need for a dump point facility in Truro.

However it is recommended that funding for a dump point in Truro not be pursued until the Community Wastewater Management System is installed. Once that occurs Council staff will attempt to source funding if that is the desire of the Committee/Council.
K. **RV Friendly Dump Points cont’d**

Council can still choose to pursue the installation of dump points at Bowhill and Walker Flat if they choose to do so, however as no funding will be provided Council will need to not only fund the installation of the dump points, but also the purchase of the dump point units.

In addition, the Committee should be aware that installation of a dump point at Len Batten reserve in Walker Flat is not possible, as connection to the existing houseboat pump out facility will not be permitted by State Government. The preferred location would therefore be at Swamp Hen Reserve, at the end of Sprinkler Drive.

Council staff have sourced quotes for the provision and installation of the dump points.

It is understood that the dump points can be purchased from a company based in Queensland, at a cost of approximately $2,000.00. Allowing for freight and unforeseen purchase costs it is suggested that a budget of $3,000.00 be allowed for the purchase of each dump point.

The quotes for the installation of the dump points are as follows:

**Bowhill** - $15,708.00 (inclusive of 20% contingency and purchase of dump point).

The quote is inclusive of:

- To prepare site for new dump point as supplied by Council. This would involve the installation of the new dump point with concrete surround approximately 1200mm x 1200mm.
  
  Note: Council to supply all road base material with suitable moisture content for backfilling around new dump point and sand for backfilling of trenches.

- To install the new dump point and connect to the existing drainage and install IP’s and concrete covers where required.

- To install a new 400mm high x 10m long concrete sleeper retaining wall adjacent existing toilet block complete with hand rail above to prevent tripping hazard and backfill with road base to new required levels.

- To install a 1 external push button tap for wash down purposes over dump point.

- To install road base material as supplied by Council and compact around new dump point and back to existing car park.

- To cut and repair concrete path as required to install services to the waste water treatment plant.

- To install new signage as required and supplied by Council.
K. **RV Friendly Dump Points cont’d**

The quote is exclusive of:

- Supply of quarry rubble and sand for base preparation and sand backfilling of trenches.
- Road closure and speed restriction signage and personnel if required.
- Digging of rock or dewatering of trenching.
- Location of existing services.

**Walker Flat** - $30,420.00 (inclusive of 20% contingency and purchase of dump point).

The quote is inclusive of:

- To prepare site for new dump point as supplied by Council. This would involve the installation of the new dump point with concrete surround approximately 1200mm x 1200mm, a new 4m high street light similar to existing, a new 600l pump out chamber with a Pirana 09 grinder pump complete with high level float wired back to the existing switchboard.

Note: Council to supply all road base material with suitable moisture content for backfilling around new dump point and sand for backfilling of trenches.

- To install the new dump point, 600l pump out chamber complete with Pirana 09 grinder pump, high level alarm float, IPs and concrete covers where required.
- To dig and lay a new 50mm rising main from the existing waste water treatment plant to new dump point.
- To install 1 external push button tap for wash down purposes over dump point.
- To provide and install 1 new 4m high street light adjacent dump point similar to existing and wire back to electrical control board.
- To install road base material as supplied by Council and compact around new dump point and back to the existing car park.
- To cut and repair concrete path as required to install services to the waste water treatment plant.
- To install new signage as required and supplied by Council.

The quote is exclusive of:

- Supply of quarry rubble and sand for base preparation and sand backfilling of trenches.
K. **RV Friendly Dump Points cont’d**

- Road closure and speed restriction signage and personnel if required.
- Digging of rock or dewatering of trenching.
- Location of existing services.

While the desires for the installation of additional dump points is understood (they can bring additional visitors to an area and therefore have economic benefits) the costs in this instance are high and consideration should be given to the fact that there are already dump points installed at nearby locations including Swan Reach and Blanchetown.

It is suggested that, as an alternative, Council apply to have Bowhill and Walker Flat recognised as RV Friendly Destinations. This can occur despite the fact that both areas do not have a dump point. That would mean that despite not having a dump point both areas would still be recognised and promoted by the CMCA, and there would be no cost to Council (other than staff time).

This is considered to be the most cost effective option.

**References**

Strategic Plan  
Natural and Built Environment  
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Economy  
Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities.

Strategy 3.7 – Establish partnerships with State Government and private sector to provide tourism facilities to encourage longer stays and increase expenditure.

Budget  
Impact on staff time only.

Legislation  

**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that:

4. Council choose not to pursue the installation of dump points at Bowhill and Walker Flat at this time;
5. Council staff prepare applications to the Campervan and Motorhome Club of Australia to have Bowhill and Walker Flat recognised as RV Friendly Destinations;
6. Once the Community Wastewater Management System is installed in Truro, Council staff prepare a further report for the Open Space and Recreation Advisory Committee to gain endorsement to seek funding for the installation of a dump point at Truro.
L. RV Friendly Towns and Destinations

Reporting Officer Geoff Parsons
Position Acting Director – Development & Environmental Services

Report Purpose
To provide members with an update on the process to have designated towns and settlements within the Mid Murray Council area identified as RV Friendly Towns or Destinations.

Introduction/Background
Members may be aware that Council has embarked on a program of the installation of ‘dump points’ for wastewater from RVs (i.e. campervans and motorhomes) at various locations throughout the district.

Dump points have been installed in the following townships:

- Mannum;
- Cadell;
- Morgan;
- Swan Reach;
- Blanchetown.

Where a dump point has been installed the Campervan and Motorhome Club of Australia (CMCA) provides an opportunity for the town to be recognised as either a RV Friendly Town or Destination. There are some benefits for tourism and the local economy if Council can have townships which have installed dump points recognised in this way.

Discussion
In order to have a town recognised as an RV Friendly Town or Destination Council needs to apply for recognition to the Campervan and Motorhome Club of Australia.

If recognition is given the CMCA will promote a RV Friendly Town or Destination in the following way:

RV Friendly Town
CMCA will promote the RV Friendly Town be dedicating one page to the Town on the Club website, publishing a one-off article on the Town in its monthly magazine, The Wanderer and listing the town in each edition of the magazine.

CMCA will also offer the Council 2 x 600mm x 690mm roadside ‘RV Friendly’ signs free of charge. These signs display the ‘RV’ sign and have the words ‘Supported by’ underneath, as well as display the CMCA logo.

RV Friendly Destination
CMCA will promote the RV Friendly Destination by dedicating one page to the Destination on the Club website, publishing a one-off article on the Destination in its monthly magazine, The Wanderer and listing the Destination in each edition of the magazine. The Destination will also be included in our GeoWiki online database.
There are certain criteria that a town needs to meet to become a RV Friendly Town or Destination. The criteria for a RV Friendly Town are more extensive than for a RV Friendly Destination. The criteria are as follows:

**RV Friendly Town**

**Essential:**
- Provision of appropriate parking within the town centre with access to a general shopping area with groceries or fresh produce.
- Provision of low cost, short term (24/48 hour) RV parking for self-contained vehicles as close as possible to the CBD.
- Access to potable water.
- Access to a free dump point at an appropriate location.

**Desirable:**
- Provision of long term parking for self-contained vehicles.
- Access to medical facilities or an applicable evacuation plan.
- Access to a pharmacy or a procedure to obtain pharmaceutical products.
- Visitor Information Centre (VIC) with appropriate parking facilities within a reasonable distance.
- VIC to provide a town map showing essential facilities such as hospital, medical services, fuel, shopping area, dump point, fresh water etc.
- RV Friendly Town signs to be erected within town precinct.

**RV Friendly Destination**

**Essential:**
- Provision of short term, overnight parking (24/48 hour) for self-contained vehicles.
- The parking area needs to be on a solid, level surface.
- There needs to be enough room for large vehicles to manoeuvre.

**Desirable:**
- A wastewater dump point.
- Potable water.
- Longer term parking.

Documents are attached noting the above criteria. They also provide a list of benefits from having towns recognised as either RV Friendly Towns or Destinations.

Refer Appendix L.

Mannum is already recognised as an RV Friendly Town. Council has prepared submissions to have the remaining towns which have dump points installed to be recognised also, as follows:

- Morgan – RV Friendly Town application;
- Swan Reach – RV Friendly Town application;
- Blanchetown – RV Friendly Town application;
- Cadell – RV Friendly Destination application.
L. **RV Friendly Towns and Destinations cont’d**

Council is hopeful that the applications to have the towns recognised as RV Friendly Towns and Destinations will be successful and the towns will benefit from increased tourism and economic activity.

**References**

Strategic Plan  
Natural and Built Environment  
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Economy  
Goal 3.0 – An adaptable, sustainable, diverse economy attracting industry and employment opportunities.

Strategy 3.7 – Establish partnerships with State Government and private sector to provide tourism facilities to encourage longer stays and increase expenditure.

**Budget**  
Impact on staff time only.

**Legislation**  

**Recommendation**  
Moved __________________ Seconded __________________  
that the report titled “RV Friendly Towns and Destinations” be received.
M. **New Introductory Format – Community Land Management Plan Register**

**Reporting Officer**

Geoff Parsons

**Position**

Acting Director – Development & Environmental Services

**Report Purpose**

To provide members with a new introductory format for the Community Land Management Plan Register and to advise of the continued review of the existing Community Land Management Plans.

Refer Appendix M.

**Introduction/Background**

At previous meetings of the Open Space and Recreation Advisory Committee and the Council, resolutions have reflected the desire for a review of the Community Land Management Plan Register.

I understand the general intent is to undertake the following:

- Review each of the Community Land Management Plans;
- Update and refresh the format used in the Community Land Management Plans;
- Ensure the information contained in the Community Land Management Plans is current and accurate.

**Discussion**

The extent of community land in Mid Murray Council is greater than in some other Council areas given the geographical size of the Council area combined with the extensive length of River Murray flowing through the District and the large number of townships and settlements.

The *Local Government Act 1999* introduced the concept of community land. Essentially community land is defined as *all local government land (excluding roads) that is owned by a Council or is under the Council’s care control and management.*

Council is required to have a Community Land Management Plan for each piece of community land within its area that is, or is to be, subject to a lease/license or where the land has been, or is to be, specifically modified or adapted for the benefit or enjoyment of the community.

Community Land Management Plans have already been created for the various pieces of community land within the Mid Murray Council area, however as new pieces of community land are created (such as Greenways Landing which forms part of this agenda) it is necessary to create new Community Land Management Plans to take account of that.

In addition it is necessary to review and update the Community Land Management Plans to ensure they contain current and accurate information, and reflect the desires of Council and the community for the community land.
**M. New Introductory Format – Community Land Management Plan Register**

As part of the initial review process a new introductory section for the Community Land Management Plan Register has been created and some formatting changes to the front cover have been made (refer attached). The intent of these changes is to provide some basic information and context to interested community members such that the concept of community land and Community Land Management Plans can be more easily understood.

The new section also contains some information regarding public notification processes and the structure of Community Land Management Plans.

Comments from members on these changes are most welcome. I will attempt to incorporate any suggested changes.

Given the availability of resources I am suggesting a period of 5 years from the commencement of the 2015/16 financial year to review and update all of the Community Land Management Plans. Given the sheer number of plans and the need to consult with the community on changes this is considered a reasonable timeframe. However the intention would be to complete the project within 3 years if possible.

When undertaking the review of the existing Community Land Management Plans it is intended to investigate whether any of the Plans can be amalgamated where the land in question has a similar purpose and maintenance requirements.

Section 196 of the Local Government Act 1999 does allow for one Plan to apply to several pieces of Community Land. If this approach was adopted (where relevant) it would simplify the Community Land Management Plan Register to make it easier for members of the public to view it and for administrative purposes.

It is also the intention of the Director – Infrastructure Services and Acting Director – Development & Environmental Services to create a standardised list of maintenance levels, and assign a maintenance level to each Community Land Management Plan. This would assist in providing clarity to community members regarding maintenance requirements and allow for better programming and management of Council’s maintenance program and workforce.

Staff would appreciate feedback from Committee members regarding these potential improvements to the format of Council’s Community Land Management Plans.

For the information of members, Section 196 of the *Local Government Act 1999* (which contains a number of clauses relevant to the preparation of Community Land Management Plans) is listed, in part, below:

**196 – Management plans**

……

(2) A single management plan may apply to one or more separate holdings of community land.
M. New Introductory Format – Community Land Management Plan Register cont’d

(3) A management plan must –
(a) Identify the land to which it applies; and
(b) State the purpose for which the land is held by the Council; and
(c) State the council’s objectives, policies (if any) and proposals for the management of the land;
(d) State performance targets and how the council proposes to measure its performance against its objectives and performance targets; and

……

(4) If a management plan relates to land that is not in the council’s ownership, the council must consult with the owner of the land at an appropriate stage during the preparation of the plan and the plan must –
(a) Identify the owner of the land; and
(b) State the nature of any trust, dedication or restriction to which the land is subject apart from this Act;
(c) Contain any provisions that the owner reasonably requires and identify those provisions as provisions required by the owner.

(5) A management plan –
(a) Should (as far as practicable) be consistent with other relevant official plans and policies about conservation, development and use of the land; and

Example – The management plan should be consistent with strategic plans affecting development of land in the relevant area and with statutory or other official policies for protecting the State Heritage, or for encouraging recreational or sporting activities, or for fostering tourism.

(b) Must contain any special provisions required under the regulations.

Example – The regulations may for example contain special provisions relating to the management of the Adelaide Park Lands for inclusion in the relevant management plans.

Conclusion

A copy of an amended introductory format for the Community Land Management Plan register is attached for member’s consideration and endorsement. It is in draft format and is not yet complete.

It is suggested that a review of all Community Land Management Plans be undertaken over a 5 year timeframe, with all changes to be reviewed and endorsed by the Open Space and Recreation Advisory Committee and Council, with public consultation undertaken where necessary.

The review will consider the possible amalgamation of Community Land Management Plans where relevant and the introduction of a standardised maintenance levels.
M. **New Introductory Format – Community Land Management Plan Register cont’d**

**References**

Strategic Plan  
Goal 1.0 – An orderly and sustainable planning, management and development approach to all aspects of our natural and built environment.

Community  
Goal 2.0 – An enhanced, cooperative relationship within the community to achieve our shared vision.

Budget  
No direct financial impact, however a review of all Community Land Management Plans will have an impact of staff resources and costs for public consultation processes will need to be absorbed.

Legislation  

**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that:

1. the new introductory format for the Community Land Management Plan Register (attached to this report) be endorsed and introduced in the Register; and
2. delegated authority be given to the Acting Director – Development & Environmental Services to make any minor amendments to the new introductory format as may be required and to finalise the document.

Geoff Parsons  
**Acting Director - Development & Environmental Services**