PRESENT:

Cr Jeff Hall   Chairperson
Mayor Dave Burgess  Council
Cr Kevin Myers  Council
Cr Peter Raison  Council
Cr Brian Taylor  Council
Dawn Prust   Holiday Home Area Representative
Wayne Tredrea  Holiday Home Area Representative
Trevor Donaldson Holiday Home Area Representative (arrived at 1.02 pm)
Stephen Nicolson  Holiday Home Area Representative

IN ATTENDANCE:

Russell Peate   Chief Executive Officer
Joel Taggart   Acting Director – Development & Environmental Services
Clive Hempel   Acting Director – Corporate & Financial Services
Jake McVicar   Acting Manager - Health Services
Darren Reid   CWMS Maintenance Officer
Thomas McKellar Environmental Health Officer
Eponine Richardson Development Officer – Planning
Melissa Marschall Minute Secretary
David Whitbread  Walker Flat Shack Area Representative

COMMENCEMENT AND WELCOME:  1.00 PM

The Chairperson declared the meeting open and welcomed all members.

APOLOGIES:

Nil.

DECLARATIONS OF INTEREST:

1.02 PM Trevor Donaldson entered the meeting.

Nil.

CONFIRMATION OF PREVIOUS MINUTES:

(Page 201 – 1/12/2017)

216/1 Cr Raison moved that the Minutes of the Mid Murray Council CWMS Advisory Committee Meeting held on 1 December 2017 be taken as read and confirmed. Seconded D Prust.

CARRIED.
26/2/2018

**CWMS REPORT:**
See Minute Book Pages 220 – 229.

217/1 Cr Myers moved that the report be received.
Seconded Cr Raison.

**CARRIED.**

**CWMS Maintenance Officer’s Report**

Discussion ensued on the investigation of flood mitigation works e.g. the raising of sumps and it was resolved that estimated costings be obtained for Teal Flat and Scotts Creek and a verbal updated be provided at the next meeting.

Discussion ensued on the various annual reports required to be submitted e.g. CWMS, ESCOSA, EPA, DEWNR, OTR etc. Resolved that staff investigate streamlining reports and time taken with a view to potentially lobbying relevant agencies for a consistent approach.

217/1 Cr Raison moved that the report titled ‘CWMS Maintenance Officer’s Report’ be received and noted.
Seconded Cr Myers.

**CARRIED.**

**Cowirra & Wongulla Landing CWMS Update**

217/2 T Donaldson moved that the report titled ‘Cowirra & Wongulla Landing CWMS Update’ be received and noted.
Seconded S Nicolson.

**CARRIED.**

**Caurnamont CWMS Issues**

217/3 Cr Raison moved that it be recommended to Council that

(1) the report titled ‘Caurnamont CWMS Issues’ be received and noted; and

(2) Council staff write to each land owner to raise awareness and education on the matter including the CWMS design and potential future costs for upgrade works.

Seconded D Prust.

**CARRIED.**

**CWMS Infrastructure Upgrades**

217/4 Cr Myers moved that the report titled ‘CWMS Infrastructure Upgrades’ be received and noted.
Seconded D Prust.

**CARRIED.**
Rob Loxton Road, Walker Flat Service Charge

218/1 S Nicolson moved that it be recommended to Council that

(1) the report titled 'Rob Loxton Road, Walker Flat Service Charge be received; and

(2) Site 11/1 Rob Loxton Road, Walker Flat through to Site 24/1 Rob Loxton Road, Walker Flat inclusive be charged the annual CWMS service fee at the commencement of the 2018/19 financial year.

Seconded Cr Taylor.  CARRIED.

CWMS Financial Report

A revised financial report for the period 1 July 2017 to 31 January 2018 was distributed to all members.

218/2 Cr Myers moved that the revised financial report for the period 1 July 2017 to 31 January 2018 be received.  Seconded Cr Raison.  CARRIED.

OTHER BUSINESS:

Truro Odour Complaint

Cr Myers queried the status of complaint recently received in regard to odour from the Truro CWMS. The CWMS Maintenance Officer advised the matter is being addressed and will be resolved shortly.

Membership

The Acting Director – Development & Environmental Services advised members that the Holiday Home Area Representatives memberships have now expired. A report will be tabled at the March 2018 meeting seeking an extension to memberships until November 2018. All current Holiday Home Area Representatives agreed to have their memberships extended until November 2018.

NEXT MEETING:

To be held in the Council Chambers, Main Street, Cambrai on Monday, 28 May 2018, commencing at 1.00pm.
CLOSURE:

1.56 PM The Chairperson declared the meeting closed.

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CHAIRPERSON

..............................
DATE
A. CWMS Maintenance Officer's Report

Reporting Officer: Darren Reid
Position: CWMS Maintenance Officer

Report Period – 14 November 2017 and 9 February 2018

All plant servicing is up to date and all water testing complete.

December water sample tests were completed on 19 & 20 December 2017.

Call outs problems - the occurrences are still low and summarised below:

- Alarms for high levels and air locked pumps
- Seven Mile main drain blocked
- Three complaints received regarding Caurnamont CWMS and shack owners not being able to pump into system during peak times.
- Bowhill water is having a recurring fault (over current fault), this is being monitored and will need to look into what is causing the fault. Also had a main water line burst in roadway on 24 December 2017 which was repaired that night by CWMS staff and contractor.

Annual reports have been continuing as required (CWMS, ESCOSA, EPA, DENWR, OTR etc.).

Works to be completed as time permits i.e. connection point & valve cleaning, painting, hand railing.

Hand railing completed at numerous sites. Waiting on more materials to continue work.

Irrigation site repairs to meet licensing conditions (fence, pipe and sprinkler repairs).

Mowing is on going as time permits.

We have completed the upgrade of older alarm systems to Cellvisors, with only one more to complete. Old Teal Flat site to also have new control box built.

Recent inspections whilst servicing has found connection points being covered by shack owners placing fill between road and shack (pressure and gravity).

Works in progress or to start shortly:

- Decant valves at some sites to be upgraded to bring our testing up to the required levels as conditioned by licencing requirements.
- Mapping of CWMS sites for GIS has commenced with a couple of sites completed.
A. **CWMS Maintenance Officer’s Report cont’d**

- Truro system requires the alteration of sump and old treatment plant to enable the removal of aeration which will reduce power charges to the site.
- Pellaring Flat sump works – pipe seems to be reaching irrigation site now, also need to investigate fencing and discuss with landholder.
- Caurnamont CWMS – refer to Agenda Item C.

**References**

Community Plan  
**Theme 4: Infrastructure & Community Facilities**  
Manage the sustainability of the existing and future infrastructure:  
Theme 4.3 – Building a long term Community Wastewater Management System (CWMS) Asset Management Plan.

Budget  
Maintenance works allocated in budget.

Legislation  

**Recommendation**

Moved __________________ Seconded __________________  
that the report titled ‘CWMS Maintenance Officer’s Report’ be received and noted.
B. **Cowirra & Wongulla Landing CWMS Update**

**Reporting Officer** Jake McVicar  
**Position** Acting Manager – Health Services

**Report Purpose**

To provide an update on the progress for the Cowirra & Wongulla Landing CWMS projects.

**Introduction/Background**

Committee members are aware that Council was successful in obtaining $150,000 in funding from the Local Government Association to undertake basic investigations into the 18 shack areas without CWMS and to undertake preconstruction design works for the above two settlements. Further, it was reported at the last meeting that Wallbridge, Gilbert & Aztec (WGA) were the successful consultant engaged to undertake the preliminary designs.

It should also be noted that Council staff have been working with the Environment Protection Authority (EPA) to seek an alternative approach for the construction of a dwelling prior to the CWMS being installed.

**Discussion**

Council staff has received draft designs for a CWMS at both Wongulla and Cowirra. On 25 January 2018, Darren Reid and myself conducted a walkover of each site with representatives from the LGA and WGA.

The walkover was a good opportunity for both the engineers and Darren to discuss the preliminary designs and potential obstacles or concerns. The engineer from WGA is currently preparing a final draft design for each shack site for consideration.

Once the final design has been agreed upon, Council will embark on a community consultation process to advise the land owners of the proposal and seek their feedback.

In regards to the partnership with the EPA and applications at Wongulla, two applications have received support from the EPA, with one of these dwellings already under construction. A development application for the remaining dwelling which was lost in the 2015 fire at Wongulla is currently being assessed.

**Conclusion**

Council staff will continue to work with the Consultant Engineers, LGA and the community to ensure this project is successful. Continual updates will be provided to the Committee to ensure that consistent communication is maintained.
B. Cowirra & Wongulla Landing CWMS Update cont’d

References

Community Plan  Theme 4: Infrastructure & Community Facilities
Manage the sustainability of the existing and future infrastructure:
Theme 4.3 – Building a long term Community
Wastewater Management System (CWMS) Asset
Management Plan.

Budget  Included in Long Term Financial Plan for 2018/19.

Legislation  Local Government Act 1999 and SA Public Health Act
2011.

Recommendation
Moved __________________ Seconded __________________
that the report titled ‘Cowirra & Wongulla Landing CWMS Update’ be received
and noted.
C. **Caurnamont CWMS Issues**

**Reporting Officer**  
Jake McVicar

**Position**  
Acting Manager – Health Services

**Report Purpose**

To provide the Committee with an update on concerns/complaints received about the Caurnamont CWMS.

**Discussion**

Over the Christmas holiday period Council staff received three (3) complaints from shack owners not being able to pump into the system during peak periods. Council’s CWMS Maintenance Officer investigated the matter and found that in some instances an undersized pump was being used, a pump was damaged (burnt out) or the alarm system was disconnected which would have alerted the owner to the potential issue. To put this into perspective, we have received a limited number of complaints when you consider there are over 70 sites.

The primary issue is that the CWMS have been designed based on an average of 3.5 persons per site and over the holiday periods this number is significantly exceeded (on average across the shack area). In short, the system is not designed to cater for the number of people who visit the area in the summer holidays. No concerns or issues have been documented outside of this period.

Any engineering solution (i.e. expand the system or alter the system) is likely to be costly and would only be fixing an issue that occurs a few times a year. Council’s CWMS Maintenance Officer requested a quote from Wallbridge, Gilbert & Aztec, given they are assisting with the Cowirra & Wongulla Landing CWMS project, to provide a desktop audit on the current system to ascertain whether or not any obvious improvements could be made to the system. The quote came back at $6,450 which was much more than we had anticipated.

Council’s CWMS Maintenance Officer received an offer from E-one to undertake a review of the system free of charge, however it is likely that any remedial works will require use of their products. This is an option that could be considered by the Committee.

One option may be to write to each land owner in the Caurnamont shack group prior to the busy periods (Easter, long weekends and Christmas/New Years) advising them of the potential issues with overuse of their waste control systems. Raising awareness on the matter could well be the cheapest and best solution in dealing with the issue.

**Conclusion**

Council staff have received a small number of concerns with regard to the performance of the Caurnamont CWMS during busy periods. Any solution that requires upgrade works may be costly and unnecessary given the system only experiences difficulties due to overuse by land owners. The best option, in the CWMS staff opinion, is to write to the land owners to advise that the system has not been designed to cater for the hundreds of people that visit the area during holidays/long weekends and that individual land owners need to be more careful with usage of wastewater during these peak times.
C. Caurnamont CWMS Issues cont’d

References

Community Plan  Theme 4: Infrastructure & Community Facilities
Manage the sustainability of the existing and future infrastructure:
Theme 4.3 – Building a long term Community
Wastewater Management System (CWMS) Asset
Management Plan.

Budget  Nil impact if recommendation adopted.


Recommendation

Moved __________________ Seconded __________________
that it be recommended to Council that

(1) the report titled ‘Caurnamont CWMS Issues’ be received and noted; and

(2) Council staff write to each land owner to raise awareness on the matter.
D. **CWMS Infrastructure Upgrades**

**Reporting Officer** Jake McVicar  
**Position** Acting Manager – Health Services

**Report Purpose**

To provide the Committee with the proposed list of infrastructure upgrades to take place over the next 6 months (or as finances allow).

**Discussion**

At the previous Committee meeting, Council’s CWMS Maintenance Officer, advised that infrastructure upgrades would be taking place at various sites. Many of the works are required by the Environment Protection Authority or Department of Health where results from water testing have failed in their compliance.

The following upgrades/works will be undertaken:

- Caurnamont: New decant valve and computer upgrades ($4,000), additional connections, irrigation tank and aerator upgrades ($25,000 - $30,000 privately funded by land owner).
- Caloote Landing: New decant valve and computer upgrades ($4,000), replacement vent stack replacement due to rust ($1,000 - $2,500).
- Pellaring Flat: New control system to sump ($1,500), second pump to be installed ($2,500).
- Kia Marina/Five Mile: New decant valve ($4,000), fencing to meet EPA requirements, second pump to irrigation area ($2,500).
- Scotts Creek: Alteration to computer system to enable aeration settings to be adjusted ($2,000 - $3,000).
- New decant valves to Brenda Park, North West Bend, Marks Landing and South Punyelroo ($4,000 each site).

**Conclusion**

The above upgrades will occur at each site to ensure the efficient operation of each CWMS and also in response to the concerns raised/solutions proposed from the Environment Protection Authority and Department of Health.

**References**

Community Plan  
Theme 4: Infrastructure & Community Facilities  
Manage the sustainability of the existing and future infrastructure:  
Theme 4.3 – Building a long term Community Wastewater Management System (CWMS) Asset Management Plan.

Budget  
Appropriate allocations in each CWMS budget.

Legislation  

**Recommendation**  
Moved __________________ Seconded __________________
that the report titled ‘CWMS Infrastructure Upgrades’ be received and noted.
E. **Rob Loxton Road, Walker Flat Service Charge**

**Reporting Officer**  Jake McVicar  
**Position**  Acting Manager – Health Services  

**Report Purpose**

To seek endorsement of the Committee to commence charging a service fee, for 14 ‘new’ allotments along Rob Loxton Road, Walker Flat, to begin at the start of the 2018/19 financial year.

**Introduction/Background**

At the end of Rob Loxton Road, Walker Flat 14 allotments (Site 11/1 – Site 24/1) exist that up until recently (14 June 2017) were not located within the Shack Settlement Policy Area and as such, had no ability to build a dwelling on the land. Notwithstanding this, the allotments are serviced by the sealed Rob Loxton Road and the CWMS infrastructure, including connection points. It was always the intention of Council that these allotments would be included within the designated shack area.

After many years of discussion with the State Government, in June 2017 the River Murray Zone Strengthening Basin Communities Development Plan Amendment was approved by the Minister which resulted in the aforementioned 14 allotments being located into the Shack Settlement Policy Area.

**Discussion**

Up until June 2017 these 14 allotments were not being charged a service fee for the Rob Loxton Road CWMS as they had no building rights and were not using the CWMS. Given these allotments are now able to apply and construct a dwelling (subject to meeting the requirements of Council’s Development Plan) and also have the connection points already on site, staff feel it is appropriate to commence charging the annual service fee. Regardless of whether they are currently vacant or not, all other vacant allotments along Rob Loxton Road are charged this fee.

The annual service fee will be calculated at the appropriate time in readiness for the new financial year.

**Conclusion**

At the commencement of the 2018/19 financial year, it is recommended that these additional 14 allotments start getting charged the annual service fee for the CWMS. Council has already received one development application for a new dwelling on one of these allotments and it is possible that others will follow within the next 6-12 months.

**References**

Community Plan  
**Theme 4: Infrastructure & Community Facilities**  
Manage the sustainability of the existing and future infrastructure:  
Theme 4.3 – Building a long term Community Wastewater Management System (CWMS) Asset Management Plan.
E. **Rob Loxton Road, Walker Flat Service Charge cont’d**

Budget To be included as a service charge in 2018/19 budget.


**Recommendation**

Moved __________________ Seconded __________________

that it be recommended to Council that

(1) the report titled ‘Rob Loxton Road, Walker Flat Service Charge be received; and

(2) Site 11/1 Rob Loxton Road, Walker Flat through to Site 24/1 Rob Loxton Road, Walker Flat inclusive be charged the annual CWMS service fee at the commencement of the 2018/19 financial year.
F. CWMS Financial Report

Reporting Officer: Clive Hempel
Position: Acting Director – Corporate & Financial Services

A copy of the CWMS Financial Report for the period 1 July 2017 to 31 January 2018 is attached.

Please note that the opening balance of “Five Mile, Kia Marina” has been corrected from the previous report given due to the reversal of CWMS Charges and Interest which were originally raised in 2012-2013, 2013-14 and 2014-15 to Kia Moorings Pty Ltd, originally being charged twelve connections then reduced to only charged one connection.

As per note 6 at the bottom of the report, the finance department will be commencing an internal review on the current and previous years calculations to ensure that no CWMS Capital Repayments have incorrectly been included in as Operational Income and also review the overall costing methodology of the CWMS reports.

Refer Appendix F.

Recommendation
Moved __________________ Seconded ___________________
that the financial report for the period 1 July 2017 to 31 January 2018 be received.

Jake McVicar
Acting Manager – Health Services