

Proposal to revoke classifications of Community Land

Properties

Lot 153 Deposited Plan 62821, Schmidt Lane, Bowhill
CT Volume 5903 Folio 38

Portion of Lot 751 Deposited Plan 89423, Marina Way, Mannum Waters
CT Volume 6097 Folio 295

Lot 240 Deposited Plan 169989, Government Road, Cambrai
CT Volume 5863 Folio 698

Lot 222 Deposited Plan 208598, Victoria Street, Swan Reach
CT Volume 5753 Folio 23

Lot 223 Deposited Plan 208599, Victoria Street, Swan Reach
CT Volume 5804 Folio 853

Lot 50 Deposited Plan 218027 Collins Road, Tungkillo
CT Volume 5806 Folio 6

Lot 71 Deposited Plan 42484 Greenshields Road, Younghusband
CT Volume 5279 Folio 208

Lot 79 Deposited Plan 10944 Khancoban Place, Younghusband
CT Volume 5546 Folio 266

Lot 73, Deposited Plan 10943 Tom Groggin Drive, Younghusband
CT Volume 5546 Folio 264

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Introduction

Council's Strategic Plan

Mid Murray Council's *Strategic Plan 2020-2024* is a high level document which provides a focus for Council's service delivery over a four year period and was developed in consultation with the public. The plan includes responsibility for the long-term financial sustainability of Council.

What is community land?

Most land that is owned by Council or under its care and control is set aside for the public to use and enjoy.

All local government land (except roads) that is owned by Council or is under the care, control and management of Council is Community Land under the *Local Government Act 1999*, unless it has been exempted through legislation, excluded by resolution of Council or the classification has been revoked.

This land is classified as "Community Land" to make sure it is looked after for the benefit of the whole community and to reflect that some land has special meaning to locals because of important cultural or historic features. Council is responsible for actively managing this land.

Council's overall goal is to create a vibrant and attractive region that is well-planned, with safe and healthy places to live, work and play. When it plans ahead, Council takes into account changing population demographics (in particular ageing), changing community needs and shifts in leisure trends such as the increasing demand for structured recreation activities.

Over time community expectations and priorities change about how Community Land should be used and there are competing demands for its use. Council needs to consider all of these demands and the best way to use ratepayers' money in a way that benefits the majority of people.

Sometimes Council needs to consider whether it is in the long-term interests of the community that the protection of a parcel of land under the classification of Community Land should continue. Council (in consultation with the community) may decide that such protection under this classification is no longer required, to enable the land to be sold and the proceeds used for another community purpose, such as the building of a community facility.

Asset rationalisation presents Council with an opportunity to consider its property portfolio and to align land and service strategies in order to make more efficient and effective use of its land assets. It also enables Council, over time, to provide lower cost, fit for purpose assets that meet the service needs of the local community.

How is community land revoked?

The *Local Government Act 1999* contains important restrictions on the ability of Council to revoke and sell its Community Land. Community Land cannot be sold without first consulting with the broader community and giving the public an opportunity to consider any proposal to sell the land. Council must take into account the views and opinions of the public when Council makes its decision as to whether it will revoke the Community Land status of the land.

There is a further step in the process. The Minister for Planning and Local Government (the Minister) must also consider the overall merits of the proposal and decide whether to consent to the revocation and sale and give Council the authority to proceed.

What is the process?

Section 194 of the *Local Government Act 1999* requires Council to prepare a report on a proposal to revoke the Community Land classification of any land and to place that report on display and follow the steps set out in its public consultation policy before considering any submissions and submitting the proposal to the Minister for Planning and Local Government for decision. The report describes the proposal, the reasons behind it, where the land is located and the possible future use of the land.

What happens to my feedback?

Details about the revocation proposal can be seen on Council's website or at Council offices.

The public has an opportunity to provide their views and opinions to Council administration about the revocation proposal.

Council administration will submit the proposal and report on consultation to Council for consideration.

A copy of any written feedback is included in the report that will be presented to the Elected Members of Council. Council's response to the feedback raised is also included in this report.

Elected Members must consider what the community has to say about the proposal, when they decide whether to make an application to the Minister for his approval.

Council staff may recommend that the classification of the land be revoked at a meeting of Council to enable disposal. Council may decide not to proceed any further. The decision is up to the Elected Members.

What is the role of the Minister?

If Council decides to apply to the Minister for approval, a report must be provided to the Minister that includes a copy of every public submission made during the course of the public consultation and a report on all submissions. The process of consulting the public and its results is an important factor in the Minister's decision whether to approve the proposal or not. The Minister has the discretion to decide one way or the other.

If the Minister approves Council's application - this consent gives Council the authority to pass a resolution to revoke the classification of the land as Community Land. Once that resolution is made at a meeting of Council, then the sale process can start.

The revocation of the Community Land classification does not take effect unless Council makes a resolution to give effect to the proposal. Council may decide that it does not wish to proceed with the resolution.

If Council resolves to revoke the classification, the land is freed from any dedication, reservation or trust affecting the land (other than under the *Crown Lands Act 1929*).

Report for public consultation

This Report:

- Describes the proposal;
- Provides the reasons for the proposal;
- Identifies the land and where it is located;
- Provides a location plan.

Lot 153 Schmidt Lane, Bowhill

Legal description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 153 Schmidt Lane, Bowhill.

Allotment 153 in Deposited Plan Deposited Plan 62821, Certificate of Title Volume 5903 Folio 38.

The land is a small irregular shaped parcel situated on the corner of Schmidt Lane and Providence Drive. The total land area is approximately 0.051 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

The adjoining owner has approached Council regarding purchase of the land to improve access to their property, and create greater land area to meet development requirements enabling them to rebuild their property post flood.

Current use

The land is required to be maintained by Council but is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

Nil

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5903/38)
Date/Time 13/03/2024 11:41AM
Customer Reference VBB
Order ID 20240313004360

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5903 Folio 38

Parent Title(s) CT 5895/673
Creating Dealing(s) RTC 9653765
Title Issued 25/09/2003 Edition 1 Edition Issued 25/09/2003

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 153 DEPOSITED PLAN 62821
IN THE AREA NAMED BOWHILL
HUNDRED OF YOUNGHUSBAND

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

| | |
|---------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |

Portion of Lot 751 Marina Way, Mannum

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification on a portion of Council owned land currently known as Lot 751 Marina Way, Mannum.

Allotment 751 in Deposited Plan 89423, Certificate of Title Volume 6097 Folio 295 is outlined in red on the plan below.

The parcel is a water reserve, located at the Mannum Waters Development. The total area is approximately 8.1990 hectares but is to be subdivided to provide a small portion of land to facilitate an exchange of land with the developers of Mannum Waters. The land is not subject to a [Community Land Management Plan](#).

The location of the portion of Lot 751 proposed for revocation and disposal is shown in the photograph below (delineated in purple, not to scale).



Reason for the revocation proposal

A portion of the allotment, currently known as Allotment 751 will be exchanged for Proposed Lot 951 (as outlined in the map below) , owned by Tallwood Pty Ltd, the Developers of Mannum Waters.

Current use

Allotment 751 is currently used as a water course within the Mannum Waters Development.

How Council proposes to use the proceeds of the exchange of the revoked land?

Council owns a body of water within the Mannum Waters Development, currently known as Lot 751 outlined in red on the map located on the previous page. The developer of Mannum Waters, Tallwood Pty Ltd, owns proposed Lots 950 and 951 as set out in blue on the map below. To increase the commerciality of Lot 950, Tallwood Pty Ltd approached Council seeking to exchange a portion of Council's Lot 751, as delineated in red on the map below, in exchange for Lot 951, which encompasses a boat ramp, public toilets and car parking. Following this exchange, Lot 751 is proposed to become Lot 952. Proposed Lot 951 will become community land, which is appropriate in consideration of the public nature of the infrastructure encompassed within the allotment.

Full report available on [Council's website](#).

How will the proposal affect the local community?

As the Land to come into Council's ownership includes a boat ramp, public toilets and car parking, this tenure will ensure that these assets are maintained for the community and general public. This will have positive economic and social impacts, not only for Mannum Waters, but the broader township of Mannum and region.

Are there any registered interests over the land?

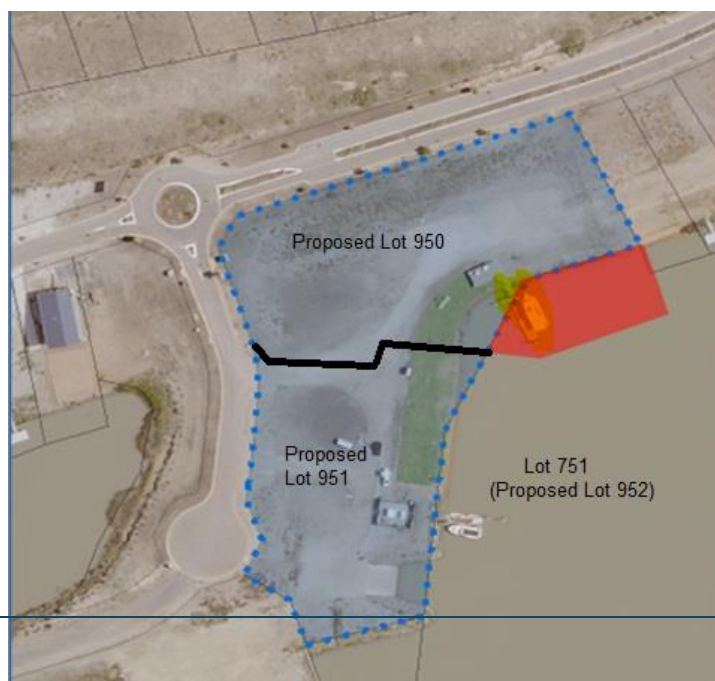
There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the portion of Lot 751 will be exchanged for a portion of Certificate of Title Volume 6244 Folio 181, future Lot 951.



Certificate of Title



Product Register Search (CT 6097/295)
Date/Time 13/03/2024 11:39AM
Customer Reference VBB
Order ID 20240313004328

REAL PROPERTY ACT, 1886



South Australia

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Certificate of Title - Volume 6097 Folio 295

Parent Title(s) CT 6086/269
Creating Dealing(s) RTC 11773947
Title Issued 20/07/2012 Edition 1 Edition Issued 20/07/2012

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 751 DEPOSITED PLAN 89423
IN THE AREA NAMED MANNUM
HUNDRED OF FINNISS

BEING A WATER RESERVE

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED H ON DP 89423 FOR ELECTRICITY SUPPLY PURPOSES TO DISTRIBUTION LESSOR CORPORATION (SUBJECT TO LEASE 8890000) (223LG RPA)

Schedule of Dealings

NIL

Notations

Dealings Affecting Title

| Lodgement Date | Dealing Number | Description | Status |
|----------------|----------------|---|--------------|
| 18/01/2024 | 14205305 | CERTIFIED APPLICATION FOR DEPOSIT OF PLAN | UNREGISTERED |

Priority Notices NIL

Registrar-General's Notes

APPROVED D133189

Administrative Interests NIL

Lot 240 Government Road, Cambrai

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 240 Government Road, Cambrai.

Allotment 240 in Deposited Plan Deposited Plan 169989, Certificate of Title Volume 5863 Folio 698.

The land is situated the end of an unmade, no through road, Government Road, branching from Three Chain Road. The total land area is approximately 1.660 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

The land is subject to an easement.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5863/698)
Date/Time 13/03/2024 11:29AM
Customer Reference VBB
Order ID 20240313004109

REAL PROPERTY ACT, 1886



South Australia

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Certificate of Title - Volume 5863 Folio 698

Parent Title(s) CT 4041/557
Creating Dealing(s) CONVERTED TITLE
Title Issued 04/01/2002 Edition 1 Edition Issued 04/01/2002

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 240 FILED PLAN 169989
IN THE AREA NAMED CAMBRAI
HUNDRED OF ANGAS

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A TO THE MINISTER FOR INFRASTRUCTURE (T 3722363)

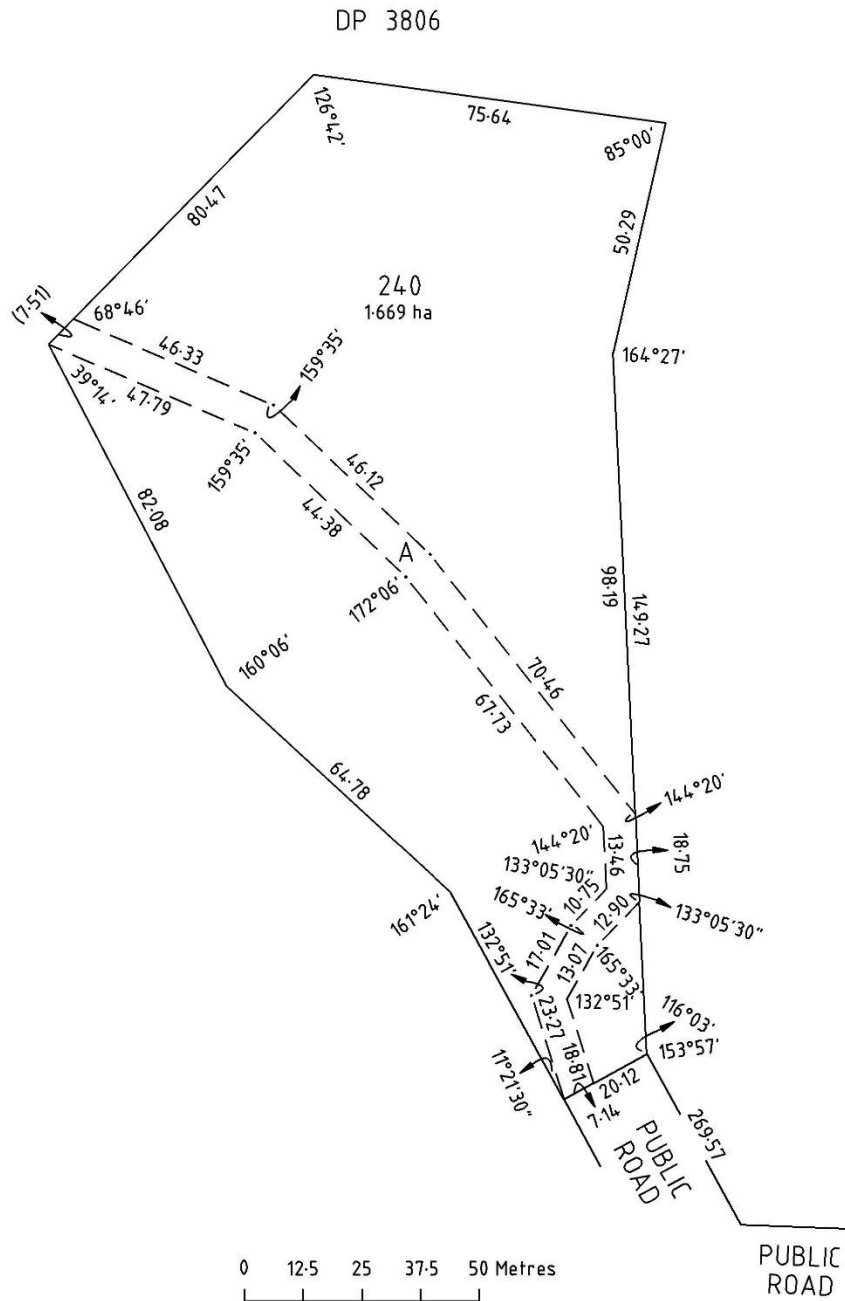
Schedule of Dealings

NIL

Notations

| | |
|---------------------------|-----|
| Dealings Affecting Title | NIL |
| Priority Notices | NIL |
| Notations on Plan | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests | NIL |

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4041/557
SEE TITLE TEXT FOR EASEMENT DETAILS



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 222 Victoria Street, Swan Reach

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 222 Victoria Street, Swan Reach.

Allotment 222 in Deposited Plan 208598, Certificate of Title Volume 5753 Folio 23.

The land is a small square shaped block, situated close to the Swan Reach Ferry Landing. The total land area is approximately 0.0100 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5753/23)
Date/Time 13/03/2024 11:30AM
Customer Reference VBB
Order ID 20240313004139

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5753 Folio 23

Parent Title(s) CT 4044/765
Creating Dealing(s) CONVERTED TITLE
Title Issued 05/04/2000 Edition 1 Edition Issued 05/04/2000

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 222 FILED PLAN 208598
IN THE AREA NAMED SWAN REACH
HUNDRED OF NILDOTTIE

Easements

NIL

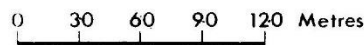
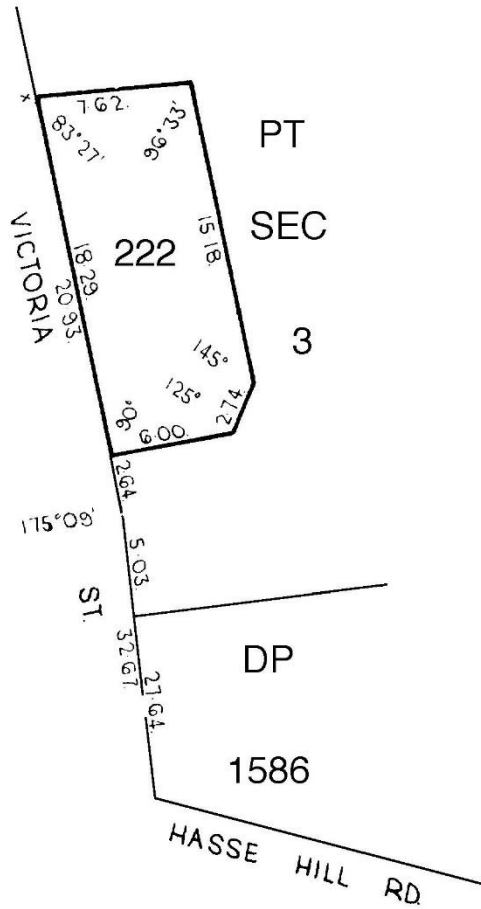
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4044/765



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 223 Victoria Street, Swan Reach

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 223 Victoria Street, Swan Reach.

Allotment 223 in Deposited Plan 208599, Certificate of Title Volume 5804 Folio 853.

The land is a small square shaped block, situated close to the Swan Reach Ferry Landing . The total land area is approximately 0.029 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

The Land is subject to a right of way and an easement.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5804/853)
Date/Time 13/03/2024 11:32AM
Customer Reference VBB
Order ID 20240313004166



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5804 Folio 853

Parent Title(s) CT 3417/143
Creating Dealing(s) CONVERTED TITLE
Title Issued 06/09/2000 Edition 1 Edition Issued 06/09/2000

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 223 FILED PLAN 208599
IN THE AREA NAMED SWAN REACH
HUNDRED OF NILDOTTIE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED B TO THE MINISTER FOR INFRASTRUCTURE (T 2539158)
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

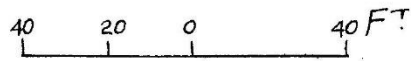
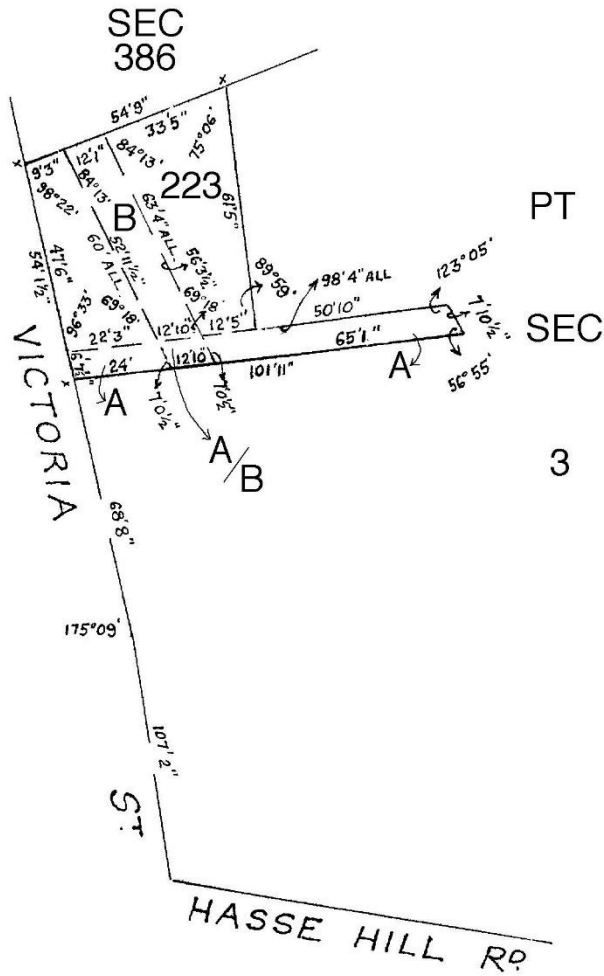
Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 3417/143
SEE TITLE TEXT FOR EASEMENT DETAILS



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 50 Collins Road, Tungkillo

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 50 Collins Road, Tungkillo.

Allotment 50 in Deposited Plan 218027, Certificate of Title Volume 5806 Folio 6.

The land is a large angular shaped block, fronting Collins Road with creek bed running through the centre. The total land area is approximately 0.7000 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5806/6)
Date/Time 13/03/2024 11:33AM
Customer Reference VBB
Order ID 20240313004195

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5806 Folio 6

Parent Title(s) CT 5399/869
Creating Dealing(s) RT 8927816
Title Issued 11/09/2000 Edition 1 Edition Issued 11/09/2000

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 50 FILED PLAN 218027
IN THE AREA NAMED TUNGKILLO
HUNDRED OF TUNGKILLO

Conditions

IN TRUST TO PERMIT SUFFER AND TO BE USED AT ALL TIMES AS A RESERVE FOR WATER

Easements

NIL

Schedule of Dealings

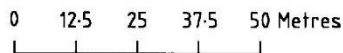
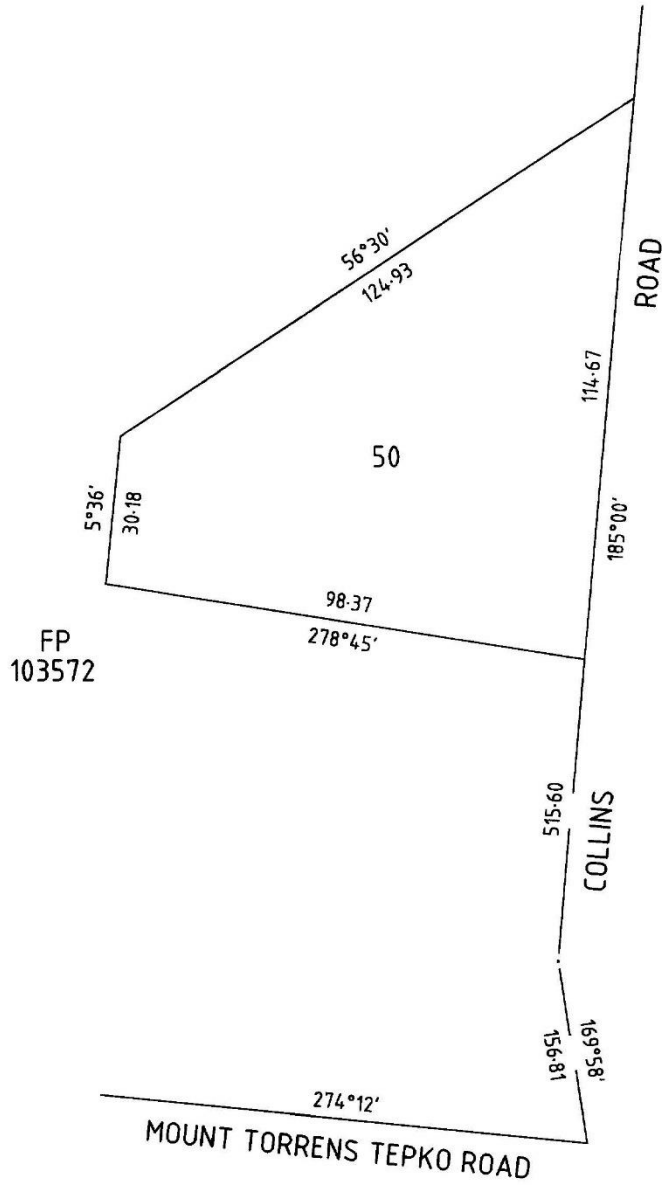
NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Notations on Plan NIL
Registrar-General's Notes NIL
Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 5399/869

LAST PLAN REF: RP 427



NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 71 Greenshields Road, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 71 Greenshields Road, Younghusband.

Allotment 71 in Deposited Plan 42484, Certificate of Title Volume 5279 Folio 208.

The land is a large block, situated between Greenshields Road and East Front Road with access to both roads. The total land area is approximately 1.13 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5279/208)
Date/Time 13/03/2024 11:34AM
Customer Reference VBB
Order ID 20240313004214

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5279 Folio 208

Parent Title(s) CT 4331/271
Creating Dealing(s) RTD 7882960
Title Issued 14/07/1995 Edition 1 Edition Issued 14/07/1995

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 71 DEPOSITED PLAN 42484
IN THE AREA NAMED YOUNGHUSBAND
HUNDRED OF YOUNGHUSBAND

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 158/2002

Administrative Interests NIL

Lot 79 Khancoban Place, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 79, 14/1 Khancoban Place, Younghusband.

Allotment 79 in Deposited Plan 10944, Certificate of Title Volume 5546 Folio 266.

The land is a small square block, situated on Khancoban Place, Younghusband. The total land area is approximately 0.600 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the land be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5279/208)
Date/Time 13/03/2024 11:34AM
Customer Reference VBB
Order ID 20240313004214

REAL PROPERTY ACT, 1886



South Australia

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Certificate of Title - Volume 5279 Folio 208

Parent Title(s) CT 4331/271
Creating Dealing(s) RTD 7882960
Title Issued 14/07/1995 Edition 1 Edition Issued 14/07/1995

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 71 DEPOSITED PLAN 42484
IN THE AREA NAMED YOUNGHUSBAND
HUNDRED OF YOUNGHUSBAND

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 158/2002

Administrative Interests NIL

Lot 73, 17/1 Tom Groggin Drive, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 73, 17/1 Tom Groggin Drive, Younghusband.

Allotment 73 in Deposited Plan 10943, Certificate of Title Volume 5546 Folio 264.

The land is a sloping block, with approximately 15 metre frontage to Tom Groggin Drive. The total land area is approximately 0.0500 hectares.

The land is not subject to a [Community Land Management Plan](#).

The location of the land proposed for revocation and disposal is shown in the photograph below (bordered in red).



Reason for the revocation proposal

It has been identified that the land is currently surplus to the requirements of Council or the Community.

The land does not contribute to Council's strategic objectives and is surplus to Council's requirements.

Current use

The land is not currently utilised by the greater community or Council.

How Council proposes to use the proceeds of the sale of the revoked land?

Any reduction in this financial obligation will allow other community priorities to be considered and potentially accommodated.

The proceeds from the sale of the land parcels will be used to reduce Council debt, for the purchase of new income generating assets or to fund new capital works of a strategic nature for broader community benefits.

How will the proposal affect the local community?

The sale will have positive economic impacts to the Mid Murray Council region.

Are there any registered interests over the land?

There are no registered interests over the land.

Dedication, reservation or trust to which the land is subject?

The land is not subject to a dedication, reservation or trust. Council owns the land in fee simple.

Intention of Council once revocation has occurred:

Should the proposed revocation of Community Land Classification proceed, it is Council's intention that the property be sold in accordance with Council's [Disposal of Land and Assets Policy](#).

Certificate of Title



Product Register Search (CT 5279/208)
Date/Time 13/03/2024 11:34AM
Customer Reference VBB
Order ID 20240313004214

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South Australia

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Certificate of Title - Volume 5279 Folio 208

Parent Title(s) CT 4331/271
Creating Dealing(s) RTD 7882960
Title Issued 14/07/1995 Edition 1 Edition Issued 14/07/1995

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 71 DEPOSITED PLAN 42484
IN THE AREA NAMED YOUNGHUSBAND
HUNDRED OF YOUNGHUSBAND

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Registrar-General's Notes

AMENDMENT TO DIAGRAM VIDE 158/2002

Administrative Interests NIL

Have Your Say

You are invited to make a submission on the proposed revocations of community land classification. Your submission must be made in writing and include your name, address and contact information.

Please note, all submissions will become public documents upon receipt.

Your feedback is important, it will be reported to a Council Meeting after the close of the consultation, and will be used to guide our decision making in relation to the proposal.

You can make a submission on the draft *Community Land Revocation Proposal* by **24 April 2024**.

There are several ways in which you can provide feedback:

Email

Comments or written submissions can be emailed to postbox@mid-murray.sa.gov.au

The subject of the email should be “Community Consultation – Community Land Revocation Proposal”

In Writing

All written submissions must be received by **24 April 2024** and should be addressed to:

Community Consultation

Community Land Revocation Proposal

PO Box 28,

Mannum SA 5238

Community Meeting

A community meeting on the proposed Revocations will be held in person or via Zoom:

5:30 pm on Thursday, 11 April 2024

Please visit Council’s website www.mid-murray.sa.gov.au/council/latest-news/public-consultation, email mmccommunications@mid-murray.sa.gov.au or call Council’s Strategy, Innovation and Governance Officer, Vicki Bell-Booth, on 8569 0100 for further details, to register your attendance or to receive the Zoom meeting link and ID.

What happens next?

Your feedback is important to us.

Mid Murray Council staff will collate all feedback and this report will be presented to Council for consideration prior to any decision on Community Land revocations being made. It is envisaged that the report reviewing the submissions received during the public consultation period will be presented to Council’s meeting of May 2024.

If you need any further information, please contact Council’s Manager – Strategy, Innovation and Governance, Dallis Von Wald, on 08 8569 0100 or postbox@mid-murray.sa.gov.au.