

Proposal to revoke classifications of Community Land

-

Community Feedback What We Heard Report

Introduction:

This Community Engagement Feedback Report is prepared in relation to the proposal to commence the revocation of community land status for the following Council owned properties, for future disposal:

- Lot 72 Tom Groggin Drive, Younghusband CT Volume 5546 Folio 263
- Lot 84 Panorama Avenue, Younghusband CT Volume 5546 Folio 269
- Lot 76 Khancoban Place, Younghusband CT Volume 5546 Folio 262
- Lot 78 Khancoban Place, Younghusband CT Volume 5548 Folio 196
- Lot 80 Khancoban Place, Younghusband CT Volume 5546 Folio 268
- Lot 865 Angas Valley Road, Sanderston CT Volume 5827 Folio 984
- Lot 155 Providence Drive, Bowhill CT Volume 5903 Folio 40
- Lot 164 Schmidt Lane, Bowhill CT Volume 5903 Folio 49
- Lot 165 Schmidt Lane, Bowhill CT Volume 5903 Folio 50
- Lot 166 Schmidt Lane, Bowhill CT Volume 5903 Folio 51
- Lot 262 Old Sanderston Road, Sanderston CT Volume 5819 Folio 790
- Lot 148 Angas Valley Road, Sanderston CT Volume 5830 Folio 862

Purpose of Engagement:

The purpose of community engagement was to provide clear information to stakeholders, local residents and the community in relation to the proposal to potentially revoke the Community Land status on the selected properties for the purpose of the potential future disposal. To afford interested persons with an opportunity to provide feedback on the proposal and to comply with legislative requirements.

Engagement/communication methods:

Internal consultation undertaken did not identify strategic or operational needs for Council to retain ownership of the subject parcels of land, however it is integral to the process to understand the community's thoughts on the proposed revocation.

Community Consultation on the proposal to revoke the Community Land classification on the selected properties was open for 26 days between 27 November 2025 and 23 December 2025:

- 33 letters were distributed to adjacent property owners of the selected properties
- 859 emails were distributed to community members and groups registered to receive Council news and information.
- Notices were placed in the following newspapers:
 - The Murray Pioneer – 26 November 2025 Edition
 - The Leader –26 November 2025 Edition
 - Murray Valley Standard – 27 November 2025 Edition
 - Waikerie District News - 28 November 2025 Edition
- A Community Information Session was held on Wednesday 10 December 2025 at the Mannum Senior Citizens Rooms – 49 Adelaide Road, Mannum, with 16 community members in attendance.
- Facebook posts were scheduled throughout the consultation period and published on 3 December, 9 December and 19 December 2025.
- Advertised on Council's website:
 - Latest News Item (fixed to home page for the entire period of consultation)
 - Public Consultation Page – Your Say Website

Revocation of Land from Community Land ClassificationPursuant to Section 194 of the *Local Government Act 1999*

Notice is hereby given, in accordance with Section 194 of the *Local Government Act 1999* and Council's *Public Consultation Policy*, that Mid Murray Council resolved at its meeting held 18 November 2025, that the public be consulted over the proposal to remove the Community Land classification of land located:

Lot 72 Tom Groggin Drive, Younghusband CT Volume 5546 Folio 263
Lot 84 Panorama Avenue, Younghusband CT Volume 5546 Folio 269
Lot 76 Khancoban Place, Younghusband CT Volume 5546 Folio 262
Lot 78 Khancoban Place, Younghusband CT Volume 5548 Folio 196
Lot 80 Khancoban Place, Younghusband CT Volume 5546 Folio 268
Lot 865 Angas Valley Road, Sanderston CT Volume 5827 Folio 984
Lot 155 Providence Drive, Bowhill CT Volume 5903 Folio 40
Lot 166 Schmidt Lane, Bowhill CT Volume 5903 Folio 51
Lot 164 Schmidt Lane, Bowhill CT Volume 5903 Folio 49
Lot 165 Schmidt Lane, Bowhill CT Volume 5903 Folio 50
Lot 262 Old Sanderston Road, Sanderston CT Volume 5819 Folio 790
Lot 148 Angas Valley Road, Sanderston CT Volume 5830 Folio 862

Council is considering the revocation of the community land classification of the land for the purposes of potentially making the land available for disposal in accordance with Council's *Disposal of Land & Assets Policy*. The detailed *Proposal to Revoke Community Land Classification Report* is available for inspection on Council's website, www.mid-murray.sa.gov.au, or at any of Council's Offices.

How to provide feedback:

Written submissions will be accepted until 5:00 pm Tuesday 23 December 2025.

- By post PO Box 28, Mannum SA 5238
- By email postbox@mid-murray.sa.gov.au
- Feedback form www.engagement.mid-murray.sa.gov.au
- In person, in writing.

Persons making a submission should indicate whether they wish to address Council by way of a deputation.

Community meeting

A community meeting on the proposed Revocations will be held:

In person: Mannum Senior Citizens Rooms - 49 Adelaide Road, Mannum
10 December 2025 at 4.00pm

Via Zoom: 10 December 2025 at 5.30pm

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 Governance Officer, Vicki Bell-Booth, on 8569 0100 to register your attendance or to receive the Zoom meeting link and ID.

What happens next

Following the public consultation period, a further report will be submitted to Council to enable it to consider the submissions received.

Where to obtain further information

Visit Council's Your Say Website: <https://engagement.mid-murray.sa.gov.au/>, or
Contact Council's Governance Officer, Vicki Bell-Booth on 8569 0100.

Ben Scales
CHIEF EXECUTIVE OFFICER

Participant Responses

During the consultation period 51 submissions were received and have been attributed to each property referenced below.

Property Address	Number of responses
Lot 72 Tom Groggin Drive, Younghusband	3
Lot 84 Panorama Avenue, Younghusband	4
Lot 76 Khancoban Place, Younghusband	5
Lot 78 Khancoban Place, Younghusband	2
Lot 80 Khancoban Place, Younghusband	30
Lot 865 Angas Valley Road, Sanderston	0
Lot 155 Providence Drive, Bowhill	2
Lot 164 Schmidt Lane, Bowhill	6
Lot 165 Schmidt Lane, Bowhill	4
Lot 166 Schmidt Lane, Bowhill	9
Lot 262 Old Sanderston Road, Sanderston	0
Lot 148 Angas Valley Road, Sanderston	0
Blanket response	2

Notes:

The total number of responses recorded is greater than the number of individual submissions received. This is because each submission that refers to multiple properties has been counted separately for each property listed in the submission. As a result, the tally above reflects the number of responses attributed to each property, rather than the total number of individual submissions.

Individuals who submitted a written response in addition to signing the petition regarding Lot 80 Khancoban Place, Younghusband have been counted as a single response only.

Each individual submission is summarised on the following table and provided as an attachment to this report.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
Lot 72 Tom Groggin Drive, Younghusband CT Volume 5546 Folio 263	<i>Cryss Filsell</i>	The land is a reserve with the function to drain away rain and stormwater runoff during rain and storm events.	Does not support revocation of Community Land Status	Large area of watercourse, therefore it is recommended that Community Land Status remain over this property.
	<i>N. Mallen</i>	The land is a natural creek corridor and provides stormwater flow through the housing area. Any potential builds on the land will devalue the existing residences due to loss of views.	Does not support revocation of Community Land Status	Large area of watercourse, therefore it is recommended that Community Land Status remain over this property.
	<i>Wayne Steed</i>	The land is a permanent water course and drains away rain and stormwater runoff during rain and storm events.	Does not support revocation of Community Land Status	Large area of watercourse, therefore it is recommended that Community Land Status remain over this property.
Lot 84 Panorama Avenue, Younghusband CT Volume 5546 Folio 269	<i>Anne & Michael Hindley-Cooke</i>	Land is understood to be included in the lease to the RCPA. The property also accommodates the pump shed supplying water to the River Cove Estate.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>Cryss Filsell</i>	The land is a reserve with the function to drain away rain and stormwater runoff during rain and storm events.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>N. Mallen</i>	The land is a natural creek corridor leading into the flood plain and provides stormwater flow through the housing area. Any potential builds on the land will devalue the existing residences due to loss of views.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>Wayne Steed</i>	The land is a permanent water course and drains away rain and stormwater runoff during rain and storm events. The property also has water lines to homes adjacent to the River Cove Pump Shed running through it.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
Lot 76 Khancoban Place, Younghusband CT Volume 5546 Folio 262	<i>Anne & Michael Hindley-Cooke</i>	The water supply for two homes (Sec 718 & Sec 729) run through this block. The property also provided access to residents of Perseverance Court, Gowling Court, East Front Road, the Caravan Park and Khancoban Place during the floods.	Does not support revocation of Community Land Status	Will require easement, however, it is recommended that Community Land Status be removed from this property.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
	<i>Cryss Filsell</i>	The land is a reserve with the function to drain away rain and stormwater runoff during rain and storm events.	Does not support revocation of Community Land Status	Will require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>Wayne Steed</i>	The land provides access for residents in the event of flooding and/or fire. A waterline also runs through this property.	Does not support revocation of Community Land Status	Will require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>Simon Black</i>	Concerns raised in relation to access to garages used for secure boat storage.	Does not support revocation of Community Land Status	Will require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>Steve Dolling</i>	Concerns raised in relation to access to garages used for secure boat storage. The property was also used as access to the Caravan Park for residents during the recent floods.	Does not support revocation of Community Land Status	Will require easement, however, it is recommended that Community Land Status be removed from this property.
Lot 78 Khancoban Place, Younghusband CT Volume 5548 Folio 196	<i>Cryss Filsell</i>	The land is a reserve with the function to drain away rain and stormwater runoff during rain and storm events.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
	<i>N. Mallen</i>	The land is a natural creek corridor and provides stormwater flow through the housing area. Any potential builds on the land will devalue the existing residences due to loss of views.	Does not support revocation of Community Land Status	May require easement, however, it is recommended that Community Land Status be removed from this property.
Lot 80 Khancoban Place, Younghusband CT Volume 5546 Folio 268	<i>Cryss Filsell</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>N. Mallen</i>	The land is a natural creek corridor and provides stormwater flow through the housing area. Any potential builds on the land will devalue the existing residences due to loss of views.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
				Community Land Status remain over this property.
	<i>Monica & Gary Norton</i>	The land provides an area of open space utilised by the community, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Peter Collett</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Sue Baxter</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Terry Chamberlain</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Damian Hurst</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Terese Walter</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Wayne Steed</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
	<i>Karen Sichler</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Brad Fuss</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Peter Adams</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Kay McFarlane</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Fran Barnes</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Tim Adams</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Helen Adams</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Elaine Borchardt</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
				Community Land Status remain over this property.
	<i>Sylvia Glennon</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Wayne Robertson</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Danny Jones</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Ryan Cowley</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Gayle Cowley</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Avril Button</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Malcolm Button</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
	<i>Jude Lowrey</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Cherrie Cane</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Ray Cane</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Clint Duyster</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Vanessa Hurst</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
	<i>Mikkala Eades</i>	The land provides the community with an area of open space, is a habitat for local wildlife and is a natural water course.	Does not support revocation of Community Land Status	Community use of the land and water course. it is recommended that Community Land Status remain over this property.
Lot 865 Angas Valley Road, Sanderston CT Volume 5827 Folio 984	<i>Nil specific responses received</i>	N/A	N/A	It is recommended that Community Land Status be removed from this property.
Lot 155 Providence Drive, Bowhill CT Volume 5903 Folio 40	<i>Terrence Schmidt</i>	Objection to the revocation of Community Land status. Have requested to make a deputation to the 27 January 2026 Meeting of Council.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Brenton Barr</i>	Concerns raised regarding access to the front of the river in the case of an emergency	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
Lot 166 Schmidt Lane, Bowhill CT Volume 5903 Folio 51	<i>Terrence Schmidt</i>	Objection to the revocation of Community Land status. Have requested to make a deputation to the 27 January 2026 Meeting of Council.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Karin Kosiol</i>	Concerns raised regarding further congestion in the area and added pressure on the riverfront. The land is used as overflow parking in peak periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>David Nicol</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Anonymous</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Brett & Ljubinka Gillett</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Hardy Kosiol</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Cheryl & Jim Hart</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Michelle Jones</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Wayne & Michelle Leue</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods. Half of the area has been maintained privately to provide a community space for children to play.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
Lot 164 Schmidt Lane, Bowhill CT Volume 5903 Folio 49	<i>Terrence Schmidt</i>	Objection to the revocation of Community Land status. Have requested to make a deputation to the 27 January 2026 Meeting of Council.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Danny Watson</i>	Concerns raised regarding the increase in residents and traffic if the property were to be developed.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>David Nicol</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.

Community Feedback Summary

Property	Name of Respondent	Key Themes	Overall Sentiment	Recommendation
	<i>Liam Koza</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods and for access for emergency vehicles	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Anonymous</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Brett & Ljubinka Gillett</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
Lot 165 Schmidt Lane, Bowhill CT Volume 5903 Folio 50	<i>Terrence Schmidt</i>	Objection to the revocation of Community Land status. Have requested to make a deputation to the 27 January 2026 Meeting of Council.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>David Nicol</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Anonymous</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
	<i>Brett & Ljubinka Gillett</i>	Safety concerns raised if this area cannot be used for off street parking during busy periods.	Does not support revocation of Community Land Status	It is recommended that Community Land Status be removed from this property.
Lot 262 Old Sanderston Road, Sanderston CT Volume 5819 Folio 790	<i>Nil specific responses received</i>	N/A	N/A	It is recommended that Community Land Status be removed from this property.
Lot 148 Angas Valley Road, Sanderston CT Volume 5830 Folio 862	<i>Nil specific responses received</i>	N/A	N/A	It is recommended that Community Land Status be removed from this property.
Blanket Response	<i>Peter Wilkinson</i>	Sell the land.	Supports the revocation of Community Land Status	
	<i>Murraylands and Riverland Landscape Board</i>	No concerns or comments on the proposed revocation of community land classification with regards to landscape management or natural resource.	Supports the revocation of Community Land Status	

Individual submissions attached to this document below.

Response No:
1

Contribution ID: 778

Member ID:

Date Submitted: Dec 23, 2025, 04:55 PM

Q1 First and Last Name

Short Text Terrence Schmidt

Q2 Suburb

Short Text Bowhill

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text

Yes, we object to the Revocation of Community Land at:
Lot 155 Providence Drive, Bowhill CT Volume 5903 Folio 40
Lot 166 Schmidt Lane, Bowhill CT Volume 5903 Folio 51
Lot 164 Schmidt Lane, Bowhill CT Volume 5903 Folio 49
Lot 165 Schmidt Lane, Bowhill CT Volume 5903 Folio 50

We wish to make a deputation to the 27 January 2026 Meeting of Council

Response No:
2

Contribution ID: 776

Member ID:

Date Submitted: Dec 22, 2025, 03:40 PM

Q1 First and Last Name

Short Text Danny Watson

Q2 Suburb

Short Text Bowhill

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text I wish to address my concerns with Lot 164 Schmidt Lane, Bowhill, as this land directly effects our property. This seems to be a blatant cash grab for council, a council that already sees it's residents as a number and dollar sign. Schmidt lane as a road is appalling, and by increasing the traffic by adding 2 more properties will only make it worse. I have already addressed council with the safety hazzard of the dead tree on the corner of Schmidt Lane, to no avail. I have also addressed council with the issue of a run over water meter, also to no response (as yet). The increase of residents and traffic will only add to the problems that council (obviously) can not keep up with now. Lot 164 is being used as a though fare and a parking lot. On one hand this will cease if it is built on, on the other hand, how much more damage will come to my property with builder etc that don't care about the area that they work. We originally bought our property as it had reserves on both sides. We may just move on it we are going to get built in.

Q1 First and Last Name

Short Text Karin Kosiol

Q2 Suburb

Short Text Bowhill

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text

To Whom it May Concern

As a concerned member of the community, I strongly oppose the proposed sale of our local reserve by the Council, specifically the land located in Bowhill known as Lot 166, Schmidt Lane.

This reserve is not simply a parcel of land on a map; it is a shared public space that supports community wellbeing and safety. Its sale would have significant long-term consequences, raising serious safety, environmental, and social concerns.

The loss of this reserve would remove much-needed open space at a time when population density is increasing. These allotments along Schmidt Lane have always been designated as reserves. This area is already three dwellings deep, unlike other parts of Bowhill where there is typically only one dwelling between the road and the riverfront. Removing this open space would further intensify an already congested area.

Increased development would also place additional pressure on the riverfront. This section of Bowhill already experiences heavy use, with a high number of boats and jet skis during busy periods. Adding more dwellings and residents would significantly increase safety risks, particularly on and near the river. When this land was originally developed by Prodec, these parcels were intended to remain as reserves for this very reason.

The sale of this land would also increase the risk of accidents, especially for children walking or riding bikes. With no provision for on- or off-street parking in Schmidt Lane, the reserve currently serves as essential overflow parking during peak times. Without it, vehicles are forced to park in front of or alongside dwellings, blocking accessways for emergency and service vehicles, or along the riverbank, creating further hazards. This space is heavily used and critically important to the area.

Selling this land would result in permanent negative impacts that far outweigh any short-term financial gain. I strongly urge the Council to listen to the concerns of the community and retain this reserve for the benefit and safety of current and future residents.

Thanks & Kind Regards

Karin Kosiol

Property owner Bowhill

Response No:
4

Contribution ID: 747

Member ID:

Date Submitted: Dec 15, 2025, 10:28 AM

Q1 First and Last Name

Short Text David Nicol (Per Carolyn Nicol - Title holder)

Q2 Suburb

Short Text West Beach (Shack 80 Bowhill)

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text Lots 164, 165 & 166 at Schmidt Lane Bowhill should remain public use land. Reason for this is the areas are required for off street parking of cars & boats / trailers during busy periods. If land is made private all cars & trailers will have to park on Schmidt Lane & Providence Drive causing safety risks for walkers & kids on bikes etc.

Response No:
5

Contribution ID: 720

Member ID:

Date Submitted: Dec 09, 2025, 06:02 PM

Q1 First and Last Name

Short Text Liam Koza

Q2 Suburb

Short Text Bowhill

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text Hi Team,

My family have owned a place at Bowhill for almost 30 years on Schmidt Lane at Bowhill. To put it simply, the land is a communal space and has been for an extended period of time. We've taken care of the block and ensure it's not a hazard for fire as well as snakes etc. there is simply nowhere to park due to us not having the extra room that the residents of providence drive have. Taking these blocks would clog up the river for no reason as well as removing valuable access for emergency service vehicles.

Please don't make this change, this doesn't add any value nor has any resident got an issue with the current setup.

Thanks,
Liam

Response No:
6

Contribution ID: 708

Member ID:

Date Submitted: Dec 09, 2025, 09:17 AM

Q1 First and Last Name

Short Text

[REDACTED]

Q2 Suburb

Short Text

Bowhill

Q3 Email

Email

[REDACTED]

Q4 Do you wish to remain anonymous

Multi Choice

Yes

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text

A significant amount of these parcels of land seem to be thoroughfares to other properties (driveways etc). How will access to the existing properties be managed if land revocation occurs and is sold to a private entity? Will surrounding dwelling owners have first right of option to acquire the land so they do not lose amenity?

In particular to the Bowhill lots being proposed:

Lot 155: no direct issues.

Lot 166, 164, 165: these lots are currently accessed by the broader community when visiting the region (carparking). This is particularly important in high peak periods, with the current volume of dwellings. If these lots were unavailable for public use the access and ability for visitors to park would become significantly unmanageable and would pose heightened safety risks to visitors and residents as the verges on either side of the road are not deep enough for cars to park at an angle to enable greater spaces - but this would be the only option for people to do. The revocation of those Bowhill parcels of land would have un-intended consequences of high street parking (including day visitors with boat and jetski trailers), making visibility and access at certain points of Providence Drive low, leading to a high risk of car-person collision in an area where hospital access is 30-40 minutes away. In addition, it will also mean that people walking on the side of the road to exercise or go to the shops are at heightened risk of injury or obstructed pathways as cars line both sides of the road, leaving no room for a safe walkway.

I encourage council to address street parking, not by taking away ability to park on street, but by negotiating to acquire additional land on the farm land side of Providence Dr to either make the road and parking spaces wider to accommodate this. Or alternatively, do not proceed with revocation of the parcels Lot 166,164,165 Schmidt Lane as these have high community use and ultimately lead to greater community road safety.

Response No:
7

Contribution ID: 643

Member ID:

Date Submitted: Dec 07, 2025, 07:12 AM

Q1 First and Last Name

Short Text Peter wilkinson

Q2 Suburb

Short Text Mannum

Q3 Email

Email

[REDACTED]

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text Sell it. For what reason does council need to own this land.

Response No:
8

Contribution ID: 641

Member ID:

Date Submitted: Dec 06, 2025, 12:17 PM

Q1 First and Last Name

Short Text Anne & Michael Hindley-Cooke

Q2 Suburb

Short Text Younghusband

Q3 Email

Email

Q4 Do you wish to remain anonymous

Multi Choice No

Q5 Would you like to make any comments on the Revocation of Community Land Classification??

Long Text

Re Lot 84 Panorama Dr. As past Secretary of RCPA for 26 years, about 2 years ago I was advised by a person in the Lease Dept that this block was included in our Lease with Council. This block accommodates our Pump Shed supplying water to the River Cove Estate, so very important to the area.

we must have free access to this land. It should not, cannot be sold off. I feel some research with the Leasing Dept. should be done by Council regarding this arrangement with our Lease and this block of land.

Regarding Lot 76 Khancoban Plan. Firstly our water supply to 2 Homes, on Sec 718 & Sec 729 runs across this block.

Also this block proved extremely important during the recent floods when the only exit route for residents of Perseverance Court, Gowling Court, East Front Rd and the Caravan Pk was through the Caravan Pk over this block to Khancoban Pl - making their way through to Panorama Dr and up the cliff emergency track cut by the Emergency Services. This block cannot be made unavailable by being sold off - the floods will return and it is the only available exit route for the 300 plus ratepayers living in the Younghusband area.

Other blocks in the area for sale were put aside by the Developers because during heavy rainfall the water comes over the cliff in waterfalls and floods these blocks and it last happened only a few years ago. Any buildings erected would be flooded or dislodged.

ALSO, The Env Dept will not allow any more blocks on our Water Licence - therefore water is not available to any of these blocks.

I hope this information is useful, I was secretary and a founding member of the River Cove Progress Assoc. - If you have any questions please contact me.

[REDACTED]

From: Brenton Barr [REDACTED]
Sent: Saturday, 20 December 2025 12:35 PM
To: Post Box [REDACTED]
Subject: IEM23436-25 - 9/PUB/CUST/1 - Opposition to 'revoke community land classification lot 155 Providence Drive Bowhill'

Attention Mid- Murray Council:

We strongly object to the proposal to revoke the Community Land classification of Council owned land at Lot 155 Providence Drive, Bowhill (Allotment 155 in Deposited Plan 62821, Certificate of Title Volume 5903 Folio 40.)

Under your terms of reference you state:

'Current use'

'At present, the land is not being used by the greater community as a reserve for recreational purposes, nor is it being utilised by the Council for any purpose'.

This parcel of land was NOT set aside for recreational purposes, it was set aside for :

Access to crown land at the front of the river for the community (which it is still used for)

Access to the river front for council/government etc in the event of needs for remediation of trees/ river bankfollowing natural events (ie river bank collapses / fallen trees etc.)

Access to the front of the river and associated properties for emergency services (ie SAAS, CFS, SAPOL) in the event of fires, river accident/injuries etc.

Following the recent flooding and reconstruction of a large number properties along this stretch, new properties are now being built 'boundary to boundary' with no ability for the community (or most importantly emergency services) to access the front of the river. It is vitally important to be able to access the river front without delay for numerous reasons (as stated above).

It would be negligent of the council to expose the residents and community to unnecessary delays in what could be critical lifesaving delays due to an inability to access the riverfront/crown land in the event of an emergency. With the amount of high risk activities and water sports undertaken along this stretch of the river access to the water front is a critical part of ensuring the community is best served by quick and easy access for emergencies.

While we understand councils are always looking for a way to increase revenue, exposing the community to increased risks and delayed emergency responses would not be looked upon favourably. If the council does proceed with selling off this parcel of land they will have to deal with the potential fallout in the event that time critical responses will be affected by their decision to raise their financial position.

Regards

Brenton Barr [REDACTED] Bowhill
[REDACTED]



P1 of 4

Community Consultation
Community Land Revocation Proposal
c/ PO Box 28
Mannum 5238

22 Dec 2025
Cryss Filsell
Younghusband
[REDACTED]

Attention: MMC Mayor, MMC Elected Members, MMC CEO,
MMC Staff & The Minister For Local Govt.

- Thankyou for the email notifying me of Mid Murray Council's Proposed Revocation of Community Land Classification Report for community consultation.
- Thankyou for the opportunity to provide feedback on the proposed revocations for various parcels of land; in particular I refer to the 5 parcels of land in Younghusband.
- I do not agree with Mid Murray Council's proposal to remove the Community Land classification from:
 - Lot 72 Tom Greggin Drive Younghusband
 - Lot 84 Panorama Ave Younghusband
 - Lot 76 Khancoban Place Younghusband
 - Lot 78 Khancoban Place Younghusband
 - Lot 80 Khancoban Place Younghusband
 each Lot being a reserve
- & I do not agree to Mid Murray Council making this land available for disposal, now or in the future.
- & I do not agree with Mid Murray Council's perception that these parcels of land are currently underutilized; and I can't see how water courses can be considered surplus to the requirements of Council & Community.
- & I do not agree with how ^{MMC} Council proposes to use the proceeds of the sale of the revoked land; I don't think the revocation & sale will have any positive outcomes for the local community.
- I do not support this Community Land Revocation Proposal.

PTO

re Community Land Revocation Proposal.

- With reference to Lot 80 Khancoban Place Younghusband,
I have signed a petition against the revocation & sale.
- Lot 72 Tom Groggin Drive Younghusband
 - The land is not a house block.
 - The land is a reserve
 - The land is part of an intermittent water course, a tributary ^(of the R. Murray)
 - The land's function is to drain away rain & stormwater runoff during rain & storm events.
 - The land has environmental, riparian & biodiversity importance & as such is a community asset.
- Lot 84 Panorama Ave Younghusband
 - The land is not a house block
 - The land does not front a sealed road, as stated & depicted.
 - The land is a reserve
 - The land at its higher aspect is part of an intermittent water-course, once a tributary of the River Murray. At its lower aspect it is in the flood 'plain' of the River Murray & was once connected to the nearby ephemeral wetland.
 - The land's function is to drain away rain & stormwater runoff during rain & storm events, & to potentially become inundated during River Murray high-water events.
 - The land has environmental, riparian & biodiversity significance & as such is a community asset.

Community Land Revocation Proposal

- Lot 76 Khancobin Place Younghusband

The land is not a house block

The land is a reserve. Plan SA also assigns Conservation Zone to this.

The land is adjacent to land that was inundated during the River Murray 2022/23 high-water event.

The land's function is to drain away rain & storm water runoff during rain & storm events & to potentially be inundated in a River Murray high-water event.

The land has environmental, riparian & biodiversity significance & as such is a community asset.

- Lot 78 Khancobin Place Younghusband

The land is not a house block

The land is a reserve

The land does not front Collins Road as stated.

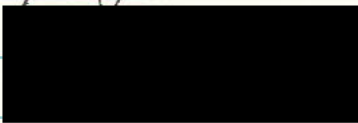
The land is part of an intermittent water course. At its higher aspect it has signs of erosion. At its low-lying aspect it is adjacent to land that was inundated during the River Murray 2022/23 high-water event.

The land's function is to drain away rain & storm water runoff during rain & storm events, & to be potentially inundated during a high-water event, of the River Murray of which ^(the watercourse) it is a tributary. The land has environmental, riparian & biodiversity significance & as such is a community asset.

PTO

Community Land Revocation Proposal

- I note that the Minister for Local Govt made the decision in Dec 2024 to approve Mid Murray Council's March 2024 proposal to revoke the classification as Community Land from Lot 79 (reserve) Khancobin Place & Lot 73 (reserve) Tom Groggin Drive, both in Younghusband.
- I also note that following this, Mid Murray Council, at its January 2025 Council meeting, resolved to approve the revocation of Lot 79 (reserve) & Lot 73 (reserve) as above, with the CEO being authorized to negotiate & facilitate the sale of these (and other lots elsewhere), if applicable...
- Now there are 5 more Lots (reserves) in Younghusband (& other Lots elsewhere) earmarked in this current proposal.
- What assurance do I have then, as a resident, that the remaining Lots (reserves) in this Younghusband settlement* will continue to be protected under the classification of Community Land?

CFilsell
Cryss Filsell
Younghusband


[*Khancobin - Geehi - Panorama]
[- Tom Groggin - East Front Rd]

END

Community Consultation – Community Land Revocation Proposal

Community Consultation

Community Land Revocation Proposal

PO Box 28,

MANNUM SA 5238

[Lot 166 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 51

[Lot 164 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 49

[Lot 165 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 50

22/12/2025

As property owners on Schmidt Lane at Bowhill, we are overwhelmingly concerned about the proposed revocation of community land. As such, we feel obliged to formally place our concerns on the record.

Firstly, we acknowledge Council's reasons for exploring the revocation proposal. However, while Council has identified that the land is currently surplus to its own requirements, we strongly disagree that it is surplus to the requirements of the community.

Lot 165 is located directly behind our home. Most weekends, this area is full of cars and boat trailers that would otherwise need to be parked elsewhere. While I acknowledge that this area is not intended for car parking, its current use must be considered, particularly given the limited alternatives and the safety concerns that would arise if the land were revoked.

The width of Schmidt Lane is only just sufficient to allow vehicles to pass one another head on. If cars are forced to park on Schmidt Lane, this would create significant congestion issues. Emergency service vehicles and waste management trucks would also have very limited access.

Access to boat garages (including our own) would be severely impacted if cars were parked on Schmidt Lane. On more than one occasion, we have been required to delay my departure because we were unable to return our boat to the shed due to cars being parked on Schmidt Lane.

Without access to this land, cars and trailers will be encouraged to park along the river frontage, creating serious safety concerns when vehicles are travelling across the lawn among groups of people enjoying the river area. If cars are instead encouraged to park on Providence Drive as an alternative, in my opinion, the same concerns remain.

Bowhill is already a very busy, congested, and crowded location. I hope Council has taken the time to thoroughly research and consider this. At peak holiday times, I and many other property owners share genuine concerns about the number of people in Bowhill at any one time, particularly given that Bowhill has only one entry and exit road. In the event of an emergency (such as a scrub fire), the situation could be catastrophic if parking congestion is not adequately considered.

At peak times, with approximately 228 shacks, averaging around four cars per shack, plus at least one boat trailer per shack, this equates to parking requirements in excess of 1,000 vehicles and trailers, not including caravans.

Council has also suggested that the land does not contribute to its strategic objectives and is surplus to its requirements. We would challenge this position and suggest that Council has a strategic obligation to the community and ratepayers to consider and contribute to a safer and more functional environment for all. The land proposed for revocation plays a very important role in achieving this.

Community Consultation – Community Land Revocation Proposal

Community Consultation

Community Land Revocation Proposal

PO Box 28,

MANNUM SA 5238

[Lot 166 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 51

[Lot 164 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 49

[Lot 165 Schmidt Lane, Bowhill](#) CT Volume 5903 Folio 50

22/12/2025

It is for these reasons that we strongly and overwhelmingly appose Community land revocation for all parcels of land on Schmidt Lane.

Yours Sincerely

Brett & Ljubinka Gillett



Bowhill SA 5238

From: Adam Webmail [REDACTED]
Sent: Thursday, 4 December 2025 2:04 PM
To: Post Box
Cc: Karin Kosiol
Subject: IEM22465-25 - 9/CON/SUR/1 - Community Consultation-Community Land Revocation Proposal

Dear Sir/ Madam

I write to you today's to give feedback re the proposed disposal of open land by the Council at Bowhill. In particular land in Schmidt Lane Bowhill, and especially referring to Lot 166 Schmidt Lane Bowhill.

We will lose much needed open space!

We are three dwellings deep in this section of Bowhill. There is no provision for car parking on or off the street in Schmidt Lane so this free space also doubles as car parking in busy times- otherwise cars are parked in front of or alongside dwellings blocking access ways for emergency and other vehicles or along the riverbank doing the same. This is a much utilised and needed area.

I feel that this is a cash grab by the Council to the detriment of ratepayers and trust that Council will review their decision to incorporate this land parcel in this sell off to benefit the local community and provide some relief from vehicular traffic that could result in serious injury to persons due to people driving along the riverfront to access their property which happens all the time currently and will occur even more so. Children are not that car aware and the more Council can do to keep traffic and vehicles away from the riverfront the better safety wise.

Thanking you in anticipation.

Regards
Hardy Kosiol

[REDACTED]

From: [REDACTED]
Sent: Friday, 19 December 2025 2:58 PM
To: Post Box
Subject: IEM23393-25 - 9/PUB/CUST/1 - Community Consultation-Community Land Revocation Proposal

Dear Councilors

My husband and I have a holiday home on Schmidt Lane, Bowhill, we have been there for 26 years. We received the correspondence from the council regarding revocation of land at Bowhill. We're writing to you as the revocation of the land at 166 Schmidt Lane, will affect the community in the vicinity of this property, also no doubt the other blocks along Schmidt Lane for these same reasons. Yes, the blocks are not utilized as recreation reserves but are utilized by the community for parking cars and boat trailers. This allows the riverbank and front of shack areas to be kept safe and free of cars. This also allows the residents to enjoy safely sitting on the banks and at the front of their holiday homes, playing cricket, football and playing all other recreational sports, without the worry of cars and boat trailers coming and going. Schmidt Lane itself is too narrow, with sloping sides, for cars and boat trailers etc. to be parked along. In Some places on Schmidt Lane the holiday homes are two deep on the river side of the road. At present we have a lot of families with young children in this area, these children ride their bikes on Schmidt Lane and play on the banks, running between shacks and at present it is safe for them to do so as the cars are all neatly parked on the proposed block. If cars are parked on Schmidt Lane, considering its width, it's a danger to the children but also entering and exiting the river front and driveways, onto Schmidt Lane especially towing boats will be very difficult.

The children's safety must be a priority in the council's decision. It has been the locals, even since before we came to the area, that have been maintaining these blocks for the community to use. May I suggest the councilors come and have a look during summer, weekends, and all other busy holiday, school holiday periods, to see how busy this area is and how selling the blocks will be detrimental to all the residents and their families.

Without Prejudice,

Regards

Cheryl and Jim Hart



Document Reference Number: 25_060

Mid Murray Council
49 Adelaide Road
Mannum SA 5238

By email: postbox@mid-murray.sa.gov.au

**Murraylands and
Riverland Landscape
Board**

**Unit 5-6, Level 1 Sturt
Centre,
2 Sturt Reserve Road
Murray Bridge SA 5253**

**PO Box 2343
Murray Bridge SA 5253**

**Tel 08 8532 9100
MRenquiries@sa.gov.au
landscape.sa.gov.au/mr**

5 December 2025

Dear Mid Murray Council

FOR COMMENT – 25_060_Proposed Revocation of Community Land Classification

Thank you for the opportunity to provide feedback on the public consultation regarding proposed revocation of community land classification.

The land parcel listed for revocation are as follows:

- Lot 72 Tom Groggin Drive, Younghusband CT Volume 5546 Folio 263
- Lot 84 Panorama Avenue, Younghusband CT Volume 5546 Folio 269
- Lot 76 Khancoban Place, Younghusband CT Volume 5546 Folio 262
- Lot 78 Khancoban Place, Younghusband CT Volume 5548 Folio 196
- Lot 80 Khancoban Place, Younghusband CT Volume 5546 Folio 268
- Lot 865 Angas Valley Road, Sanderston CT Volume 5827 Folio 984
- Lot 155 Providence Drive, Bowhill CT Volume 5903 Folio 40
- Lot 166 Schmidt Lane, Bowhill CT Volume 5903 Folio 51
- Lot 164 Schmidt Lane, Bowhill CT Volume 5903 Folio 49
- Lot 165 Schmidt Lane, Bowhill CT Volume 5903 Folio 50
- Lot 262 Old Sanderston Road, Sanderston CT Volume 5819 Folio 790
- Lot 148 Angas Valley Road, Sanderston CT Volume 5830 Folio 862

The landscape board have reviewed these 12-land parcels and do not have any concerns or comments on the proposed revocation of community land classification with regards to landscape management or natural resource. It is noted that the parcel cadastres are out of alignment for many of these blocks, and that a few of the lots appear to have larger trees on their boundaries. Future development of these blocks would require permission under the *Native Vegetation Act 1999*, should clearance be intended.

For further inquiry regarding this matter, please contact Eilidh Wilson at the Murraylands and Riverland Landscape Board [REDACTED]

Yours sincerely

Amy Lee
Manager, Strategy and Engagement
Murraylands and Riverland Landscape Board

COMMUNITY LAND REVOCATION PROPOSAL

from N. Mallen

Younghusband

I am writing in regard to 4 Younghusband Lots (72, 84, 78, 80) being considered by Council for revocation of Community Land Classification (which would open the way for selling off)

- 72 Tom Groggin Drive - natural creek corridor
- 84 Panorama Avenue - natural creek corridor + River Murray floodplain
- 78 Khancoban Place - natural creek corridor
- 80 Khancoban Place - useful stormwater corridor



Referring to these sites as "Lots" may give some people the illusion that they resemble house blocks when in fact they are watercourses - 3 being substantial and natural - which run between the rows of houses. The catchment area for all sites extends well beyond the cliff slope behind the housing area and the volume and speed of water flow after heavy rain should not be underestimated.

1. Important functions of the 4 sites

- a They provide stormwater flow through the housing area with the creeks taking up the majority of their corridor sites. - Any obstructions to these would divert water elsewhere with likely damage to private property, roads and driveways
- b One site (84) is both a natural creek and River Murray floodplain thus utilizing the area in two ways.
- c All these corridors of land are the safest wildlife corridors between existing houses. The variety of wildlife isn't just important to protect but is greatly appreciated by the people of Younghusband Community.

2. Affect of this potential loss of open space on local Residents

- a The possibility of houses, other structures or earthworks on these open space corridors or floodplain is now creating anxiety among local residents and is particularly traumatic for people adjacent to these sites. - whether rightly or wrongly, people who have chosen to live here, and did to do so, would naturally expect (as people do anywhere) that open space Council land (and particularly creek + floodplain land) would always be kept as open space land.
- b As the wider community learns of Council's interest in setting up for the sale of open space land we will see a district wide increasing lack of trust in Council + Councillors in regard to what's next at risk. - Even proposing such intentions has inflicted constant anxiety and I would have thought a Council would avoid this community cruelty.
- c Even though these 4 sites are not suited for housing, any building attempts would almost certainly lead to confrontation and upset as in every case they would obstruct river views of existing residents (neighbouring and beyond) and therefore destroying the main reason they settled where they did. - Animosity would be ongoing as lost views would be permanent.
- d Any potential to build on these sites will automatically devalue the existing residences. - What compensation has Council considered in their proposals?
- e I imagine that all or most of the people adjacent to these sites will be checking on their financial situation to see if they could afford to procure the land so as to keep it as open space. - Will Council want house block value from people who specifically intend not to build to protect their views?

3. Money and Council

- a If this land revocation proposal did lead to housing on these 4 sites in this Younghusband Community it would also lead to increased stormwater and roadwork costs, due to the interference with stormwater, increased use of roads and driveway access.
- b The construction phase of building (and particularly site access) would be a major damage to creek sites which rely on retaining their soil structure and plant roots to further bind the soil - erosion is hard to stop.
- c Providing Power and water will add further costs and involve more damage to creeks (installation + maintenance)
- d We are not asking Council to spend money - a refreshing example that Council should treasure.

4. Best outcome

- a I suspect that keeping things as they are is best - no trauma, no conflict, no land damage, no extra Council costs.
- b The sites be given or sold (at rural land price) to adjoining landowner/s and amalgamated into their titles so they can't be sold separately later, and that the land is to remain private open space (legally binding) - where no adjacent landowner/s are able to take on the land then things remain unchanged until one is able.
- Ideally we should support the logic + practicality of the original housing layout with its protection of natural creek functions providing spacial gaps between houses.

N. Mallen

[REDACTED]

From: Michelle Jones [REDACTED]
Sent: Sunday, 7 December 2025 7:21 PM
To: MMC Communications
Cc: Brad Jones
Subject: IEM22591-25 - 9/ADV/1 - Fwd: OCORR8685-25 - 9/ADV/1 - Proposal to Revoke Community Land Classification - consultation
Attachments: image001.gif; image002.gif; image003.png; Proposal to Revoke Classification of Community Land.pdf

Afternoon

I have concerns if this reserve opposite our site [REDACTED] was to be sold
Firstly this space is used to park vehicles by multiple residents and their visitors and on most weekends during summer there would be over 15 cars in the this space. They are also multiple children that ride their bikes on this road and if cars are unable to be parked in this reserve they will park on the edge of the road and this would make it hard to see the little kids that would run between parked cars and would be devastating to see them hit by a passing car

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Monica Norton [REDACTED]
Sent: Friday, 19 December 2025 3:06 PM
To: Post Box
Cc: Cr Kevin Myers; Mayor; Cr Geoff Barber; Cr Mandy Toczek McPeake; Cr Roslyn Schultz; Cr Jen Davis; Cr Kirsty MacGregor; Cr Victoria Hammond; Cr Georga Warhurst; Post Box
Subject: IEM23400-25 - 9/PUB/CUST/1 - spam>COMMUNITY CONSULTATION - COMMUNITY LAND REVOCATION PROPOSAL

Community Consultation
Community Land Revocation Proposal
PO Box 28
Mannum SA 5238

To the Elected Members
Mid Murray Council

RE: LOT 80 KHANCOBAN PLACE, YOUNGHUSBAND CT VOLUME 5546 FOLIO 268

We wish to raise our objection to Council's proposed 'Revocation of the Land Classification for Lot 80 as mentioned above and detail herein our views.

Firstly, we would like to thank Cr Vicki Hammond for meeting with residents on site, listening to our concerns and offering suggestions and support.

As to the assumption that this reserve is not utilised by the community it was conveyed to Cr Hammond the importance of maintaining the open space which is a natural water course from the directly opposite reserve to this parcel of land. This particular parcel of land has been well utilised over many years to host community get togethers such as wine and cheese evenings, campfire cooking, bon fires and where the communities children and friends have on occasion set up tents to have their own space under supervision.

In addition, over the past 31 years we have witnessed the pleasure our own children, grandchildren, neighbours and community children and their friends playing games, riding their bikes etc have gained in using this safe space as it is only accessible through a council walkway.

The community has also enjoyed viewing the local wildlife such as lizards, echidnas and the plentiful birds that habitat within the area such as Kookaburras, Magpies, a variety of Kites, Butcher Birds and Owls to name only a few.

Since meeting with Cr Hammond the community has embraced the possibility of a chance to create a native garden. In order to progress this option some residents have advised that they are keen to use their horticultural training to network with industry services such as Landcare and Trees for life. Grants to this proposed project could also be sought.

With careful design allowing for both active and passive reflective areas the community and wildlife would benefit greatly for years to come and would be an asset for the current and future community.

In addition to the petition relating to Lot 80 submitted by Mr Peter Collett on behalf of the community we trust we have conveyed the importance in maintaining this parcel of land for the continued use by the community and thank council for their consideration of our concerns and views.

Kind regards

Monica and Gary Norton



Community Consultation – Community Land Revocation Proposal

Please find below details for consideration from - Wayne Steed, [REDACTED] Younghusband.

Background

Overall the Rivercove Estate was originally surveyed for individual block subdivision. At that time, it was taken into consideration permanent water courses (stated by Dept. of Environment) as mapped and physical examination of the area to determine land that could be only safely sold for habitation free from periodic inundation from flooding. Permanent water courses were identified by topographical mapping and physical onsite investigation by surveyors, areas were exempted for the land to be included in blocks in the subdivision due to safety reasons of periodic flooding. Another point to consider is that these parcels of land will require special septic restrictions and must comply to septic regulations and necessary restriction e.g. cannot have septic drainage trench but have a septic pump out tank.

Therefore, these parcels of land were designated as reserves and my understanding is that it could not be and cannot be included in land for sales as blocks in the subdivision with allocated lot numbers.

An example of this was land adjacent to Lot 61 on Tom Groggin Drive, it was designated as a reserve due to the periodic water flow and flooding. Along the cliff there are several water run offs that pass down and enter along Tom Groggin Drive inclusive of Lot 72 that is being proposed. As noted in the photos the water does run along the Tom Groggin Drive passing several homes when excessive and finally enters into run off area adjacent to Lot 72.

In some cases, the water that runs from the cliff and off adjacent to lot 61 washes through the area adjacent Lot 37.

Apologies for the poor quality photos.



Photo #1



Photo #2



Photo #3

Lot 72 Tom Groggin Drive, Younghusband

This is an irregular shape undulating block at the end of a cul-de-sac. Rural Settlement.

The land is not being used by Council or indeed from surrounding neighbours as during winter periods and at times of large rainfall the area is subject to excessive flooding. This is quite dangerous as the area is subject to bank degradation. One neighbour on many occasions has placed high amounts of landfill along his fence in order to minimise and restrict the flow of water entering into his property.



Lot 72 Photo #1



Lot 72 Photo #2



Lot 71 Photo #3

Lot 84 Tom Groggin Drive, Younghusband

This is an irregular shape block, fronting a sealed road, looking across to the river. Rural Settlement.

The land is not being used by Council or indeed from surrounding neighbours as during winter periods and at times of large rainfall the area is subject to excessive flooding. This is quite dangerous as the area is subject to bank degradation. Several neighbours on many occasions maintain the weeds and general appearance of the area.

Water runs down the cliff and washes over the road at times.

Please note: This parcel of land also has a water line from Geehi Place that passes in behind the three homes and adjacent to the Rivercove Pump Shed. Rivercove Progress Association members also maintain the property and utilise the water line to water trees etc.



Lot 84 Photo #1



Lot 84 Photo #2

Lot 76 Khancoban Place, Younghusband

This is a large irregular shaped, undulating block, facing an unsealed road shape block, fronting a sealed road. Rural Settlement.

The parcel of land requires access to flooding for residents from the Caravan park. In the event of fire CFS previously have also used the unsealed road as exit point for evacuation from the Caravan Park.

This parcel of land also has a water line in the middle of the block that needs to be considered in the proposal. Rivercove Association are responsible for the maintenance of the water line, connections and also maintain the weed control for majority parts of the land.

My understanding also is that the local homes adjacent maintain the property for weeds and mow the area regularly.

Once again there is also water run off on many occasions that floods Khancoban Place.



Lot 76 Photo #1

In summary I trust the concerns raised above will be considered carefully.

From: Simon Black [REDACTED]
Sent: Wednesday, 3 December 2025 4:02 PM
To: MMC Communications
Cc: Post Box
Subject: IEM22396-25 - 9/CON/SUR/1 - Re: Proposal to revoke the classification of Community Land

Hi Vicki,

Following on from our phone conversation at 2pm on the 3rd December 2025.

Please refer below to the **Lot 76 Khancoban Place, Younghusband** map which highlights in yellow the rear access easement requirements

which currently allows for safe reversing of boat trailers into the respective property garages to ensure secure storage (for both residence - [REDACTED])

Any proposed council restrictions on rear road accessibility or in fact easement restrictions on the existing council block access would simply no longer provide sufficient access.

Please don't hesitate to contact me with any queries or concerns.

Lot 76 Khancoban Place, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 76 Khancoban Place, Younghusband.

Allotment 76 in Deposited Plan 10944, Certificate of Title Volume 5546 Folio 262.

The large irregular shaped, undulating block, facing an unsealed road. The total land area is approximately 0.3100 hectares.

The land is zoned Rural Settlement/Conservation.

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).



Kindest regards,
Simon Black

[Redacted signature]

[REDACTED]

From: Steve Dolling [REDACTED]
Sent: Saturday, 6 December 2025 11:46 AM
To: MMC Communications; MMC Communications
Subject: IEM22593-25 - 9/ADV/1 - Proposal to revoke the classification of Community Land
Attachments: 20251130_082902.jpg

Hi Vicki,

I Have copied in a mail from Simon Black as I will have the same impact as Simon and live next door, If the rear access is removed from [REDACTED] the boat shed will not be accessible which will severely impact property value along the personal enjoyment of the property.

During the last flood the access track was the only way the caravan park residents could have access as well as my own ability to get to my property as East front Rd was completely closed.

There are also buried cable sign posts along the edge of this track. Attached photo of the access and the buried cable sign post, just to the left of the track.

Simos mail-

Please refer below to the **Lot 76 Khancoban Place, Younghusband** map which highlights in yellow the rear access easement requirements

which currently allows for safe reversing of boat trailers into the respective property garages to ensure secure storage (for both residence - [REDACTED])

Any proposed council restrictions on rear road accessibility or in fact easement restrictions on the existing council block access would simply no longer provide sufficient access.

Please don't hesitate to contact me with any queries or concerns.

Lot 76 Khancoban Place, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 76 Khancoban Place, Younghusband.

Allotment 76 in Deposited Plan 10944, Certificate of Title Volume 5546 Folio 262.

The large irregular shaped, undulating block, facing an unsealed road. The total land area is approximately 0.3100 hectares.

The land is zoned Rural Settlement/Conservation.

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).



I sincerely hope that any change to this property can be done without impact to our ability to enjoy our property.

How do we stay informed of discussions directly relating to Lot 76 Kahncoban Place?
Please confirm receipt of this mail

Kind regards,

Steve Dolling | [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

From: Michelle Leue [REDACTED]
Sent: Monday, 15 December 2025 1:00 PM
To: Post Box
Subject: IEM23047-25 - 9/PUB/CUST/1 - Community Consultation - Community Land Revocation Proposal

Hi Vicki,

Thank you for your assistance last week.

Please find our Comments regarding the Community Land Revocation Proposal.
Lot 166 Schmidt Lane, Bowhill.

We (Wayne & Michelle Leue) are the owners of the block next door, [REDACTED] Bowhill. We took over the lease on 12/3/88 and then signed for the freeholding in November 2002. We have been here for 37 years.

We attended a service for the Vesting of Roads and Reserves within the Prodec Bowhill Holiday Home Sites Freeholding Scheme on the 26th July, 2003 where Wayne and Daphne Schmidt, wife of the late Arthur Martin Schmidt shared the inscription for Arthur Reserve (named after Arthur). Wayne felt he was the custodian of the block. The block you are proposing to remove. We were under the impression that the reserve would always be there.

We have watered, mowed and taken pride in half of the block closest to our shack since 1988 and have done this off our own back to keep the dust and weeds down and also to create a community space where children could play. Many a lawn bowls game has been played on this block. We mow the other half when the weeds get higher.

Schmidt Lane is only a narrow lane and some of the front shacks near us are double shacks (One behind the other) with little space for parking. Half this block you are looking at is used for parking by the shacks down the front. There are many children/grandchildren down the front and having more cars down the front could be dangerous.

After the flood 2 of the 4 blocks were used for toilets and bins etc.

Our other concern is infrastructure. If these 4 blocks were to be sold, do we have the infrastructure – antenna, power, water and sewerage, to take on very large shacks? Who would have to pay for the upgrades?

If the reserve stays would love signage on half the block where we water and mow that says No Parking but this can be discussed later. There were plaques and large rocks that were to be placed on the Reserves but have never been finished.

If you need any more feedback, please don't hesitate to contact us.

Regards

Wayne & Michelle Leue

Petition to Council

To Mid Murray Council, Principle Office, 49 Adelaide Road, Mannum SA 5238

1. Petition Contact Person

Date Petition Initiated:

11/12/2025

Name of Petition Contact Person:

Peter Collett

Email address:

[REDACTED]

Phone Number:

[REDACTED]

2. The petition of: *(Identify the individuals or group, e.g. residents of the Mid Murray Council)*

Residents of Younghusband

3. Draws the attention of the Council: *(Identify the circumstances of the case)*

Proposal to revoke classification of Community Land for Lot 80 Khancoban Place Younghusband.

4. The petitioners therefore request that the Council: *(Outline the action that the Council should or should not take)*

Withdraw the revocation of Community Land Proposal for Lot 80 Khancoban Place Younghusband

Community Consultation
Community Land Revocation Proposal
PO Box 28,
MANNUM SA 5238

Re: Lot 80 Khancoban Place, Younghusband CT Volume 5546 Folio 268

To the Elected Members
Mid Murray Council
P.O. Box 28
Mannum SA 5238

10th December 2025

Please accept this petition from us, the under-signed, as acknowledgement of agreement to object to Council's proposal regarding the revocation of the community land classification for Lot 80 Khancoban Place Younghusband CT Volume 5546 Folio 268.

We have chosen to petition Council as opposed to individual submissions as we believe it provides the Council a physical degree of solidarity and local community support against the Revocation Proposal.

Our reasons for objection are as follows,

- This parcel of land provides the local community with a degree of open space in an area where the dwellings are quite close together. This point becomes relevant as most of the dwellings in close proximity are now permanent residences as opposed to the past where they were holiday houses.
- This open space is not considered underutilized by the residents as it is a safe area for residents, including children, to actively participate in recreational and social activities, for example winter bon fires and observing our magnificent Dark Sky Reserve.
- Our River Cove Progress Association infrastructure which supplies our mains water is struggling to keep up with demand at peak times and there is still metered vacant blocks yet to be built on. Furthermore, we believe that the system is at capacity and no new connections will be possible.
- Access to this land is currently only available through a Council walkway.
- There are no water or power services available lessening the land value.
- This parcel of land is part of a natural water course where storm water coming from the cliffs behind us can find a clear path to the river.
- This parcel of land, as it extends beyond the walkway to the cliff face, is also a corridor for fauna to make way through the development that has occurred over time. Residents have seen goannas, echidnas and the occasional kangaroo at various times.
- This area also helps sustain vast numbers of various species of birds.
- Maintenance of this area is done by horticulturally trained locals including mowing, brush cutting and pest plant control at no expense to the Council.
- The idea of land remediation with regard to indigenous and native flora was floated by Cr Victoria Hammond which we are interested in exploring now we know that it is possible.

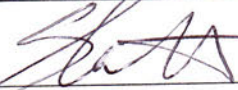
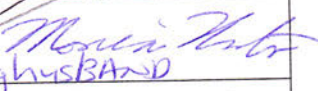
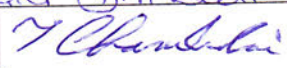
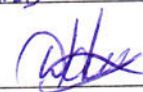
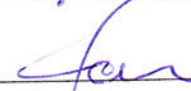
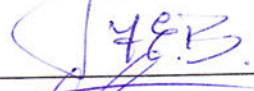
- This is a clear open space that could serve as an emergency evacuation point.

We recognise and applaud Councils work done on reducing the huge debt it inherited and understand there is more to be done but we believe there would be other opportunities for Council to pursue within this proposal that would have very little or no impact on local residents.

We thank you for your consideration.

Identify the details of the petition on each page

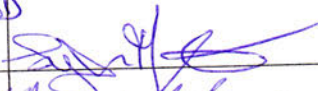
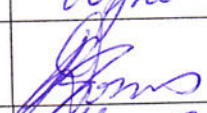
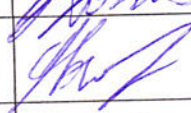
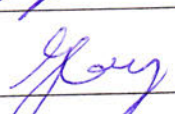
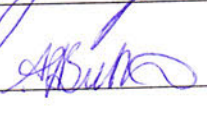
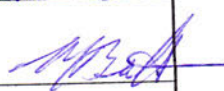
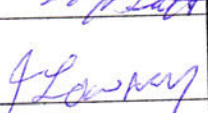
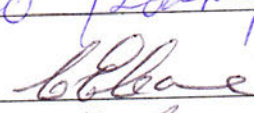
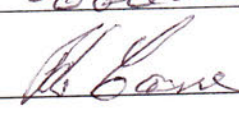
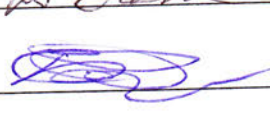
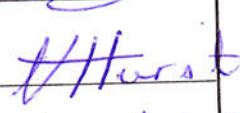
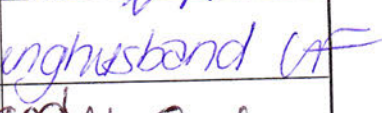
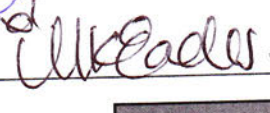
Withdraw the revocation of Community Land Proposal for Lot 80 Khancoban Place Younghusband

Name	Address (if you reside outside of the Mid Murray Council area, please indicate if you own a property or business within the Mid Murray Council district)	Signature
Peter Collett	Lot 25 Geehi Place Younghusband	
Monica Norton	Lot 8 Khancoban Place younghusband	
Gary Norton	Lot 8 Khancoban place	
Sue Baxter	Lot 27 Geehi Place younghusband	S. A. Baxter
TERRY CHAMBERLAIN	LOT 19 GEEHI PLACE YOUNGHUSBAND	
DANIEL HURST	12 GEEHI PL YOUNGHUSBAND	
Terese Walter	1 Panorama Ave Younghusband	
Wayne Steed	Tom Groggin Ave Younghusband	W Steed
Karen Sichler	1 Panarama Ave Younghusband	
BRAD FUSS	1/2 Panorama Av, YOUNGHUSBAND	
Pete Adams	lot 107 Geehi Place Younghusband	
KAY McFARLANE	27 KHANCOBAN YOUNGHUSBAND	
FRANK BARNES	KHANCOBAN YOUNGHUSBAND	
Tim Adams	lot 107 Geehi Pl Younghusband	
Helen Adams	lot 107 Geehi Pl Younghusband	
Elaine Borchardt	1422 East Front Rd, Younghusband	

Attention: This petition is a public document. By signing it, you understand that your name, address and signature will be made available to the public. Mid Murray Council will record these details for the purpose of this petition only.



Identify the details of the petition on each page

Name	Address (if you reside outside of the Mid Murray Council area, please indicate if you own a property or business within the Mid Murray Council district)	Signature
SYLVIA GLENNON	10, PERSEVERANCE COURT ^{YOUNGHUSBAND}	
WAYNE ROBERTSON	1494 EAST FRONT ROAD ^{YOUNGHUSBAND SA}	
DANNY JONES	1498 EAST FRONT ROAD ^{YOUNGHUSBAND}	
Ryan Cowley	1495 East front rd ^{Youngusband}	
Gayle Cowley	1494 East Front Rd ^{Youngusband}	
Avril Button	Lot 65 Tom Groggin Drive ^{Youngusband}	
MALCOLM BUTTON	Lot 65 Tom Groggin Dr ^{Youngusband}	
Jude Lawrey	Lot 65 Tom Groggin Dr ^{Youngusband}	
CHERRIE CANE	LOT 15/16 KHANCOBAN PLACE	
RAE CANE	LOT 15/16 KHANCOBAN PL	
CINT DUYSTER	LOT 9 KHANCOBAN	
Vanessa Hurst	12 Creech Plce ^{Youngusband}	
Cryss Filsell	Lot 57 Tom Groggin Drive ^{Youngusband}	
Nikkala Eades	49 Tom Groggin Dr ^{Youngusband SA}	

Print

Attach additional sheets if required

The petition is to be received by Council seven (7) clear days prior to a scheduled meeting of Council.

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