

Proposal to revoke classification of Community Land

Report written pursuant to Section 194(2)(a) of the
Local Government Act 1999

Properties

Lot 72 Deposited Plan 10943, Tom Groggin Drive, Younghusband
CT Volume 5546 Folio 263

Lot 84 Deposited Plan 10944, Panorama Avenue, Younghusband
CT Volume 5546 Folio 269

Lot 76 Deposited Plan 10944, Khancoban Place, Younghusband
CT Volume 5546 Folio 262

Lot 78 Deposited Plan 10944, Khancoban Place, Younghusband
CT Volume 5548 Folio 196

Lot 80 Deposited Plan 10944, Khancoban Place, Younghusband
CT Volume 5546 Folio 268

Lot 865 Filed Plan 169804, Angas Valley Road, Sanderston
CT Volume 5827 Folio 984

Lot 155 Deposited Plan 62821, Providence Drive, Bowhill
CT Volume 5903 Folio 40

Lot 166 Deposited Plan 62821, Schmidt Lane, Bowhill
CT Volume 5903 Folio 51

Lot 164 Deposited Plan 62821, Schmidt Lane, Bowhill
CT Volume 5903 Folio 49

Lot 165 Deposited Plan 62821, Schmidt Lane, Bowhill
CT Volume 5903 Folio 50

Lot 262 Filed Plan 170011, Old Sanderston Road, Sanderston
CT Volume 5819 Folio 790

Lot 148 Filed Plan 169897, Angas Valley Road, Sanderston
CT Volume 5830 Folio 862

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Introduction

Council's Strategic Plan

Mid Murray Council's *Strategic Plan 2024 - 2028* 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Act 1999*, unless it has been exempted through legislation, excluded by resolution of Council or the classification has been revoked.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, Council's Your Say 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 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 commence.

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 72 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 72 Tom Groggin Drive, Younghusband.

Allotment 72 in Deposited Plan Deposited Plan 10943, Certificate of Title Volume 5546 Folio 263.

The land is an irregular shaped undulating block at the end of a cul-de-sac.

The land is zoned Rural Settlement.

The total land area is approximately 0.0700 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 (outlined 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 5546/263)
Date/Time 04/11/2025 04:03PM
Customer Reference VBB
Order ID 20251104008218

REAL PROPERTY ACT, 1986



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 5546 Folio 263

Parent Title(s) CT 4170/762
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/1998 Edition 1 Edition Issued 18/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 72 DEPOSITED PLAN 10943
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 NIL
Administrative Interests NIL

Lot 84 Panorama Avenue, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 84 Panorama Avenue, Younghusband

Allotment 84 in Deposited Plan 10944, Certificate of Title Volume 5546 Folio 269.

The land is a large irregular shaped block, fronting a sealed road, looking across to the river. The total land area is approximately 0.1700 hectares.

The land is zoned Rural Settlement.

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 (delineated in blue).



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 5546/269)
Date/Time 04/11/2025 04:09PM
Customer Reference VBB
Order ID 20251104008346

REAL PROPERTY ACT, 1986



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 5546 Folio 269

Parent Title(s) CT 4170/769
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/1998 Edition 1 Edition Issued 18/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 84 DEPOSITED PLAN 10944
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 NIL
Administrative Interests NIL

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).



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 5546/262)
Date/Time 04/11/2025 04:12PM
Customer Reference VBB
Order ID 20251104008430

REAL PROPERTY ACT, 1999



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 5546 Folio 262

Parent Title(s) CT 4170/764
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/1998 Edition 1 Edition Issued 18/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 76 DEPOSITED PLAN 10944
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 NIL
Administrative Interests NIL

Lot 78 Khancoban Place, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 78 Khancoban Place, Younghusband.

Allotment 78 in Deposited Plan 10944, Certificate of Title Volume 5548 Folio 196.

The land is a large angular shaped block, fronting Collins Road with creek bed running through the centre. The total land area is approximately 0.08 hectares.

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

The land is zoned Rural Settlement.

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 5548/196)
Date/Time 04/11/2025 04:16PM
Customer Reference VBB
Order ID 20251104008498

REAL PROPERTY ACT, 1986



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 5548 Folio 196

Parent Title(s) CT 4170/765
Creating Dealing(s) CONVERTED TITLE
Title Issued 25/06/1998 Edition 1 Edition Issued 25/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 78 DEPOSITED PLAN 10944
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 NIL
Administrative Interests NIL

Lot 80 Khancoban Place, Younghusband

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 80 Khancoban Place, Younghusband.

Allotment 80 in Deposited Plan 10944, Certificate of Title Volume 5546 Folio 268.

The land faces an unsealed walkway with no access to nearby roads. The total land area is approximately 0.1200 hectares.

The land is zoned Rural Settlement.

Currently no road access to the land, access is by walkway only.

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 5546/268)
Date/Time 04/11/2025 04:20PM
Customer Reference VBB
Order ID 20251104008567

REAL PROPERTY ACT, 1986



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 5546 Folio 268

Parent Title(s) CT 4170/767
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/1998 Edition 1 Edition Issued 18/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT (RESERVE) 80 DEPOSITED PLAN 10944
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 NIL
Administrative Interests NIL

Lot 865 Angas Valley Road, Sanderston

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 79, 865 Angas Valley Road, Sanderston.

Allotment 865 in Filed Plan 169804, Certificate of Title Volume 5827 Folio 984.

The land is a large sloping block, facing Angas Valley Road, Sanderston. The total land area is approximately 0.6700 hectares.

The land is zoned as Rural.

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 5827/984)
Date/Time 04/11/2025 04:23PM
Customer Reference VBB
Order ID 20251104008644

REAL PROPERTY ACT, 1986



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 5827 Folio 984

Parent Title(s) CT 699/170
Creating Dealing(s) CONVERTED TITLE
Title Issued 06/12/2000 Edition 1 Edition Issued 06/12/2000

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 865 FILED PLAN 169804
IN THE AREA NAMED SANDERSTON
HUNDRED OF JUTLAND

Easements

NIL

Schedule of Dealings

NIL

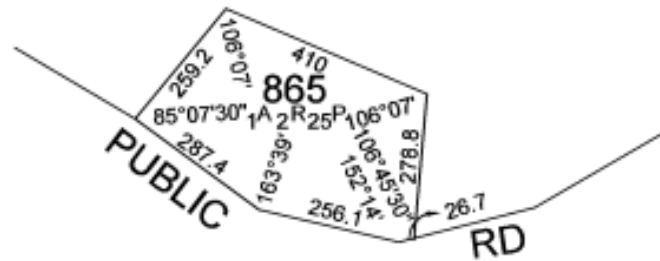
Notations

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 699/170



FP 8672



4 3 2 1 0 4 CHS

FOR METRIC CONVERSION	
1 LINK	= 0.201168 METRES
1 CHAIN	= 100 LINKS
1 ACRE	= 0.404686 HECTARES
1 ROOD	= 1011.7 m ²
1 PERCH	= 25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 155 Providence Drive, Bowhill

Legal Description

Mid Murray Council is considering a 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.

The land is regular shaped flat block, with frontage to Providence Drive and to the river front reserve. The total land area is approximately 0.0350 hectares.

The land is zoned as Rural Shack Development.

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

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.

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 5903/40)
Date/Time	04/11/2025 04:27PM
Customer Reference	VBB
Order ID	20251104008716

REAL PROPERTY ACT, 1986



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 40

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) 155 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

Lot 166 Schmidt Lane, Bowhill

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 166 Schmidt Lane, Bowhill.

Allotment 166 in Deposited Plan 62821, Certificate of Title Volume 5903 Folio 51.

The land is regular shaped flat block, with frontage to Schmidt Lane and Providence Drive. The total land area is approximately 0.0803 hectares.

The subject land is zoned Rural Shack Settlement.

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

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.

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 5903/51)
Date/Time 04/11/2025 04:29PM
Customer Reference VBB
Order ID 20251104008750

REAL PROPERTY ACT, 1986



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 51

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) 166 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

Lot 164 Schmidt Lane, Bowhill

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 164 Schmidt Lane, Bowhill.

Allotment 164 in Deposited Plan 62821, Certificate of Title Volume 5903 Folio 49.

The land is regular shaped flat block, with frontage to Schmidt Lane and Providence Drive. The total land area is approximately 0.0720 hectares.

The subject land is zoned as Rural Shack Settlement.

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

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.

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 5903/49)
Date/Time 04/11/2025 04:34PM
Customer Reference VBB
Order ID 20251104008819

REAL PROPERTY ACT, 1986



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 49

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) 164 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

Lot 165 Schmidt Lane, Bowhill

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 165 Schmidt Lane, Bowhill.

Allotment 165 in Deposited Plan 62821, Certificate of Title Volume 5903 Folio 50.

The land is regular shaped flat block, with frontage to Schmidt Lane and Providence Drive. The total land area is approximately 0.1170 hectares.

The subject land is zoned as Rural Shack Settlement.

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

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.

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 5903/50)
Date/Time 04/11/2025 04:36PM
Customer Reference VBB
Order ID 20251104008860

REAL PROPERTY ACT, 1986



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 50

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) 165 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

Lot 262 Old Sanderston Road, Sanderston

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 262 Old Sanderston Road, Sanderston.

Allotment 262 in Filed Plan 170011, Certificate of Title Volume 5819 Folio 790.

The land is a triangular shaped block, located at the junction of two unsealed roads. The total land area is approximately 0.1600 hectares.

The land is zoned Rural Settlement.

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 5819/790)
Date/Time 05/11/2025 11:20AM
Customer Reference VBB
Order ID 20251105003742

REAL PROPERTY ACT, 1986



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 5819 Folio 790

Parent Title(s) CT 737/168
Creating Dealing(s) CONVERTED TITLE
Title Issued 27/10/2000 Edition 2 Edition Issued 10/04/2015

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 262 FILED PLAN 170011
IN THE AREA NAMED SANDERSTON
HUNDRED OF ANGAS

Easements

NIL

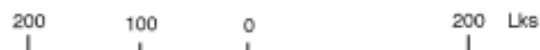
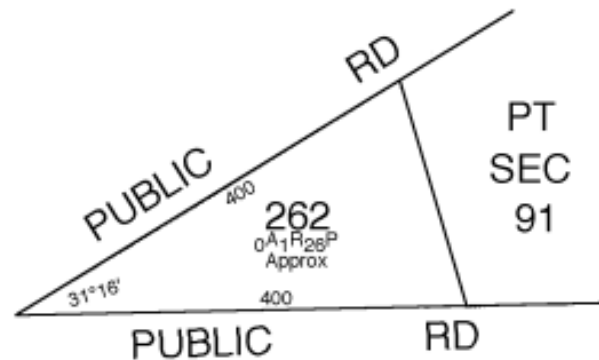
Schedule of Dealings

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 737/168



FOR METRIC CONVERSION

1 LINK	=	0.201168 METRES
1 CHAIN	=	100 LINKS
1 ACRE	=	0.404686 HECTARES
1 ROOD	=	1011.7 m ²
1 PERCH	=	25.29 m ²

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

Lot 148 Angas Valley Road, Sanderston

Legal Description

Mid Murray Council is considering a proposal to revoke the Community Land classification of Council owned land at Lot 148 Angas Valley Road, Sanderston.

Allotment 148 in Filed Plan 169897, Certificate of Title Volume 5830 Folio 862.

The land is a triangular shaped block, located at the junction of sealed and unsealed roads. The total land area is approximately 0.1900 hectares.

The land is zoned as Rural.

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 5830/862)
Date/Time 05/11/2025 11:24AM
Customer Reference VBB
Order ID 20251105003821

REAL PROPERTY ACT, 1986



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 5830 Folio 862

Parent Title(s) CT 4203/848
Creating Dealing(s) CONVERTED TITLE
Title Issued 20/12/2000 Edition 2 Edition Issued 11/05/2006

Estate Type

FEE SIMPLE

Registered Proprietor

MID MURRAY COUNCIL
OF PO BOX 28 MANNUM SA 5238

Description of Land

ALLOTMENT 148 FILED PLAN 169897
IN THE AREA NAMED SANDERSTON
HUNDRED OF ANGAS

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL

Priority Notices NIL

Notations on Plan NIL

Registrar-General's Notes

COMPARE ADDRESS FOR SERVICE OF NOTICE WITH 7314990

Administrative Interests NIL

THIS PLAN IS SCANNED FOR CERTIFICATE OF TITLE 4203/848



0 15 30 45 60 Metres

NOTE: SUBJECT TO ALL LAWFULLY EXISTING PLANS OF DIVISION

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 following the close of the consultation and will be used to guide Council's decision making in relation to the proposal.

How to provide feedback

You can make a written submission on the draft Community Land Revocation Proposal by **5pm, 23 December 2025**:

By 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, by post or in person:

All written submissions must be received by **5pm, 23 December 2025** and should be addressed to:

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

Online:

Visit Council's Your Say website and complete the online form - <https://engagement.mid-murray.sa.gov.au/>

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.

Where to obtain further information:

Visit Council's website: <https://www.mid-murray.sa.gov.au/>

Email: mmccommunications@mid-murray.sa.gov.au or

Contact Council's Governance Officer, Vicki Bell-Booth, on 8569 0100 or postbox@mid-murray.sa.gov.au

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 27 January 2026.