

COMMUNITY ENGAGEMENT FEEDBACK REPORT

Community land revocation proposal Portion of 2 Roopena Street O'Sullivan Beach

May 2026

Introduction

Council sought feedback on the proposal to revoke the community land classification over the portion of reserve at 2 Roopena Street, O’Sullivan Beach for sale on the open market.

The facility (constructed in 1975) contains the former community facility, its fenced garden and the adjacent gravel car park and is currently used by Southern Montessori School (SMS) for educational programs under a commercial lease to 31 December 2026.

Following the Council meeting on 15 October 2024, Council approved the land revocation process to commence, on the basis that direct negotiations are undertaken with the current lessee (Southern Montessori School) providing an opportunity for purchase.

Southern Montessori School withdrew their interest in purchasing the property and Council continued with the revocation process and disposal via the open market.

The reserve is legally described as Allotment (Reserve) 126 in Deposited Plan 9001 comprised in Certificate of Title Volume 5740 Folio 41.

Internal consultation and review found there is a surplus of similar facilities in the district, and this building will require significant upgrades in the next 12–24 months to meet compliance standards (including ongoing asbestos management). Any change of use or works needing development approval would likely trigger major capital costs.

Community engagement purpose

The purpose of the engagement was to consult with key stakeholders, local residents and the wider community to seek feedback on the proposal and listen to any concerns for Council’s consideration.

Engagement objectives:

- Provide stakeholders with clear information about the proposal and how it might impact them
- Seek feedback and listen to any concerns
- Provide a range of opportunities for the community to have their say
- Ensure a consistent approach to all revocations of community land
- Comply with legislative requirements
- Ensure that stakeholders are kept informed

Engagement techniques

Multiple techniques were used to drive engagement and participation as show below.

Technique	Reach
Elected member email	Mayor and elected members
Email to Your Say subscribers with an interest in O’Sullivan Beach, Council land, Community and sporting facilities, Playgrounds, parks, and reserves	2852 emails
Resident letter box drop	346 letters

Public notice in The Advertiser	1 advert
On-site signage	2 location
Your Say page with feedback tool	346 page visitors
Door knock	4 residents directly impacted

Summary of community engagement outcomes

Throughout the engagement, there was a total of 27 contributions:

- 17 via the Your Say online survey
- 9 via quick poll
- 1 via door knocking

Through the online survey and quick poll, participants were asked whether they supported the proposal. This is also asked of residents through door knocking.

The below graph shows the level of support for all feedback received based on the technique used.

The below graph outlines the overall level of support after combining all feedback.

Online Feedback

Participants who provided online feedback, were from:

- O'Sullivan Beach (3)
- Morphett Vale (4)
- Huntfield Heights (1)
- Christies Beach (1)
- Christie Downs (1)
- Noarlunga Downs (1)
- Noarlunga (1)
- Hackham (1)
- Hackham West (1)
- McLaren Vale (1)
- Adelaide (1)
- No valid address (1)

Your Say Onkaparinga

Participants who completed the online survey were invited to provide additional comments to explain their responses. Eleven of the 17 participants provided further feedback. These comments have been analysed and grouped into the themes below.

Those in support

The 1 participant who **'supported'** the proposal said:

- Southern Montessori School is currently using Roopena house and have spent a lot of time and effort to make it a viable space and fulfil the needs of the growing site. If they could access more space it could allow the school to make a more permanent solution to current capacity issues.

Those not in support

All 10 participants who selected **'do not support'** provided a comment. Comments have been themed below:

- **Loss of public open space** - selling the land would result in the permanent loss of open space and community facilities.
- **Environmental impacts** – Desire to protect and enhance natural habitat and green space
- **Preference for early childhood education** - Strong support for retaining or re-establishing kindy/childcare facilities
- **Infrastructure and local access benefits** - Recognition of existing practical uses and Suggestions to formalise parking and use of the playground within the current leased area

Financial and governance concerns - Criticism of decision-making priorities (e.g. debt management vs asset sale) and calls for maintenance for the facility

Those who were undecided

The remaining 6 participants who selected 'I'm undecided' all provided a comment. While views varied, the feedback focused on concerns about the future use of the site, the reasons for proposing the sale, potential environmental impacts, and opportunities to retain the land for community purposes.

Themes included:

- Concern about residential development and impacts on neighbouring properties
- Questions about the need to sell the land
- Support for ongoing community use of the site
- Concern about impacts on Christies Creek and surrounding green space
- Concerns about the decision-making process

Door knocking

Four homes directly opposite the facility were identified for doorknocking. This was undertaken on 21 April, where one out of the four provided feedback. These residents were happy with the proposal to continue with an education facility.

Evaluation

The engagement met its objectives and purpose:

- Provided clear and easy-to-understand information to stakeholders, residents and the broader community about the proposal and what could be influenced

- Invited community feedback via multiple channels for council's consideration.
- Met legislative requirements.

Participation

- The Your Say Onkaparinga project page received **346 visits**, resulting in **26 contributions**.
- There were also **31 downloads** of the Council report, **37 downloads** of the Section 194 Report and **26 downloads** of the Council minutes.

At the end of the survey, participants were invited to provide feedback on the engagement process. A total of 7 participants chose to share their views, resulting in the following:



71.43% said it was
easy to provide feedback



71.43% said
information was clear and easy to
understand



57.14% said it was
easy find what they were looking for



42.86% (6 out of 9) said
there was enough time to provide feedback

Sign-off

All feedback reports are to be reviewed by the Engagement Unit
(engagement@onkaparinga.sa.gov.au)

Officer who prepared the document

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Reviewed by Community Engagement Advisor

Name: _____

Date: _____

Approved by

Name: _____

Position title: _____

Date: _____

Appendix A: Verbatim Your Say Survey Comments

Door Knock

Resident 1 – No comment

Resident 2 – No comment

Resident 3 – No comment

Residence 4 – In support – if the land is to be rezoned they would like to be informed. Lack of parking is an issue, at drop off and pick up driveways are blocked. Late night parking behind the facility and can hear chainsaws cutting down trees after dark for many hours. Are supportive keeping with education just need to consider parking

In Support

Southern Montessori School is currently using Roopena house and have spent a lot of time and effort to make it a viable space and fulfil the needs of the growing site. If they could access more space it would allow the school to make a more permanent solution to current capacity issues

Neutral

If I owned any of the homes looking onto the park area I would be seriously concerned - invasion of privacy, more homes-more noise, more traffic - more car parking issues, no more enjoyable view massive concern would be the impact on the value of the surrounding properties.

bonuses - less grounds maintenance required by Council, less farmland destroyed for additional housing due to using land within an already established housed area.

The risk and mitigation document doesn't clearly or accurately assess risk to the council of holding onto the land. It just says "there is a risk of holding onto it" so "the only mitigation is to sell it". This doesn't accurately assess the risks or define the mitigation options that would be required if the land was held onto. There is no clear purpose behind the sale of the land.

Has the current leasee been approached about continued lease of the property, which could cover the costs of owning the land? Have you suggested that the additional services with weed maintenance, security, etc., can all be provided at an extra cost?

The council minutes don't describe why they consider the land as potentially suitable for sale. It seems like they are just trying to find assets to sell to provide a short-term income boost but little long-term gain.

How will the access the road that goes further into the other part of council property be managed? Selling the property that requires the access be maintained will reduce value and not make suitable for sale.

I do NOT support this being changed or used for residential development.

We are currently undecided, as both retaining and revoking the community land classification present viable pathways for the future use of the site.

We consider that the highest and best use of the site remains as an early learning facility. Our assessment is informed by detailed demographic analysis, which identifies strong localised demand for additional childcare places within the immediate catchment.

Retaining the community land classification may enable redevelopment of the site into a new early learning centre under an appropriate lease or licence arrangement. Conversely, revocation would allow for a broader range of delivery models, including potential acquisition and full redevelopment.

Given the existing facility is no longer fit for purpose and there is clear demand for early childhood education in the area, we see merit in both approaches and would support a pathway that enables timely redevelopment of the site to better meet community needs

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We believe the site presents a strong opportunity for redevelopment into a contemporary early learning facility that aligns with current regulatory requirements and growing local demand.

In the event the land classification is revoked, we would encourage Council to consider a range of delivery models, including both outright sale and long-term ground lease structures. A ground lease model would allow Council to retain ownership of the land while transferring development, compliance and ongoing maintenance responsibilities to an experienced private operator, along with providing a secure, ongoing income stream.

We have extensive experience in the delivery, ownership and operation of early learning centres across Adelaide and nationally, having delivered more than 60 centres and retaining ownership of over a dozen. This experience positions us well to deliver a high-quality outcome for the site.

We note that our formal capability statement exceeds the 1MB upload limit for this platform and would be pleased to provide this upon request if appropriate contact details are made available.

My thoughts are on the school. They asked you for a 42 yr lease and your response is to sell the land as the facilities are not needed. Do I understand that as you have a number of facilities that the school will be located to a suitable location. I am confused as to why it is not needed when the school asked for a 42yr lease.

I am concerned for the potential loss of green space and any encroachment to the Christie Creek.

I am very concern about the sensitive area along Christies Creek Reserve / Trail. This area has been neglected for far too long with industries, including SA Water over the years. Whilst there has been some improvement there has also been more industry built in the Lonsdale area encroaching on the reserve. The continuous dumping of rubbish(possible by local industries)and lack of protection of this sensitive creek by council and environmental groups has left it looking very neglected.

I would like some assurances that any private purchase of this area would come with increase protection of the creek and reserve and that any profit of the sale would go directly into the clean up and upgrade if this section of the Christies Creek Reserve and trail in O'Sullivan Beach and other reserves in our suburb in need of an upgrade.

Not in Support

My understanding is the land is for the community use, for the people. Providing areas for people to engage, appreciate their surroundings, to further enhance the natural habitat of the environment in creating a place people are proud to live. Parks, reserves, wetlands, community initiatives that support people of all ages would be more beneficial to the community and we the people.

That land is premium parking space for O'Sullivan Beach Primary School. If you're going to do anything with it, turn it into an actual carpark. Do you understand how hard it is to get a park to access this school for say, sports day, end of year celebrations, VOTING! That building could also be put to use given the aging population of the suburb and the young family population are now very similar. Turn it into a community house like that on Elizabeth Road.

This land and many other parcels have been set aside for community use and as such should stay linked to the community.

Once sold as a parcel off an existing larger parcel or reserve are it will lose its appeal as open space to the community.

The loss to any future local community will be lost forever and this revocation is only a short term gain for a short term council agenda

The nearby school and sports club are more suited for decisions for future planning uses

Short term decisions will in future be regarded as short sighted or superficial but with long term repercussions for council

There are trees near this project , you cannot keep releasing land and getting rid of spaces, causing more landfill, and plastic. if you want rid of the building it should be remediated back to native plants

Why? After looking over other proposed revocations, you have still gone ahead with your intended plans!

Should remain community, once gone it can never replaced. Any money received by council will be spent and nothing to show for it for the next generation of people.

That community land provides essential community services and protects against the encroachment of environmental reserve by industrial or residential use.

So many people in the area use or used that kindy for parenting connections and child events. It also gives me a safer carpark to park in and take my kids for bush walks (very important for connecting with the Australian landscape!)

It needs better funding and maintenance, not revocation!

I think it should be turned back into a kindy. With the intake of 3yo kindy and the building of the new salt estate there will be a surge in demand for kindy. The current O'Sullivan beach childcare only offers an integrated childcare and kindy in one room which is completely insufficient for a growing population. It's also unsuitable for lost of children due to the large amount of children in one space. We opted for out of zone kindy to accommodate a true kindy experience. I would love to see one in this suburb and this is the perfect spot.

The community needs places like this to support families

This venue could be used for a non for profit clothes recycling for families with young children. The fenced playground is the only one in area

So the school no longer interested in purchasing it but you want to sell of a playground so as to use the money from the land to waste on other useless wants we don't want or need.

How about leave the playground alone and learn to manage your debt

Leave the playground alone it doesn't need to be sold