

Proposal to commence the revocation and disposal process for the reserve land and building located at 14 Margaret Street, Port Noarlunga

Report on the Proposal for Consultation – Section 194(2)(a)

a. Report pursuant to the *Local Government Act 1999*

The *Local Government Act 1999* prescribes that Council must prepare a report before it proposed to revoke the classification of land as community land. The report must address the following:

i. a summary of the reasons for the proposal

As part of the City of Onkaparinga's Long-Term Financial Plan (LTFP), Council has identified the need to generate revenue through the disposal of surplus assets with a budgeted target of \$3 million for asset sales, for a period of 10 years. This process aligns with Council's strategic approach to asset optimisation to support financial sustainability.

The site was assessed under Council's Community Facilities Framework and was subsequently identified as surplus to Council's current and future community facility requirements. The former Country Women's Association (CWA) hall on the site was constructed in the 1970's. The building is approaching end of life and requires significant upgrades to meet current standards and its small size limits functional use. The building is currently vacant and has not been used since 2020.

Council's 2016 Community Facilities Guidelines and 2017 Differential Service Level Model – Community Facilities established the foundation for assessing the strategic future and service requirements of community facilities. These frameworks were updated in 2024 through the Community Facilities Guidelines and Social Equity Model – Community Facilities Provision, respectively.

The assessment of this site under these frameworks informed its identification as surplus and its progression through Council's strategic land assessment and disposal process. It is considered that the revocation and sale of the subject land will not adversely impact upon the leisure opportunities in the area as it is well serviced with open space.

ii. a statement of any dedication, reservation, or trust to which the land is subject;

The subject parcel of land is not subject to any dedication, reservation, or trust, albeit it is held in Trust for the use as a Public Reserve. The proposed revocation of community land, if approved by Council, will remove the trust to facilitate sale on the open market.

iii. a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land; and a statement of how the council proposes to use the proceeds;

The intent of this report proposes the revocation of the subject parcel of land from its community land classification and the sale of land on the open market.

Pursuant to Councils Acquisition and Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above currently market valuation by whichever method is likely to provide the Council with a maximum return, unless there are reasons for the Council to accept a lesser return which is

consistent with the Council's overall strategic direction. These reasons must be documented in writing.

Proceeds from the sale of the land would be assigned to the annual \$3 million dollar budgeted revenue to be raised from the sale of surplus assets as per the Long-Term Financial Plan and budget. Any surplus proceeds above the \$3 million target would be directed to a Future Investment Reserve where they will be retained for future strategic investment opportunities. While held in the Reserve the funds will offset borrowings therefore reducing interest costs

The subject land was acquired pursuant to an Order for Exchange of Land made by the Minister of Lands and published in the Government Gazette on 14 August 1958.

iv. an assessment of how implementation of the proposal would affect the area and the local community:

There is no current community use of the land.

The Open Space Strategic Management Plan has been considered, and the disposal of the subject land will not impact current open space or recreational opportunities for the community. The land has been identified as surplus within the plan.

This process aligns with Council's strategic approach to asset optimisation to support financial sustainability and fund future community projects and facilities.

v. if the Council is not the owner of the land - a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification.

Council is the owner of the parcel of land.

b. The Council must follow the relevant steps set out in its public consultation policy

In accordance with Section 194 of the Local Government Act 1999 (SA), the City of Onkaparinga is required to undertake public consultation in accordance with its Public Consultation Policy when revoking the classification of community land.

Council's Community Engagement Policy outlines the process for engaging with the community and relevant stakeholders to ensure transparency and informed decision-making.

By adhering to these requirements, Council ensures that the community has the opportunity to be informed about and provide input into decisions regarding the use and management of public land.