

9.5 PROPOSAL TO REVOKE AND DISPOSE OF COMMUNITY LAND PARCELS

Report contact

Rochelle Redmond, Asset Optimisation Specialist

Manager

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Director

David Stobbe, Director Corporate

Meeting

Council

Date

18 March 2025

1. Purpose

This report requests Council approval to declare seven (7) parcels of council land as surplus to requirements and potentially suitable for disposal, and to commence the process of revoking their community land classification.

2. Recommendations

That for the Council owned land described as;

1. Allotment (Reserve) 40 in Deposited Plan 7107 comprised in Certificate of Title Volume 5910 Folio 354 and Allotment (Reserve) 208 in Deposited Plan 7598 and comprised in Certificate of Title Volume 3257 Folio 78 bordered in blue within Attachment 1 to the agenda report and known as 4-6 Marie Avenue, Morphett Vale
2. Portion of Allotment comprising of piece 9 Deposited Plan 37900 comprised in Certificate of Title Volume 5648 Folio 689 bordered in blue within Attachment 2 to the agenda report and known as Selaru Way, Noarlunga Downs
3. Allotment (Drainage Reserve) 461 in Deposited Plan 6673 comprised in Certificate of Title Volume 5525 Folio 982 bordered in blue within Attachment 3 to the agenda report and known as Thames Drive, Reynella
4. Allotment (Reserve) 39 in Deposited Plan 28038 comprised in Certificate of Title Volume 5370 Folio 783 bordered blue within Attachment 4 to the agenda report and known as Hopkins Court, Woodcroft
5. Allotment (Reserve) 110 in Deposited Plan 6432 comprised in Certificate of Title Volume 5538 Folio 538 bordered in blue within Attachment 5 to the agenda report and known as Mindarie Street, Port Willunga
6. Allotment (Reserve) 221 in Deposited Plan 19710 comprised in Certificate of Title Volume 5546 Folio 343 bordered in blue within Attachment 6 to the agenda report and known as Brodie Road, Huntfield Heights
7. Allotment (Reserve) 102 in Deposited Plan 15786 comprised in Certificate of Title Volume 5539 Folio 349 bordered in blue within Attachment 7 to the agenda report and known as Canberra Drive, Aberfoyle Park

Council:

1. Declares that the subject Council owned land parcels on Attachments 1-7 to the agenda report are surplus to requirements and potentially suitable for disposal on the open market.
2. Approves the commencement of the revocation process to revoke the community land classifications, including undertaking individual public consultation in accordance with the

provisions of section 194(2) of the *Local Government Act 1999*, and consult with the community on the basis that Council intends to sell on the open market.

3. Notes all public consultations will be in accordance with Council's public consultation policy in accordance with section 194(2)(b) of the *Local Government Act 1999*.
4. Requests a further report(s) be presented to Council following the outcome of the public consultation phase of the revocation process to enable Council to determine if the revocation and disposal should proceed.

3. Executive summary

This report requests an approval to declare the subject parcels of land as surplus to requirements and potentially suitable for disposal on the open market, and to commence the process of revoking their community land classification.

4. Background

Policy and/or relevant legislation	<i>Local Government Act 1999</i> – Section 194 revocation procedure Disposal of Council Land and Other Assets Policy Asset Rationalisation Policy Long-Term Financial Plan Public Consultation Procedure
Who did we talk to/who will we be talking to	Comprehensive internal consultation was undertaken to ascertain any future requirements for the subject land. Public consultation will commence to seek community views on the proposal to revoke the community land classification of the subject land.

These sites were selected for disposal following internal consultation that confirmed no current or future strategic, recreational, or operational requirement for retention. Their location within established residential areas makes them highly marketable.

A broader list of surplus land was initially reviewed, with Elected Members providing feedback. This selection reflects parcels where there were no Elected Member or internal objections, as well as no significant biodiversity concerns.

As part of the City of Onkaparinga's Long-Term Financial Plan (LTFP), Council has identified the need to generate revenue by disposing of surplus assets, budgeting for \$3 million in asset sales per year for a period of 10 years. This initiative aligns with Council's strategic focus on asset optimisation, supporting financial sustainability and funding future community projects and facilities.

The land revocation process ensures a balanced approach, considering financial outcomes, community needs, and environmental impacts, while remaining consistent with Council's strategic asset management objectives.

5. Discussion

The Council owns over 1400 hectares of land spread across 2462 parcels, as well as 447 building assets. While many of these assets are essential for serving the community, some are underutilised or no longer meet current or future needs. Revoking the community land classification enables the Council to unlock the value of these assets—through disposal, long-term leases, or other forms of development—securing funds for future investment, accelerating planned projects, and facilitating operational efficiencies.

Legislative process

Under the *Local Government Act 1999*, four regulatory approvals are required to revoke the land classification:

1. Council approval to commence the revocation process and commence community consultation
2. Council approval to seek Ministerial Consent to revoke
3. Ministerial Consent to revoke
4. Council approval to revoke

We are currently at the first of these four approvals.

Public Consultation

Public Consultation to seek the community views on the proposals are to be undertaken in accordance with Council Public Consultation Procedure and will include:

- direct mail-out to surrounding residences inviting feedback
- public Notice in The Advertiser inviting community feedback
- advertisement on Council's YourSay page inviting community feedback
- email to registered YourSay members inviting feedback
- a sign being placed on the land inviting users to provide feedback

The engagement will also seek feedback on potential options for future capital projects contained within PCW in the area, that could be funded through the sale of land.

Vegetation legislative protections

The Native Vegetation Act 1991 and *The Planning, Development and Infrastructure Act 2016* apply equally to Council and private developers, ensuring a process for trees to be considered as part of the development outcomes.

6. Financial implications

Pursuant to Council's Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above current 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.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the sale of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Council's financial sustainability.

7. Risk and opportunity management

Risk	
Identify	Mitigation
Reputational <i>Community concerns over selling Council land</i> Selling public land can raise concerns from residents or advocacy groups who value open space and amenities.	Transparent Engagement Conduct proactive consultations, share clear rationale for disposals.
Financial/Market <i>Uncertainty in sale value</i> Real estate market conditions may lead to lower-than-expected sale proceeds, delaying or reducing the anticipated financial benefit.	Market Analysis Time sales based on favourable market conditions. Flexible Strategy Be prepared to hold or lease if the market is unfavourable.
Compliance & Legal Failing to adhere to the <i>Local Government Act 1999</i> revocation procedures could result in legal challenges or refusal by the Minister.	Strict Protocols Conduct all processes and consultations in line with legislation.
Environmental Removing public land from Council's portfolio might reduce natural habitat areas if not properly planned or mitigated.	Environmental Assessments Parcels for revocation have been selected on the basis of minimal vegetation and further evaluation of biodiversity and ecological value will occur before disposal. Tree Protections Planning legislation applies to any development proposal and includes environmental considerations.
Operational <i>Future need for the land</i> If future projects need this land, reacquisition could be costly or impractical.	Alignment with Strategic Plans Ensure existing frameworks (e.g., Open Space Strategic Management Plan, Community Facilities Plan) confirm no future use or need. Internal Stakeholder Review Confirm no upcoming infrastructure, facility, or services require that land. Easements & Rights-of-Way Retain easements for utilities or other operational needs.

Opportunity	
Identify	Maximising the opportunity
Optimised Asset Portfolio <i>Strategic disposal of surplus land</i> By removing parcels that are underutilised or not aligned with Council's future needs, resources can be better allocated to high-priority community assets.	Asset Audit Continue reviewing land holdings to identify surplus assets.
Economic & Community Development <i>Stimulate private investment</i> Selling land for infill or commercial uses can boost local development, create jobs, and increase the rates base, potentially revitalising some neighbourhoods	Community Engagement Highlight community benefits of new developments.
Financial Sustainability <i>Revenue generation for community reinvestment</i> Funds from land sales can support strategic initiatives such as open space enhancements, infrastructure projects, or improved community facilities.	Transparent Allocation of Funds Quarantine a portion of sale proceeds for capital works or priority projects so the community sees tangible benefits. Long-Term Financial Plan Alignment Keep disposal revenue targets realistic.
Reduced Maintenance & Liability <i>Lower operational costs</i> Divesting land that no longer serves a public purpose frees the Council from ongoing maintenance, insurance, and risk management obligations.	Proactive Disposal Focus on parcels with consideration of upkeep versus community value.

8. Timelines and deadlines

Public consultation to commence in March/April 2025.

9. Next steps

A further report following the completion of the public consultation phase of the revocation process (if approved by Council) will be provided to Council detailing the outcomes of the public consultations to enable Council to determine if the revocation and disposal process should proceed.

10. Attachments

- Attachment 1 – Marie Avenue Morphett Vale (9 pages)
- Attachment 2 – Selaru Way Noarlunga Downs (8 pages)
- Attachment 3 – Thames Drive Reynella (6 pages)
- Attachment 4 – Hopkins Court, Woodcroft (5 pages)
- Attachment 5 - Mindarie Street, Port Willunga (4 pages)
- Attachment 6 - Brodie Road, Huntfield Heights (5 pages)
- Attachment 7 - Canberra Avenue Aberfoyle Park (4 pages)

- END OF REPORT -

Attachment 1 – Marie Avenue Morphett Vale



South Australia (CERTIFICATE OF TITLE)

Register Book,
Vol. **3257** Folio **78**



Pursuant to Memorandum of Transfer No. 2544771 Registered on Vol. 3167 Folios 2 and 4

NEWWAY ESTATES PTY. LIMITED of 46 Currie Street Adelaide

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

THAT PIECE of land situated in the HUNDRED OF NOARLUNGA COUNTY OF ADELAIDE being FIRSTLY PORTION OF SECTION 653 containing forty four acres and one rood or thereabouts and SECONDLY the ALLOTMENT 16 containing five acres or thereabouts PORTION OF ALLOTMENT 6 ROAD A and ROAD B of the subdivision of other portion of the said Section and other land laid out as MORPHETT VALE WHICH said Allotments and Roads are bounded as appears in the plan deposited in the Lands Titles Registration Office No. 2187

Which said Section is delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this 19th day of August 1964

Signed the 19th day of August 1964, in the presence of W. Burchard } R. B. Collins
Registrar-General.



G.R.O. PLAN No. 1208 of 1281
DEPOSITED OVER WHOLE/PORION OF THE WITHIN LAND

Reserves and Roads and Walkway in Deposited Plans 7596, 7597 and 7598 now **REDESIGNATED** as Allotment(s) 193 to 201 incl., 202 to 207 incl., and 208 to 213 incl. respectively.

ADVERTISE No. 2544772
TO CHALLIS INVESTMENTS LIMITED
PRODUCED 8.6.1964 at 3.55 pm
Logbook pro
DEP. REG. GEN.

See CD. Search x 3557
Subn. to 1553/64

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 7596) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 3722 OF 1963 VOL 3286 FOL 153
R. McKeon Hayles DEP. REG. GENL.

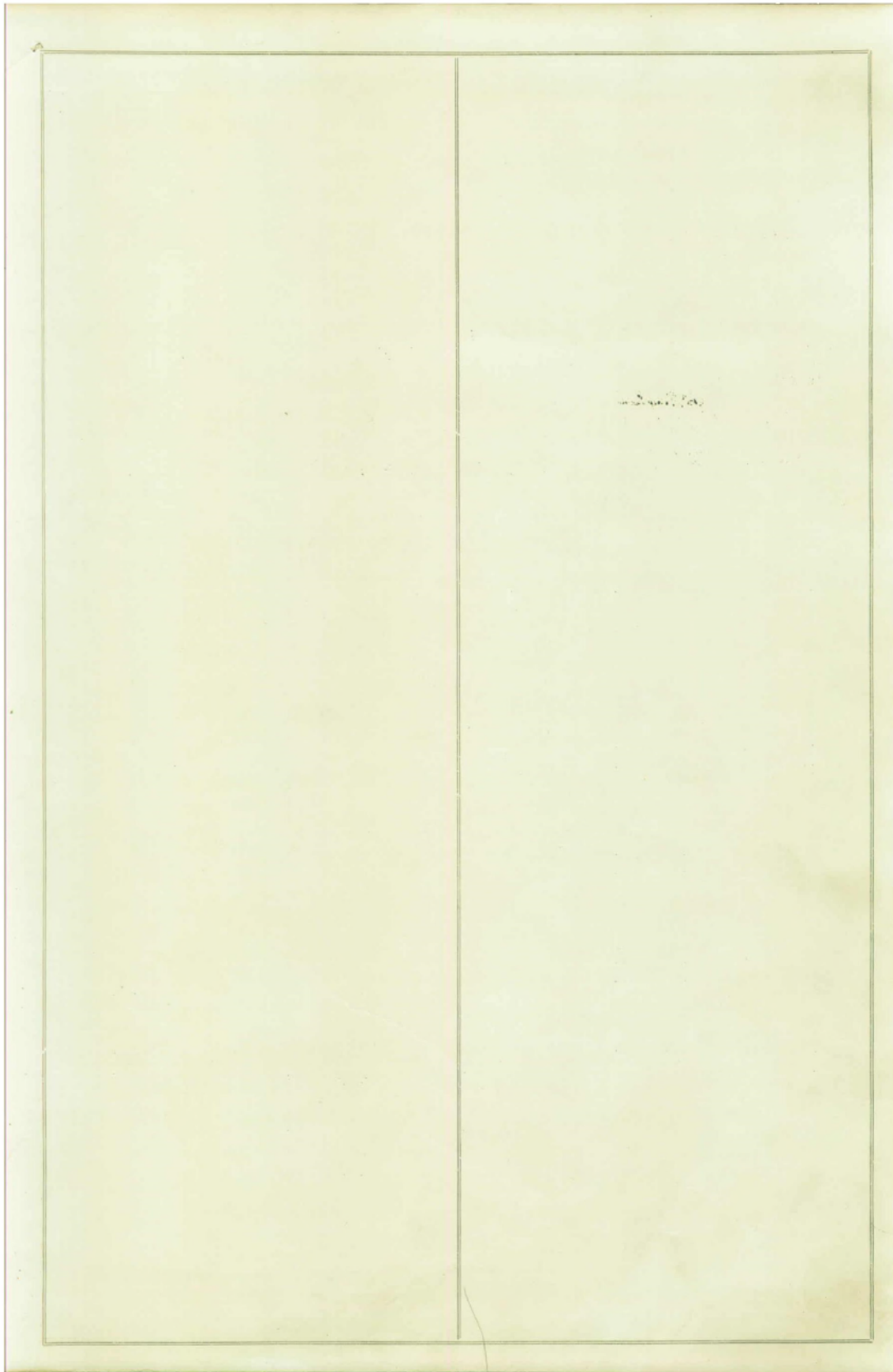
CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 7597) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 3722 OF 1963 VOL 3286 FOL 154
R. McKeon Hayles DEP. REG. GENL.

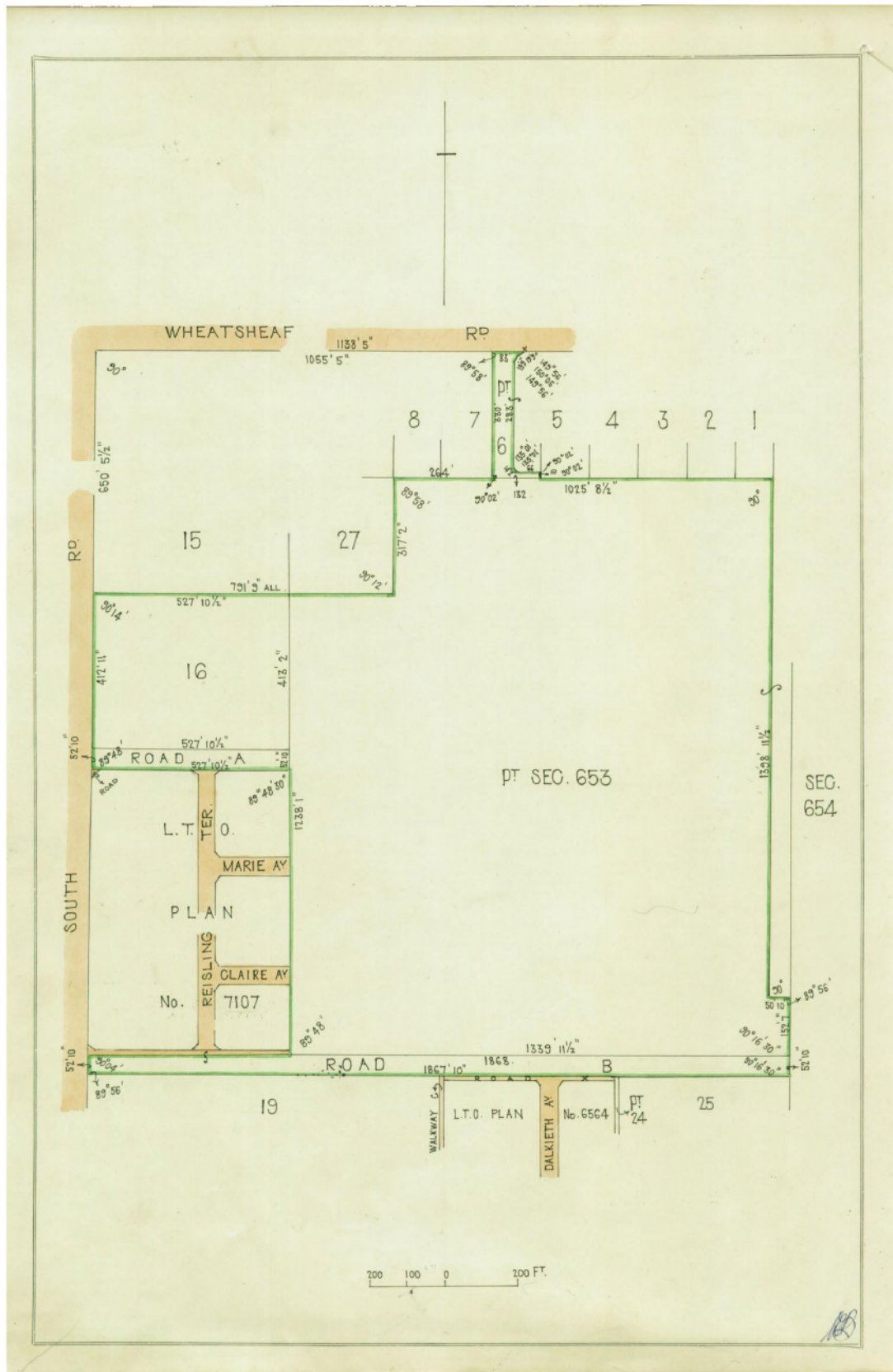
CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 7598) AND A NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 3722 OF 1963 VOL 3286 FOL 155
R. McKeon Hayles DEP. REG. GENL.

OVER

ACACIA RD
WALKWAY HOWELL PLACE
AMANDA WAY DRAINAGE RESERVE A+B
KARYN CDS, RESERVE DRAINAGE RESERVE
CLAIRE AL BLACKWOOD CRES
RESERVE MAIN SOUTH RD, WATTLE ST
HARVEY JORDAN DRIVE WILSON RD
BALANCE OF THE WITHIN LAND 150 ST PROTEN ST RD
IN DEPOSITED PLAN No. 7596, 7597 VESTED IN
THE DISTRICT COUNCIL OF WOODLUNGA
BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
OF 1929 VIDE L.T.O. DOCKET No. 3722 OF 1963
R. Nelson DEP. REG. GENL.
~~T 3302186~~

TRANSFER No. 33-21-86 from the District
Council of Woodlunga to Minister of
the Rights of way and easement
OF THE WITHIN Drainage Reserve in L.T.O. plan
PROPOSED 303, 1971 AT 11.20 a.m.
7596
CANCELLED AS REG. 675 ABOVE LAND AND NEW C.T. ISSUED
VOL. 3840 FOL 182
at Woodlunga DEP. REG. GENL.





Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

UNAPPROVED D38554

Administrative Interests

NIL

REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5910 Folio 354

Parent Title(s) CT 984/148, CT 2791/6

Creating Dealing(s) RT 9770441

Title Issued	23/01/2004	Edition	1	Edition Issued	23/01/2004
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Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 40 DEPOSITED PLAN 7107
IN THE AREA NAMED MORPHETT VALE
HUNDRED OF NOARLUNGA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
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Priority Notices	NIL
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Registrar-General's Notes	NIL
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Administrative Interests	NIL
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Marie Avenue, Morphett Vale site information

The subject reserve (bordered in blue on page 1) is approximately 3,046 sq.m. (over both parcels). The subject land is fenced on the eastern and western boundaries with residential allotments. There does not appear to be any public use of the council's land.

Marie Avenue is located in the Housing Diversity Neighbourhood zone, medium-density housing that supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities, with frontages to Marie Avenue and Claire Avenue.

Within 500 metres there are a number of open spaces ranging from small Local Passive reserves with no built facilities to a medium size Neighbourhood Family Park. It is a short commute to Wilfred Taylor Reserve, a Regional Family reserve, and Morphett Vale Memorial Sports Complex.

The subject Council land is located within the Knox Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.

II. **A statement of any dedication, reservation, or trust to which the land is subject**

The subject parcels of land are not subject to any dedication, reservation, or trust.

III. **A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land**

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

Pursuant to Council's Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above current 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 Councils overall strategic direction. These reasons must be documented in writing.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the same of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute to wards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

There is no evident community use of this land, however, public consultation is required to identify any uses that may not be currently known to council.

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 parcels of land, the Certificate of Title has been attached for information.

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 [Public Consultation Procedure](#) 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.

Attachment 2 – Selaru Way Noarlunga Downs



REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5648 Folio 689

Parent Title(s)	CT 5172/724		
Creating Dealing(s)	TG 8573760		
Title Issued	30/04/1999	Edition 1	Edition Issued 30/04/1999

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT COMPRISING PIECES 9 AND 10 DEPOSITED PLAN 37900
IN THE AREA NAMED NOARLUNGA DOWNS
HUNDRED OF NOARLUNGA

BEING A RESERVE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D (TG 8573760)

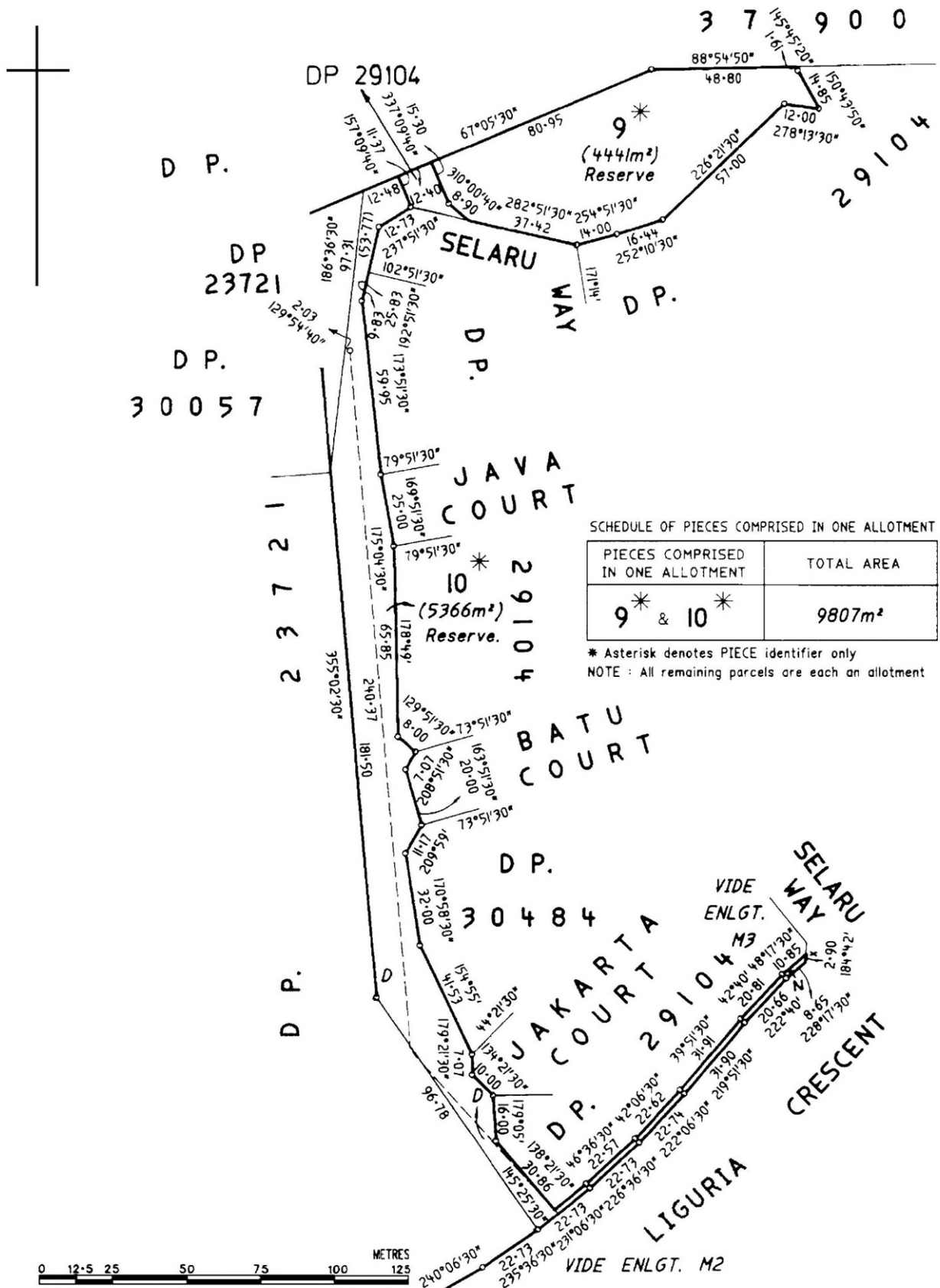
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED N FOR DRAINAGE PURPOSES (RE 6938429)

Schedule of Dealings

NIL

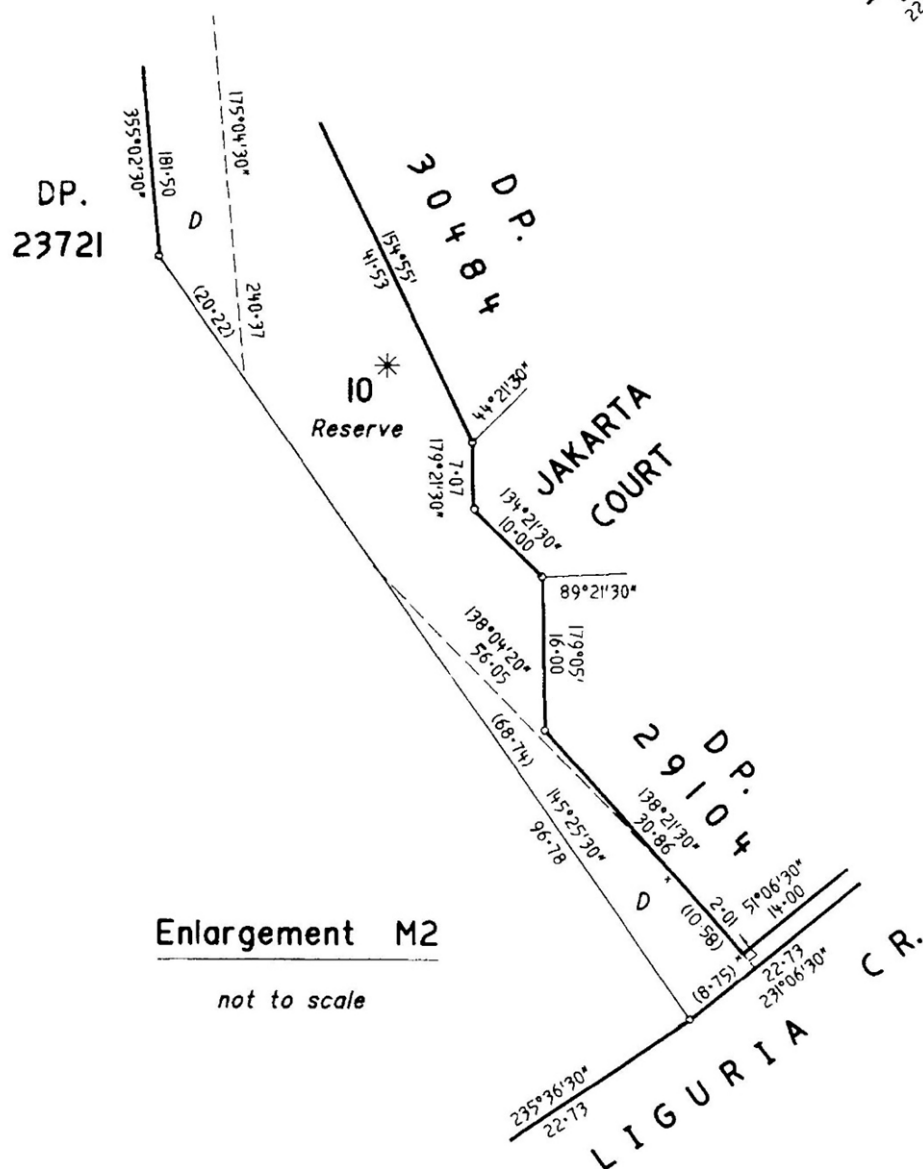
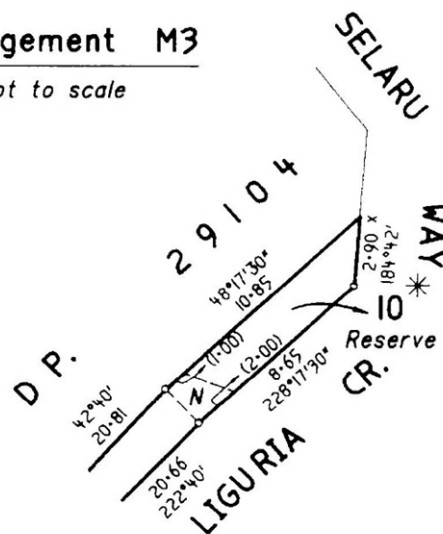
Notations

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





not to scale



Selaru Way, Noarlunga Downs site information

The subject reserve (bordered in blue on page 1) is approximately 4,442 sq. m. The subject land is fenced on the south-eastern boundary with residential allotments. The adjoining land to the north is Council owned Reserve (subcategory Trail or Walkway) commonly known as Goldsmith Drive Bike Track, this shared use path (SUP) links residents to schools, shopping centre, hospital and public transport.

Over the years a desire line has formed and is used by local residents to access Goldsmith Drive Bike Track. There is a formal pedestrian path on the south-eastern side of the subject land that extends to Redwood Close. Redwood Close has formalised paths on the north side and a formal entrance to the SUP. A relocation of a pedestrian path joining the SUP will not be required.

Selaru Way is located in the Housing Diversity Neighbourhood zone, medium-density housing that supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities, with frontages to Selaru Way and Redwood Close.

There are two (2) small parcels of Council owned land located north of the allotment, one which contains an SA Power Network Transformer Unit. These parcels of land will remain under Council ownership (bordered in blue on page 5 of this attachment).

The subject Council land is located within the Mid Coast Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.

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.

III. A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land

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

Pursuant to Councils Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above current 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 Councils overall strategic direction. These reasons must be documented in writing.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the sale of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

The community have used this parcel of land as a thoroughfare to the Goldsmith Drive Bike Track, this desire line has formed over a number of years. Pedestrians are able to access the SUP via the formalised paths along Selaru Way and Redwood Close. Public consultation is required to identify any additional uses that may not be currently known to council.

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, the Certificate of Title has been attached for information.

- 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 [Public Consultation Procedure](#) 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.



Attachment 3 – Thames Drive Reynella



REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5525 Folio 982

Parent Title(s)	CT 4067/289		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	21/04/1998	Edition 1	Edition Issued 21/04/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 461 DEPOSITED PLAN 6673
IN THE AREA NAMED REYNELLA
HUNDRED OF NOARLUNGA

BEING A DRAINAGE RESERVE

Easements

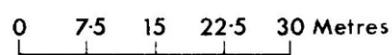
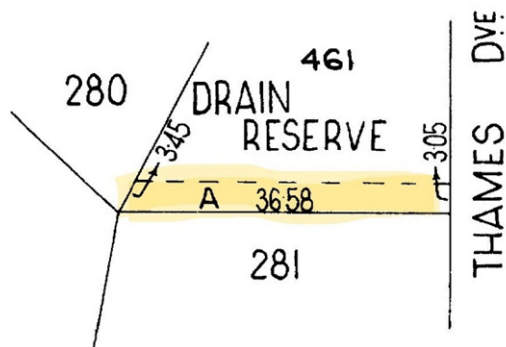
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A HEREON TO THE MINISTER FOR INFRASTRUCTURE (T 3016054)

Schedule of Dealings

NIL

Notations

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



Thames Drive, Reynella site information

The reserve (bordered in blue on page 1) is approximately 775 sq. m. The subject land is fenced on the southern and western boundaries with residential allotments. There does not appear to be any public use of the council's land.

An easement for wastewater is registered in favour of the Minister for Infrastructure, as detailed on Page 2 of the attached Certificate of Title. This easement will remain legally binding and continue in effect following any transfer of the land.

There is a small storage shed located to the west of the allotment, this shed currently stores items for Parks and Facility Operations and will be vacant at the time of disposal if approved.

Thames Drive is located in the General Neighbourhood zone, low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities., with frontages to Thames Drive and Robertson Street.

Within 500 metres there are a number of open spaces including Local Family, Local Passive and Robertson Street Reserve which is a district family reserve located adjacent.

The subject Council land is located within the Mid Coast Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.

- II. **A statement of any dedication, reservation, or trust to which the land is subject**

The subject parcel of land are not subject to any dedication, reservation, or trust.

III. A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land

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

Pursuant to Councils Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above current 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 Councils overall strategic direction. These reasons must be documented in writing.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the sale of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

There is no evident community use of this land, however, public consultation is required to identify any uses that may not be currently known to Council.

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, the Certificate of Title has been attached for information.

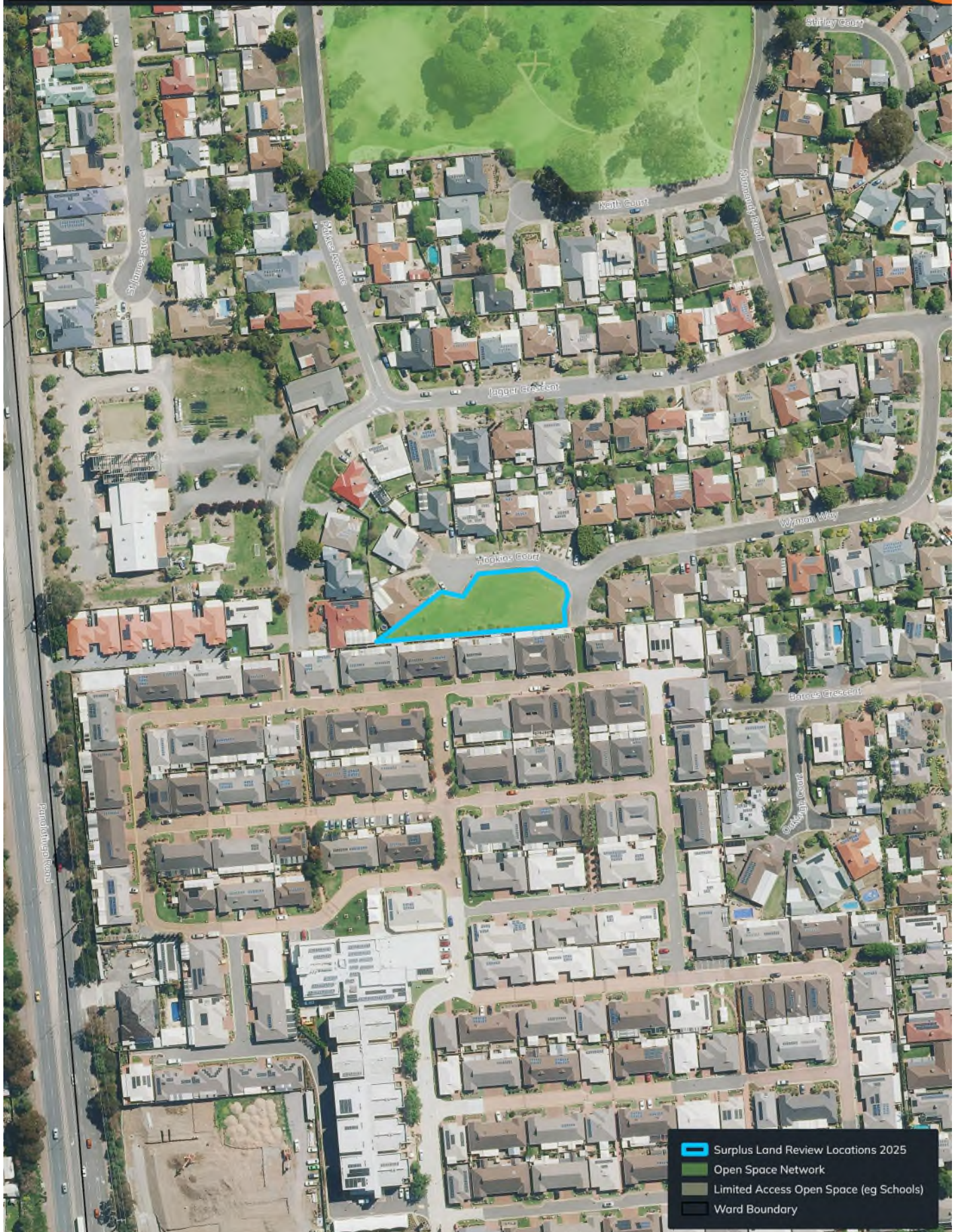
b. The Council must follow the relevant steps set out in its public consultation policy

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 [Public Consultation Procedure](#) 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.

Attachment 4 – Hopkins Court Woodcroft



REAL PROPERTY ACT, 1885



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 5370 Folio 783

Parent Title(s)	CT 4357/862		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	21/10/1996	Edition	1
		Edition Issued	21/10/1996

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 39 DEPOSITED PLAN 28038
IN THE AREA NAMED WOODCROFT
HUNDRED OF NOARLUNGA

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

Hopkins Court, Woodcroft site information

The reserve (bordered in blue on attachment 4) is approximately 1,557 sq. m. The land is fenced on the southern and western boundaries with residential allotments and there does not appear to be any public use of the council's land.

Hopkins Court is located in the General Neighbourhood zone, low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities, with frontages to Hopkins Court and Wyman Way.

Within 200 metres there is Robert Wright Park, a Neighbourhood Family Park.

The subject Council land is located within the Pimpala Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.

- 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.

- III. **A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land**

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

Pursuant to Council's Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above current 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 Councils overall strategic direction. These reasons must be documented in writing.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the sale of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

There is no evident community use of this land, however, public consultation is required to identify any uses that may not be currently known to Council.

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, the Certificate of Title has been attached for information.

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 [Public Consultation Procedure](#) 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.

Attachment 5 – Mindarie Street Port Willunga





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 5538 Folio 538

Parent Title(s)	CT 4218/868			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	26/05/1998	Edition	1	Edition Issued 26/05/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 110 DEPOSITED PLAN 6432
IN THE AREA NAMED PORT WILLUNGA
HUNDRED OF WILLUNGA

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

Mindarie Street, Port Willunga site information

The reserve (bordered in blue on page 1) is approximately 1,480 sq.m. The land is fenced on the north and eastern boundary with residential allotments.

Mindarie Street is located in the General Neighbourhood zone, low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities, with frontages to Mindarie Street.

The land is adjacent to a large district passive reserve and a short distance away from a Local Family reserve and Port Willunga beach.

The subject Council land is located within the South Coast Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.

- II. **A statement of any dedication, reservation, or trust to which the land is subject**

The subject parcel of land are not subject to any dedication, reservation, or trust.

- III. **A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land**

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

Pursuant to Council's [Disposal of Land and Other Assets Policy](#), the Council will seek to dispose of land at or above current 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.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the same of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

There is no evident community use of this land, however, public consultation is required to identify any uses that may not be currently known to Council.

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, the Certificate of Title has been attached for information.

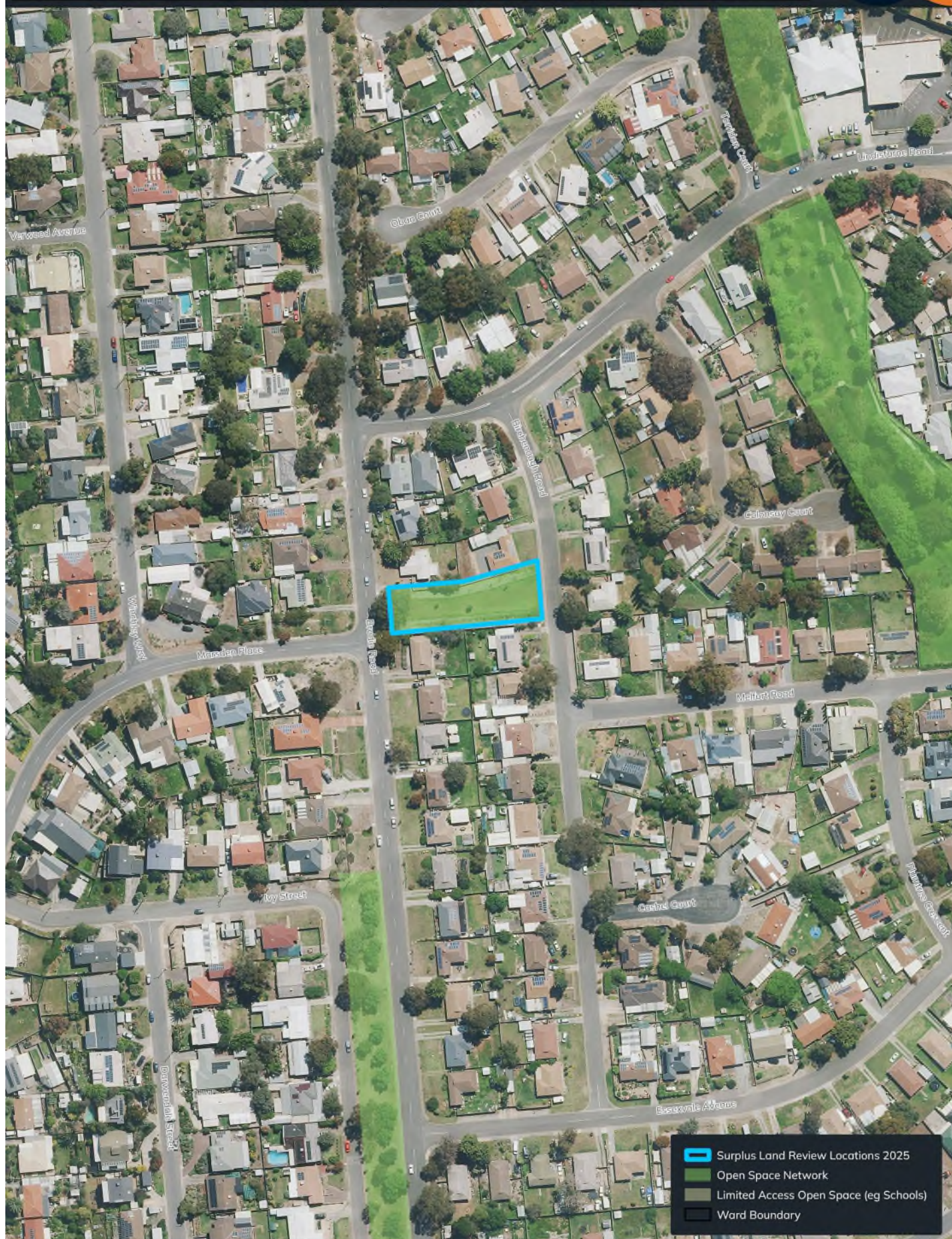
b. The Council must follow the relevant steps set out in its public consultation policy

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 [Public Consultation Procedure](#) 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.

Attachment 6 – Brodie Road Huntfield Heights



REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5546 Folio 343

Parent Title(s)	CT 4291/827			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	18/06/1998	Edition	1	Edition Issued 18/06/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 221 DEPOSITED PLAN 19710
IN THE AREA NAMED HUNTFIELD HEIGHTS
HUNDRED OF NOARLUNGA

BEING A RESERVE

Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A ON DP 19710 TO THE AUSTRALIAN & OVERSEAS
TELECOMMUNICATIONS CORPORATION LTD. (T 4786716)

Schedule of Dealings

NIL

Notations

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

Brodie Road, Huntfield Heights site information

The reserve (bordered in blue on page 1) is approximately 1,425 sq.m. The subject land is fenced on the north and south boundaries with residential allotments.

Brodie Road is located in the General Neighbourhood zone, low-rise, low and medium-density housing that supports a range of needs and lifestyles located within easy reach of services and facilities., with frontages to Brodie Road and Birchenough Road.

There is a footpath along the southern boundary that connects Brodie and Birchenough Roads, the amount of use of this footpath will be identified in the public consultation period and if required the footpath may be retained. Brodie and Birchenough Roads also connect 80 metres to the north via Lindisfarne Road.

In the surrounding area there are a number of Local Passive and Local Family reserves. Dinton Farm Reserve, a district family Reserve is also located within 700 metres of the subject land.

The subject Council land is located within the Southern vales Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.
 - II. **A statement of any dedication, reservation, or trust to which the land is subject**

The subject parcel of land are not subject to any dedication, reservation, or trust.
 - III. **A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land**

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

Pursuant to Councils [Disposal of Land and Other Assets Policy](#), the Council will seek to dispose of land at or above current 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 Councils overall strategic direction. These reasons must be documented in writing.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the sale of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute towards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

A formal footpath connects Brodie and Birchenough Roads, the amount of use of this footpath will be identified during the public consultation period.

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, the Certificate of Title has been attached for information.

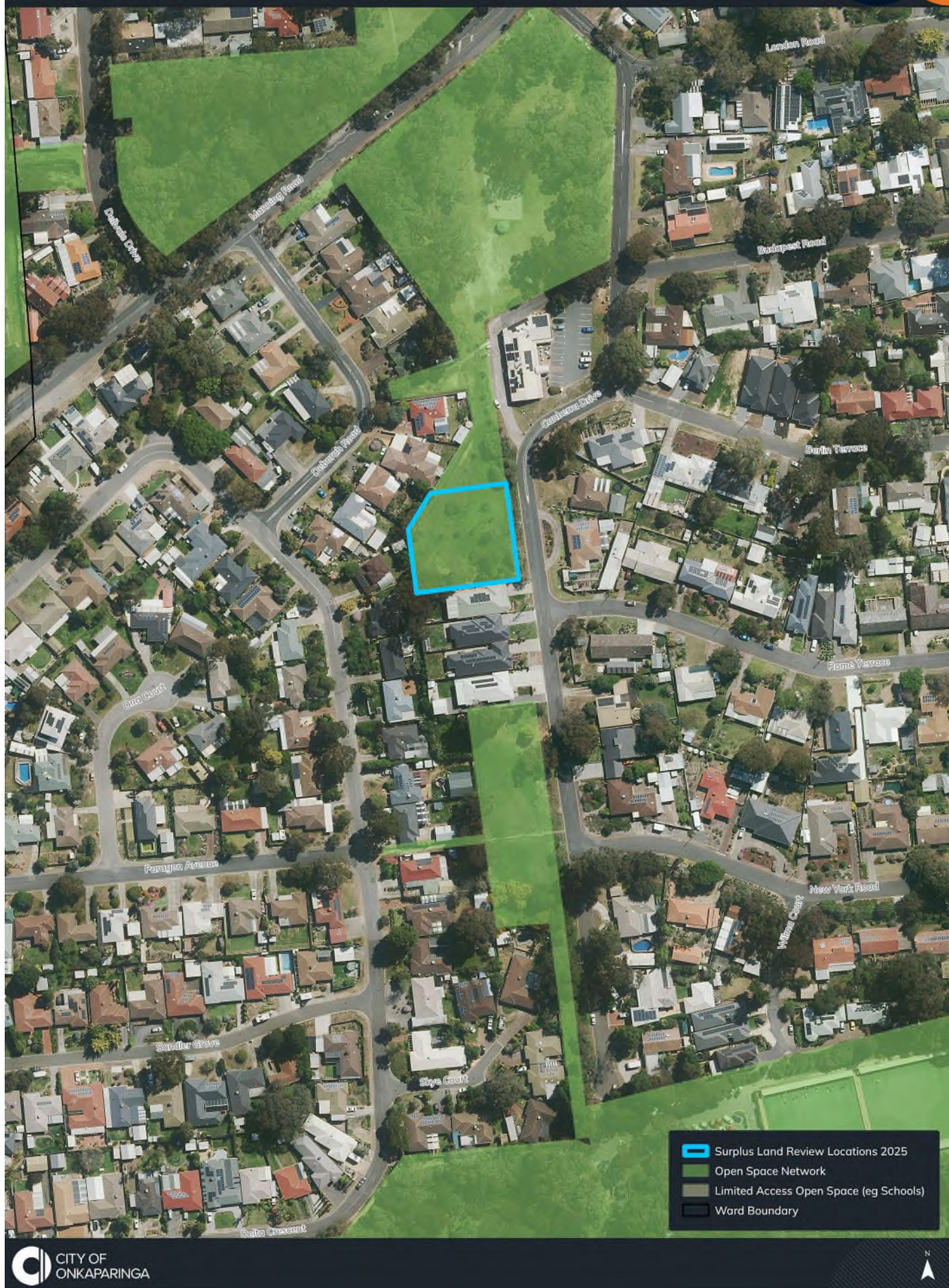
b. The Council must follow the relevant steps set out in its public consultation policy

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 [Public Consultation Procedure](#) 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.

Attachment 7 – Canberra Drive Aberfoyle Park



REAL PROPERTY ACT, 1886



South Australia

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



Certificate of Title - Volume 5539 Folio 349

Parent Title(s)	CT 4248/103			
Creating Dealing(s)	CONVERTED TITLE			
Title Issued	27/05/1998	Edition	1	Edition Issued 27/05/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 102 DEPOSITED PLAN 15786
IN THE AREA NAMED ABERFOYLE PARK
HUNDRED OF NOARLUNGA

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

Canberra Drive Aberfoyle Park site information

The reserve land (bordered in blue on page 1) is approximately 1,876 sq.m. The subject land is fenced on the southern and western boundary with residential allotments. The north of the land adjoins Council owned land that is not included in this parcel to be revoked.

Canberra Drive is located in the Housing Diversity Neighbourhood zone, medium-density housing that supports a range of needs and lifestyles, located within easy reach of a diversity of services and facilities, with frontages to Canberra Drive.

A.P.I.C Reserve is directly to the north and adjoins the subject parcel of land, while to the south, continuing along Canberra Drive, is Happy Valley Sports Park.

The subject Council land is located within the Thalassa Ward, and the Elected Members for this Ward will be notified of the upcoming proposal to be presented to Council. They will also be offered the opportunity to conduct a site inspection.

Additional Information Summary

Report pursuant to the *Local Government Act 1999*

- a. 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 and fund future community projects and facilities.

The site was selected following internal consultation across the organisation confirming there are no current or future strategic, recreational or operational requirements to retain the land.
 - ii. **A statement of any dedication, reservation, or trust to which the land is subject**

The subject parcel of land are not subject to any dedication, reservation, or trust.
 - iii. **A statement of whether revocation of the classification is proposed with a view to sale or disposal of the land**

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

Pursuant to Council's [Disposal of Land and Other Assets Policy](#), the Council will seek to dispose of land at or above current 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.

It is proposed that the net proceeds (gross proceeds less revocation and disposal costs) from the same of subject lands (if approved by Council) be assigned to the Asset Proceeds Reserve in the first instance. From there, funds will contribute to wards a combination of the following: the annual revenue target to be raised from the sale of surplus assets as per the Long Term Financial Plan; a priority capital works project to accelerate a local project benefiting the community; new initiatives that are for the direct benefit of the community or to improve Councils financial sustainability.

The capital projects identified will be included in the consultation where the community can have their say on the project that would be most beneficial to the community.

IV. An assessment of how implementation of the proposal would affect the area and the local community:

There is no evident community use of this land, however, public consultation is required to identify any uses that may not be currently known to council.

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, the Certificate of Title has been attached for information.

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 [Public Consultation Procedure](#) 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.