

Attachment 2 – Selaru Way Noarlunga Downs



REAL PROPERTY ACT, 1886



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

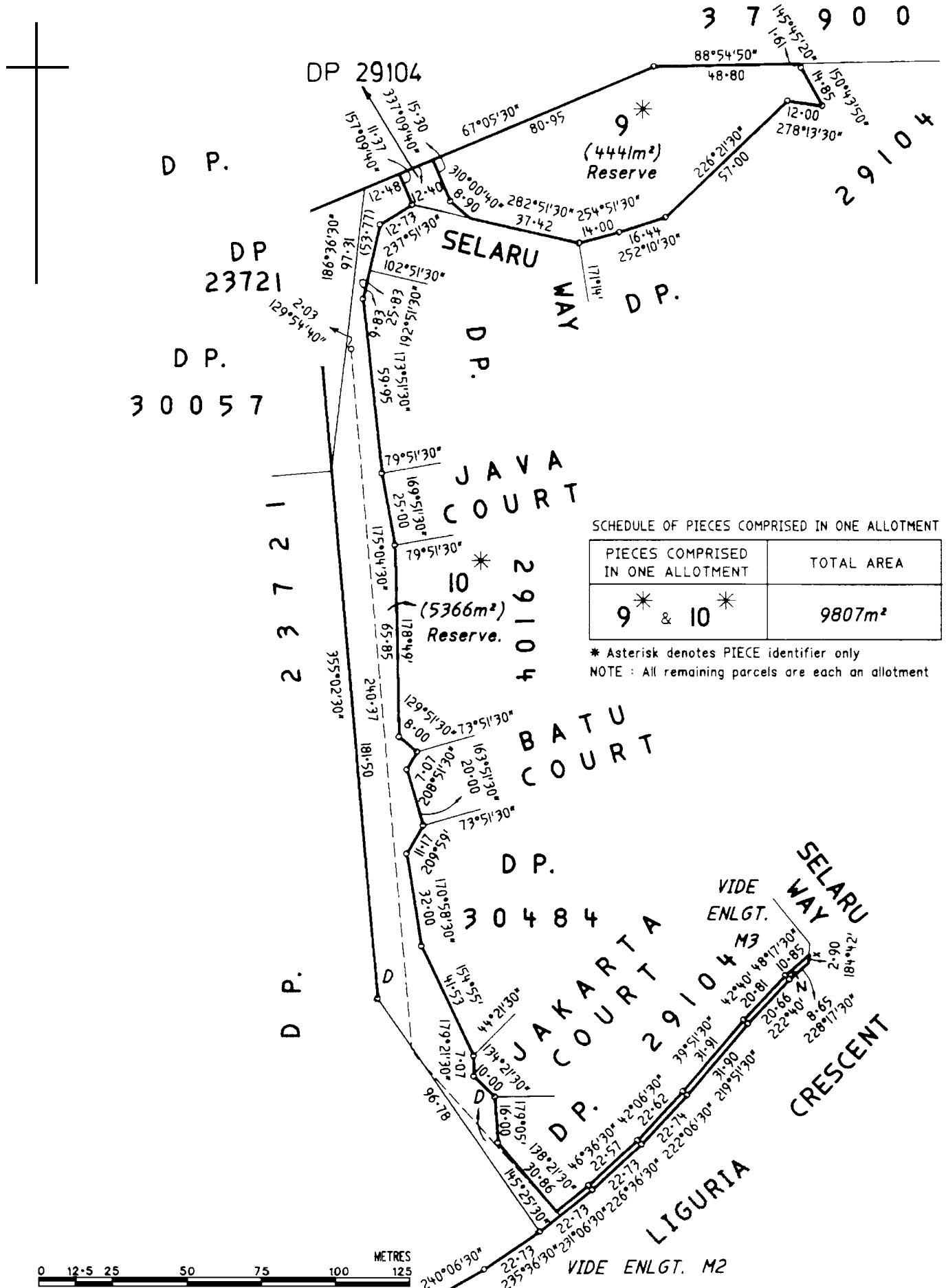
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED D (TG 8573760)
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED N FOR DRAINAGE PURPOSES (RE 6938429)

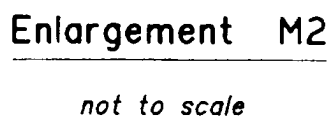
Schedule of Dealings

NIL

Notations

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





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.**

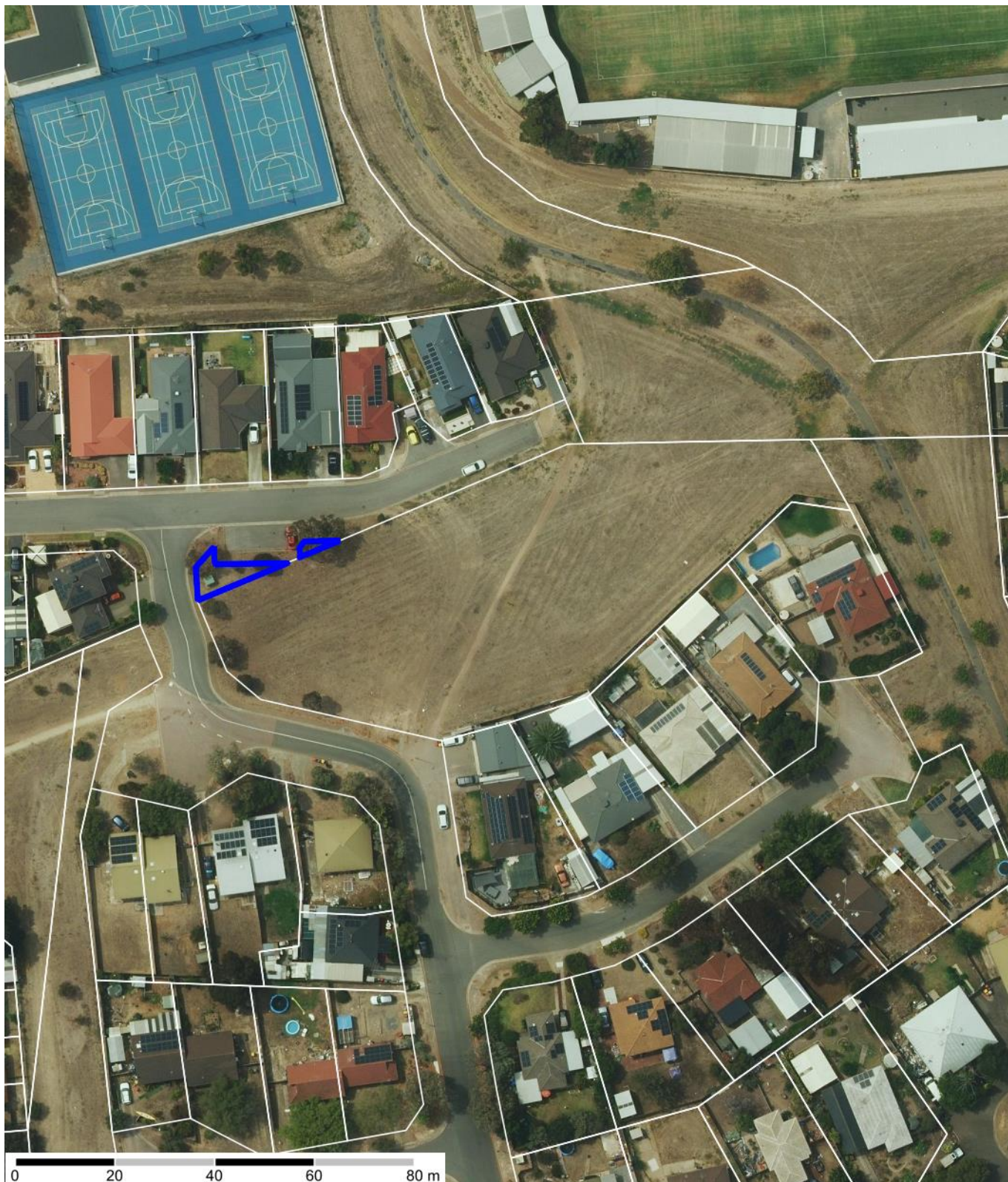
Council is the owner of the parcel of land, the Certificate of Title has been attached for information.

- 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.



The City of Onkaparinga does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that the City of Onkaparinga shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in this information.

Property Mapping System



Land to remain in Council's ownership

Scale: 1:1129
Projection: GDA2020 / MGA zone 54
Date: 04/03/2025

