

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 boundary with the applicant Living Choice Retirement Village Woodcroft and western boundary with a residential allotment.

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 have been notified of the upcoming proposal to be presented to Council.

Additional Information Summary

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

The proposed revocation and disposal are the result of the adjoining landowner, Living Choice Retirement Village Woodcroft's (the Applicant) approach to council to acquire the reserve land parcel to contribute to the lack of recreational space for its residents. At present the retirement village has limited green open space and communal outdoor areas.

Acquisition of the Council owned land by the Applicant will support active, social lifestyles for the residents as well as activating a parcel of land for the local community with green open spaces to be enjoyed by the local community.

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 direct sale of the land to the adjoining landowner Living Choice Retirement Village.

Pursuant to Councils Acquisition and Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at current market valuation.

Proceeds from the sale of the Council Reserve (if approved by Council) will 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 will be directed to a Future Investment Reserve (the 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.

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

Public consultation was undertaken in 2025 for the revocation and disposal of the community land for disposal on the open market.

Feedback received at the time indicated concern that the land's sale would likely result in additional housing development, which in turn would increase traffic on an already heavily utilised street. In May 2025 Council subsequently resolved not to proceed with the revocation of the community land classification for disposal on the open market.

Living Choice's proposal appears to address many of the concerns raised during the 2025 engagement. Preliminary feedback from the local community indicates it warrants further engagement.

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 [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.