

Public Report Pursuant to Section 194 (2)(a) of the *Local Government Act, 1999*

Proposal to commence the revocation of community land classification for reserves for disposal to adjacent landowner, Allotments 49 and 103 Liguria Crescent, Noarlunga Downs

The subject land parcels are legally described as Allotment (Reserve) 49 in Deposited Plan 23636, comprised in portion of Certificate of Title Volume 5383 Folio 472, located at Allotment 49 Liguria Crescent, Noarlunga Downs (Parcel 1) and Allotment (Reserve) 289 in Deposited Plan 23721, comprised in portion of Certificate of Title Volume 5648 Folio 688, located at 103 Liguria Crescent, Noarlunga Downs (Parcel 2).

These parcels of open space reserve land were created by subdivision of SA Housing Trust land and vested to Council in 1989.

The subject parcels of land are located adjacent to the vacant land owned by the Department of Planning, Transport and Infrastructure to the north and within close proximity to Cardijn College to the northeast. Parcel 1 measures 47sqm and Parcel 2 measures 13,676sqm, Attachment 1 – aerial of the subject land and adjoining landowner's property.

Summary of the reasons for the proposal:

The proposed revocation and disposal are the result of the adjoining landowner Renewal SA approach to council to acquire the reserve land parcels to contribute to the development and construction of a state government housing project.

Renewal SA on behalf of SA Housing Trust anticipate the construction of approximately 600 new homes across two land parcels to the east and west of Lovelock Drive, Noarlunga Downs.

Over the next seven to 10 years, it is anticipated this development will provide housing for approximately 1200 residents and will feature affordable housing options and provide at least 80 new social houses to be developed.

Further information about the Renewal SA development can be found [here](#).

Statement of any dedication, reservation, or trust to which the land is subject:

The land is not subject to any dedication, reservation, or trust.

The proposal is to revoke the community land classification with a view to dispose of the land to Renewal SA:

Councils Disposal of Council Land and Other Assets Policy requires the disposal at current market value for the subject land, as assessed by an independent licensed land valuer, with the net proceeds contributing towards the annual revenue target to be raised from the sale of surplus assets as per the Long-Term Financial Plan.

In certain circumstances Council may depart from its Policy and pursue a disposal method that achieves financial and non-financial outcomes for its community. In this case non-financial outcomes include provision of housing in a housing shortage, provision of affordable housing, and good design outcomes - in particular connectivity of new community to existing services, recreation, education, and transport infrastructure.

Assessment of how implementation of the proposal would affect the area and the local community:

It is anticipated that the land will contribute to housing, stormwater management and open space.

The disposal of the subject land presents little or no known impact on the current use of the reserve by the community due to its size, location, and shape.

The combined land to be revoked and joined with the parcels to the north and northeast is planned to transform under-utilised space into a new community, close to key amenities. The new community will be delivered in partnership between Renewal SA and the SA Housing Authority. The combined project will become home to approximately 1200 residents over the next seven to ten years and feature more than 15% affordable housing, and 12.5% of the project site will be dedicated to open space. For further information, click [here](#).