

PROPOSAL TO REVOKE AND DISPOSE OF COMMUNITY LAND AT HOPKINS COURT WOODCROFT

Report contact

Rochelle Redmond, Asset Optimisation Specialist

Manager

Ben Calder, Manager Operational Excellence (Acting)

Director

Jade Bird, Director Corporate and Commercial

Meeting

Council

Date

19 May 2026

1. Purpose

This report requests Council's approval to commence the process to revoke the community land classification over Council's reserve land at Hopkins Court, Woodcroft to sell the land to the applicant and adjoining landowner, Living Choice Woodcroft Retirement Village.

2. Recommendations

That the following resolution of Council of 20 March 2025 at Item 9.5 entitled Update report on the Revocation of Community Land at Hopkins Court Woodcroft:

That for the council owned reserve land described as Allotment (Reserve) 39 in Deposited Plan 28038, comprised in Certificate of Title Volume 5370 Folio 783, at Hopkins Court, Woodcroft and delineated in blue on attachment 1 to the agenda report, Council:

- a. Receives the Engagement Feedback report in attachment 2 to the agenda report.*
- b. Notes the petition report at item 13.1.*
- c. Having considered the submissions received, resolves to not proceed with the process to revoke the subject land from its community land classification.*

Be revoked.

That, for the Council owned land described as Allotment (Reserve) 39 in Deposited Plan 28038 comprised in Certificate of Title Volume 5538 Folio 538 bordered in blue on attachment 1 (and known as Hopkins Court Woodcroft), Council:

1. Notes the land was declared surplus to requirements and potentially suitable for disposal on the open market.
2. Initiates a new process to revoke the community land classification of the subject land in accordance with Section 194 of the Act, on the basis the land is still surplus to requirements but may be more suitable for the disposal via a direct sale to Living Choice Retirement Village.
3. Approves the commencement of a new revocation process to revoke the community land classifications, including undertaking a public consultation in accordance with the provisions of section 194(2) of the *Local Government Act 1999* and Council's Public Engagement Policy, and consult with the community on the basis that Council intends to negotiate a direct sale to Living Choice Retirement Village.

4. Requests a further report to be presented to Council following the outcome of the public consultation for Council's consideration.

3. Executive summary

This report seeks to revoke the previous Council resolution pursuant to Regulation 21 of the Local Government (Procedures at Meetings) Regulations 2013, which resolved not to proceed with the revocation and potential disposal of the land on the open market. It proposes commencing a new process to revoke the land for the potential direct sale to the adjoining landowners.

This follows receipt of a proposal from the adjoining Living Choice Woodcroft Retirement Village seeking to develop the site as a recreational space. Living Choice's proposal appears to address many of the concerns raised during the 2025 engagement and preliminary feedback from residents of Hopkins Court supports further engagement.

4. Background

Policy and/or relevant legislation	<i>Local Government Act 1999</i> Draft Acquisition and Disposal of Land and Other Assets Policy Long-Term Financial Plan Public Consultation Procedure Unsolicited Bids and Proposals Policy and Procedure (Administration)
Who did we talk to/who will we be talking to	Internal consultation has been undertaken. As described below, some preliminary feedback has been received from residents of Hopkins Court. Formal public consultation will be undertaken seek community views on the proposal to revoke the community land classification of the subject land in accordance with the requirements of the Local Government Act.

At its meeting on 18 March 2025, Council declared the land at Allotment 39 Hopkins Court, Woodcroft, as surplus to requirements and commenced a community land classification revocation process, including public consultation. The site is shown in attachment 1.

At its meeting on 20 May 2025 Council considered the engagement outcomes. A petition, opposing the revocation, was also received from residents from Hopkins Court and the adjoining Living Choice Woodcroft Retirement Village. Council resolved:

That for the council owned reserve land described as Allotment (Reserve) 39 in Deposited Plan 28038, comprised in Certificate of Title Volume 5370 Folio 783, at Hopkins Court, Woodcroft and delineated in blue on attachment 1 to the agenda report, Council:

- a. Receives the Engagement Feedback report in attachment 2 to the agenda report.*
- b. Notes the petition report at item 13.1.*
- c. Having considered the submissions received, resolves to not proceed with the process to revoke the subject land from its community land classification.*

5. Discussion

In January 2026 an approach was received by representatives from Living Choice regarding the potential purchase of the site to provide additional recreational space for residents of the

Woodcroft Retirement Village. Currently, the retirement village has limited green space and communal outdoor areas.

A proposal (attachment 2) was subsequently received for the purchase of the site to create:

- pickleball courts
- workshop for retirement village residents
- landscaping and outdoor seating
- a pedestrian link connecting the village.

The Living Choice vision for this underutilised parcel of land is to transform it into a shared recreational environment that enhances resident wellbeing and provides additional social and outdoor opportunities beyond the village's existing community centre.

The proposal incorporates preliminary feedback from council staff and input from traffic, acoustic and planning consultants. It has also considered feedback contained in the 2025 engagement feedback report.

The proposal appears to:

- support Council's strategic objectives
- deliver benefits for residents of the Living Choice Woodcroft Retirement Village.

In addition, it also appears to address some of the concerns raised during the 2025 engagement including:

- **Loss of open space:** The proposal includes landscaped open space and a BBQ area for the local community and the residents of Living Choice to use and enjoy. Council has declared the land surplus and there are currently no plans for its upgrade.
- **Traffic impacts from development:** The development is not expected to generate a significant increase in traffic due to the creation of a pedestrian link to the retirement village. The proposal incorporates parking for potential use by residents.
- **Potential for high-density development:** No housing is proposed for the site.
- **Additional challenges for waste collection:** A space that could be used by residents to present bins for collection is identified in the concept.

On the 11 May 2026, Living Choice held an information session to discuss and receive feedback from the draft proposal from the residents of Hopkin Court and Wyman Way. Feedback was positive and Living Choice have committed to working with the residents to create a space that will benefit both the community and the residents of the village.

The potential sale of the site to Living Choice through direct negotiation is consistent with provisions of the draft Acquisition and Disposal of Land and Other Assets Policy, which forms a separate item on this agenda.

6. Financial implications

Consistent with other application-based revocations and disposals, (if approved by Council) the adjoining landowner will pay no less than the market value of the land determined by an independent Registered Valuer.

In accordance with the provisions of the draft Acquisition and Disposal of Land and Other Assets Policy, 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.

7. Risk and opportunity management

Risk	
Identify	Mitigation
The subject land is not approved for revocation and disposal	There has not been any future development identified for the subject reserve nor has there been any strategic or operational need identified that justifies retention.
Reputation/community expectation	A transparent community engagement will be undertaken.

Opportunity	
Identify	Maximising the opportunity
Optimised Asset Portfolio	Optimising the value and strategic outcomes of surplus land through alternative commercial and community opportunities.
The land disposal is progressed	Disposal will remove the need for continued ongoing operational costs associated with maintaining and holding the land.
Community enjoyment	The land will be developed to create opportunities for both the local community and residents of Living Choice to enjoy and utilise the space.

8. Timelines and deadlines

- Public consultation to commence in May/June 2026.
- Update report to July 2026 Council Meeting.

9. Next steps

If approved by Council, public consultation on the proposal to revoke and dispose of the subject community land will commence, followed by a subsequent report back to Council with a summary of the feedback received.

10. Attachments

Attachment 1 – Aerial (1 page)

Attachment 2 – Living Choice Proposal (23 pages)

Attachment 3 – Section 194 Report

– END OF REPORT –

Attachment 1

[6749234](#)

Attachment 2

[8588521](#)

Attachment 3

[8588779](#)

Aerial Image - Hopkins Court, Woodcroft



Hopkins Court Woodcroft



The choice of luxury
and the luxury of choice.



Enhancing Community and Connection: The Hopkins Court Pickleball and Workshop Proposal



Executive Summary

Living Choice Australia, a leading provider of high-quality retirement living, proposes the development of the surplus land parcel at **Hopkins Ct, Woodcroft (Lot 39, CT5370)**.

Driven by the vision of Living Choice leadership to integrate active amenities into existing communities, this proposal transforms an underutilised space into a shared recreational hub.

The project aims to enhance resident wellbeing and foster social interaction between village members and local neighbours.

The Living Choice vision

Living Choice retirement villages are designed with social connection and wellbeing in mind. Living Choice hosts regular events such as movie nights, fitness classes, hobby groups and community gatherings, giving people the chance to stay active and engaged. Many residents form lasting friendships and find renewed purpose through shared interests and community involvement.

The Living Choice vision for integrating green spaces is centred on transforming underutilised land into shared recreational environments that enhance resident wellbeing. By developing sites like Hopkins Court into active landscapes, Living Choice aims to provide retirement village members with social opportunities that extend beyond the community centre.

Key elements of this vision include:

- **Shared Green Space:** Developing identified surplus land into areas that provide more green open space for both residents and village members
- **Active and Social Use:** Creating environments that support active, social lifestyles through amenities like pickleball courts and large grassed open spaces
- **Collaborative Landscaping:** Partnering with landscaping specialists to develop strategies that integrate existing land features with new site amenities
- **Strengthening Park Networks:** Enhancing the public realm by improving the presentation of local land and strengthening its role within the suburb's existing park infrastructure

- **Wellbeing and Interaction:** Introducing open-space amenities specifically designed to encourage social interaction and improve the overall wellbeing of the retirement community
- **Sensitive Integration:** Designing green spaces with appropriate fencing and visually appealing acoustic treatments to balance resident privacy with functional, community-focused aesthetics.

We propose to develop the Hopkins Crt site into a shared recreation space that provides more green open space and supports active, social use by both residents and retirement village members. At present, the retirement village has limited green open space and communal outdoor areas. This development addresses this shortfall by introducing new open-space amenities.



Shared recreational space



LCA resident wellbeing and social interaction



Development to improve the local amenities



New role within existing park network in the Woodcroft suburb

Comprehensive Scope of Works

The project encompasses the following key development programs:

Pickleball Complex:

- Construction of two (2) professional-grade pickleball courts.
- Installation of perimeter mesh fencing and gates.
- Designated outdoor gathering space for spectators and informal park use.

The Workshop:

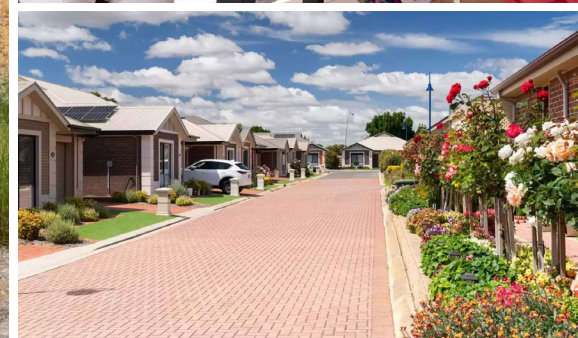
- Construction of a secure workshop building.
- Internal fit-out includes multiple workbenches, mobile bench areas, shelving, a sink and a dust extractor.
- Provision of an accessible toilet (ACC WC) and an outdoor work area.

Infrastructure and Accessibility:

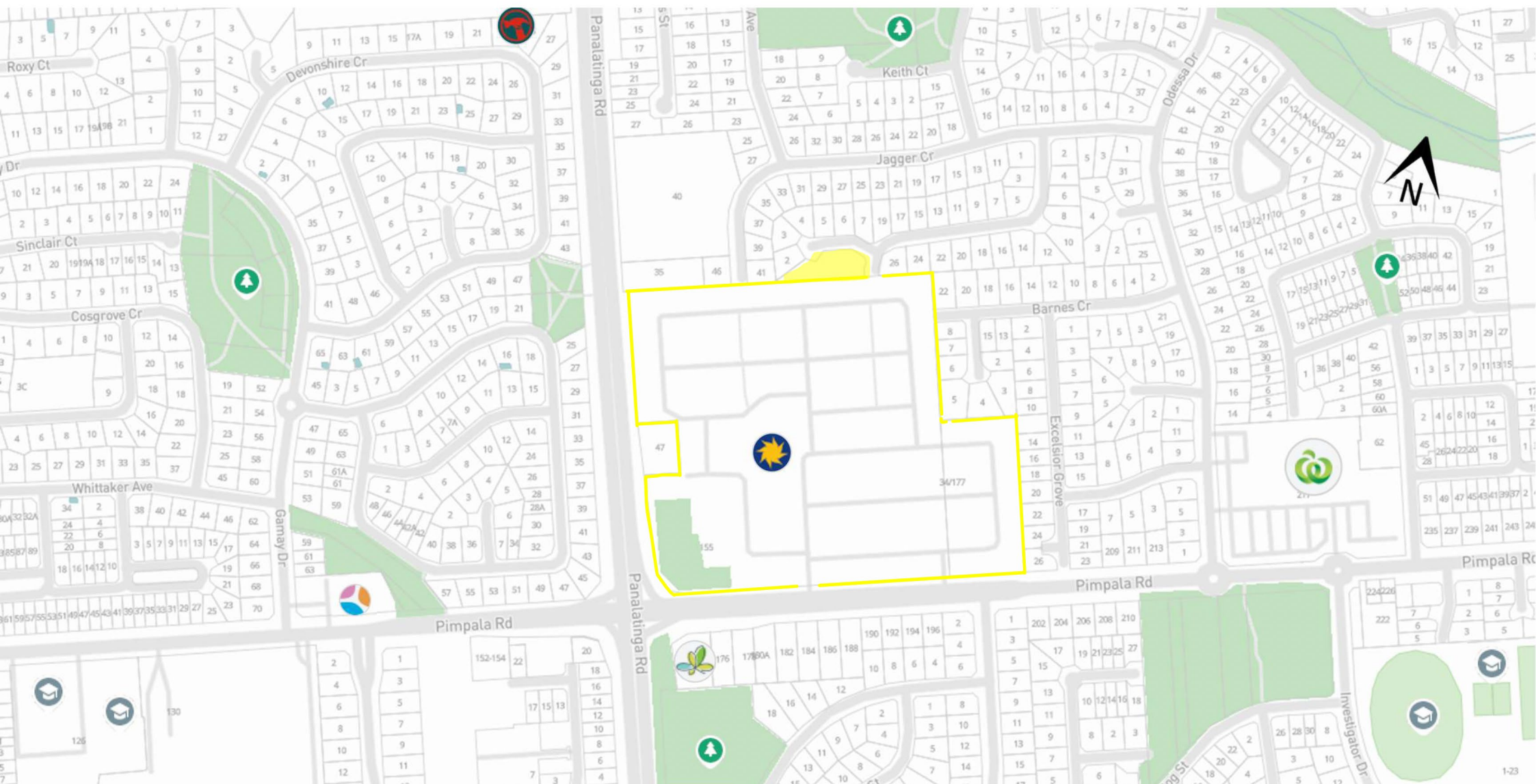
- A new gated pedestrian link directly connecting the southern boundary of the village to the site.
- Compliant stepped or ramped access to manage site level changes.
- Car parking area on the eastern boundary.
- Dedicated residential bin pickup spot to enhance street functionality.

Strategic Opportunity and Community Impact

- **Gap Analysis:** Of eight Council parks in the vicinity, only 1.5 contain surfaced courts, representing a significant recreational infrastructure gap.
- **Collaborative Stewardship:** The proposal offers a strategic opportunity for LCA and the City of Onkaparinga to deliver managed community access while ensuring long-term site maintenance and safety.
- **Local Focus:** The development is designed specifically for the cul-de-sac community and village residents, with no intention for large-scale club integration that would increase through-traffic.



Location Plan

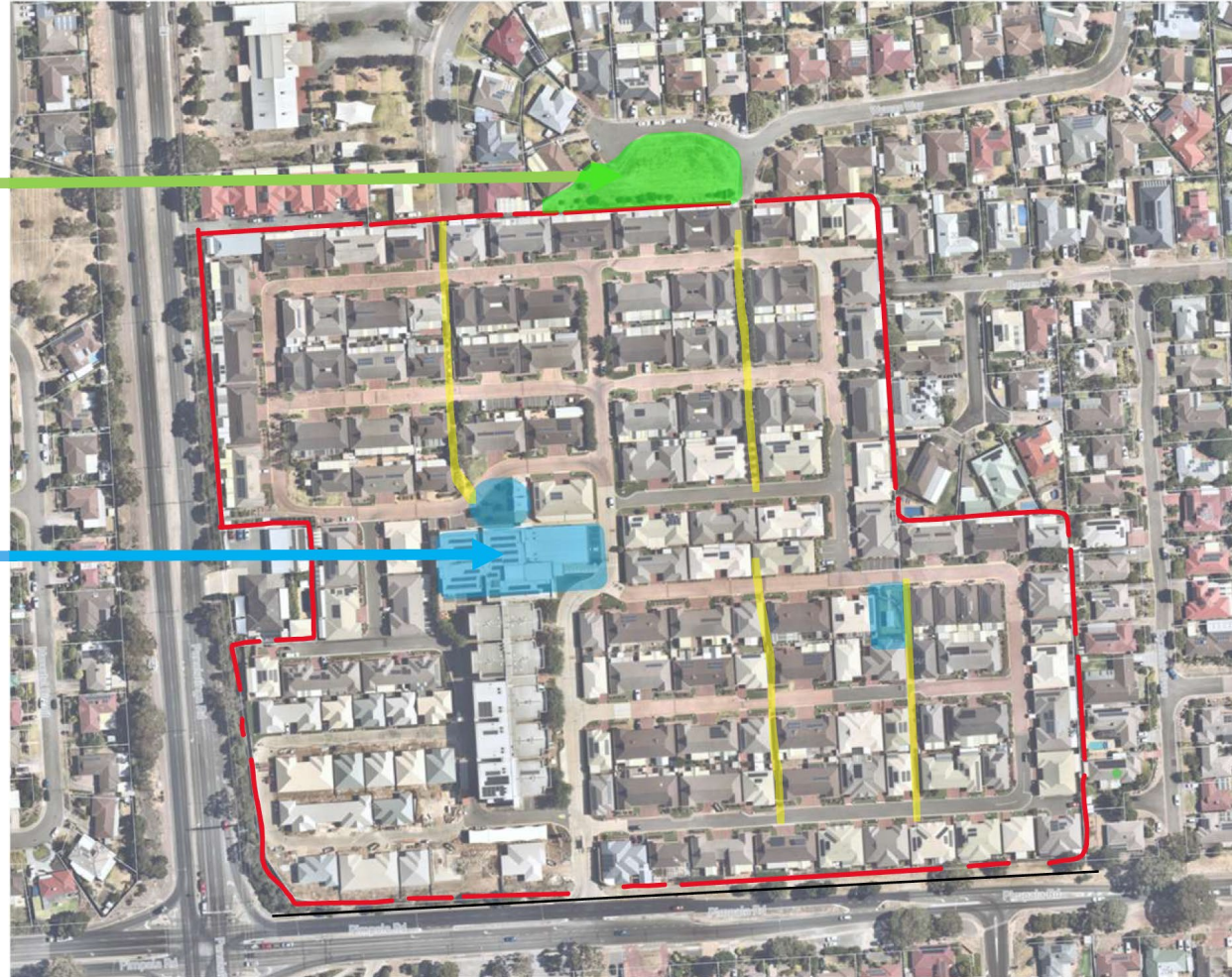


Village Site Plan

Land, Hopkins Ct
Proposed Pickleball
Courts and Relocation
of the Workshop

Community Centre
and Village operations

Outdoor BBQ
Gathering Spot



Subject Site – Views



Views



View from the north,
looking toward the site.



View of residential bin pick up spot,
and site boundary adjoining the
neighbouring / western side of
the site.



View of the existing village boundary,
proposed point to be opened
to facilitate the new pedestrian
connection.

Placement of programs across the site

- 1 Parking
- 2 Bin collection space
- 3 BBQ space
- 4 Pickleball court
- 5 Workshop
- 6 LCA pedestrian link



Pickleball in Onkaparinga Council



Noarlunga Recreation Centre

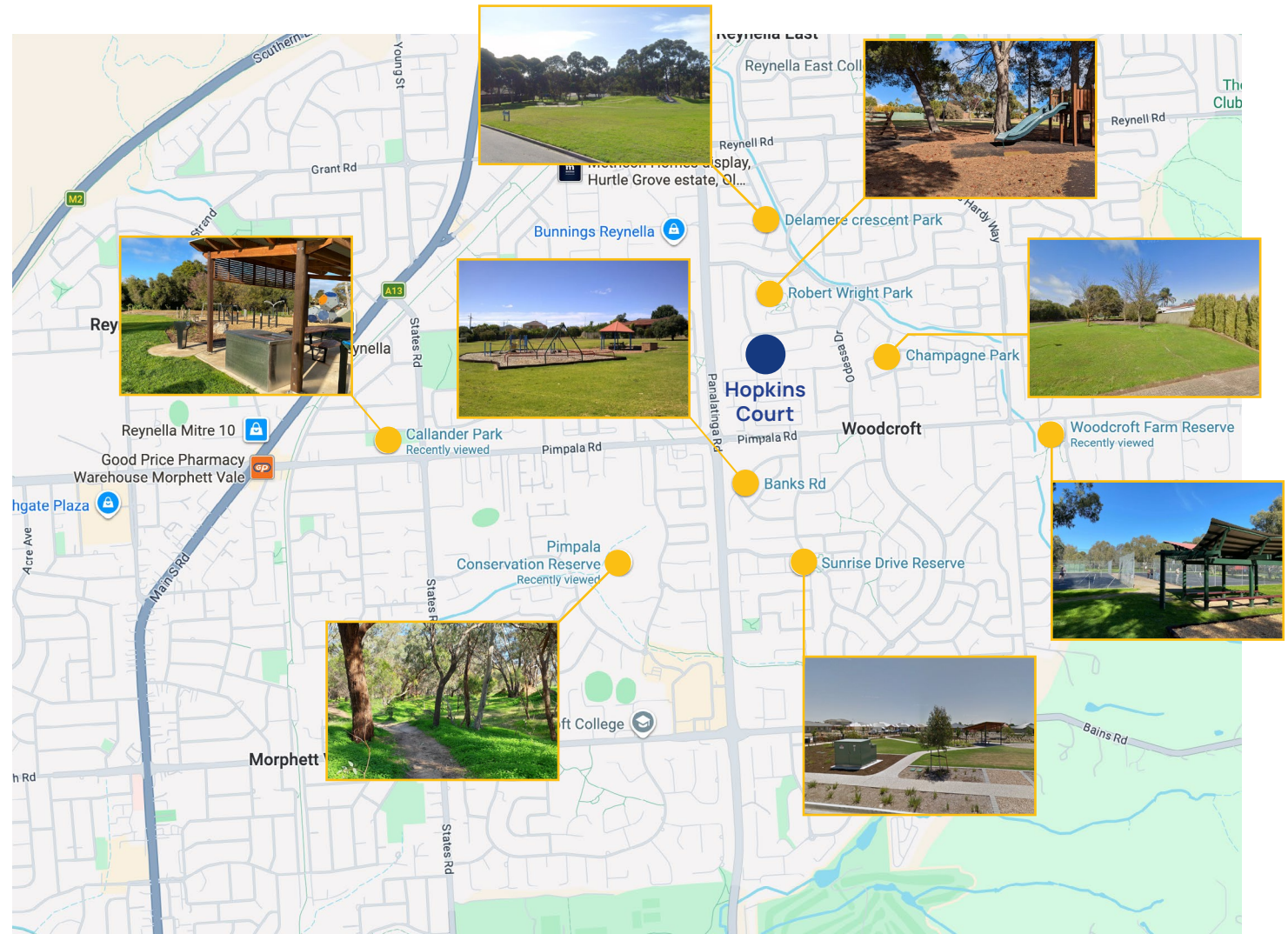


Karingal Reserve



Green space near Hopkins Ct

Nearby parks in close proximity to Hopkins Court are well maintained and offer established recreational amenities that support active community use. In contrast, the Hopkins Court site currently lacks dedicated facilities, representing an underutilised open space within the local parks network and a clear opportunity for enhancement. Of the eight Council-maintained parks nearby, only one and a half includes a surfaced court suitable for ball sports, highlighting a notable gap in local recreational infrastructure.



Opportunity

- The site presents a strategic opportunity for Living Choice to acquire or lease land to enhance amenity for the Woodcroft retirement village
- Managed access can be provided to support use by the broader local community
- The proposal offers a collaborative opportunity between Council and Living Choice to enhance the functionality of the Hopkins Court reserve
- New recreational amenities would benefit both retirement village residents and the wider community
- Structured and managed access enables increased community use while maintaining safety, oversight, and long-term stewardship.

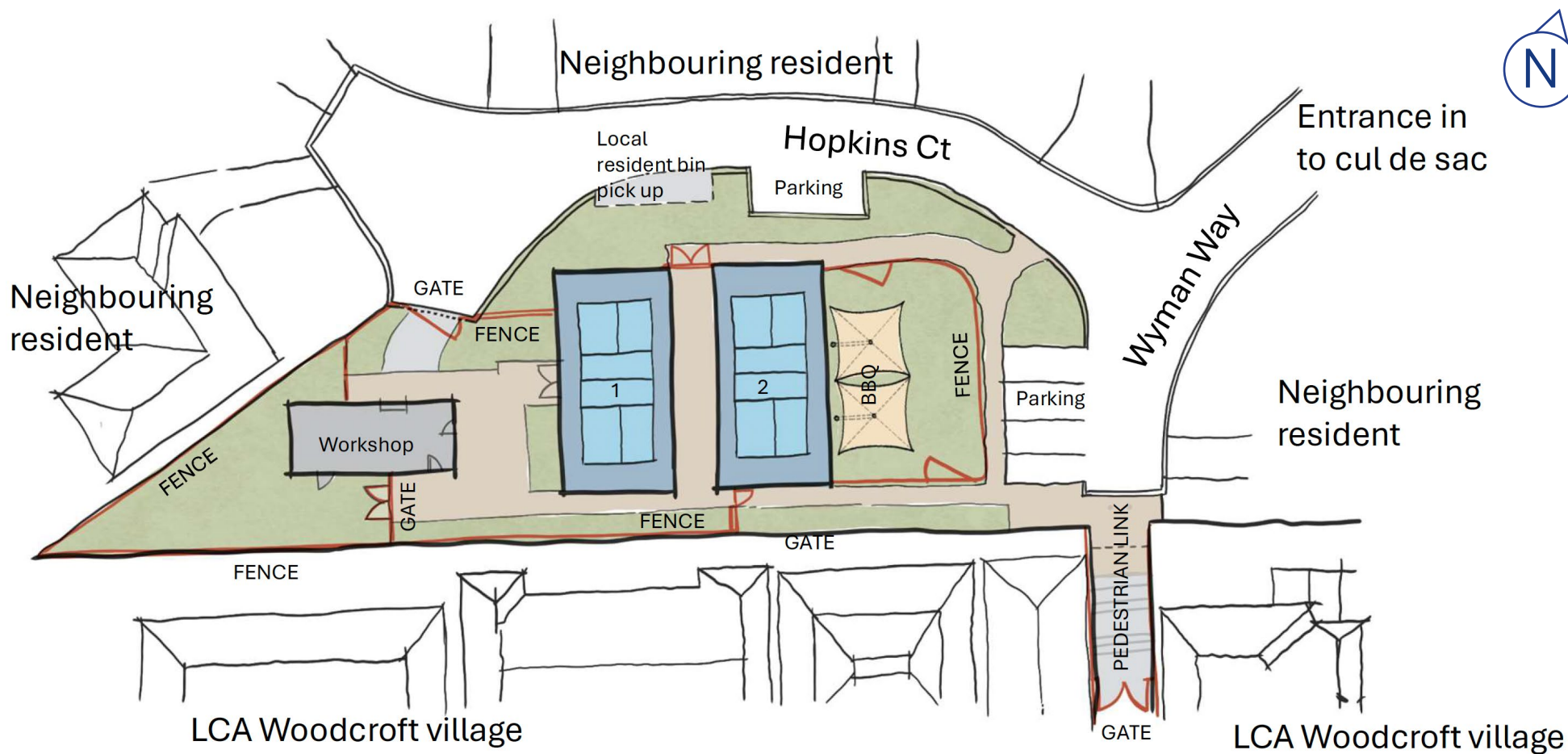
Mount Barker current application in one of our developments



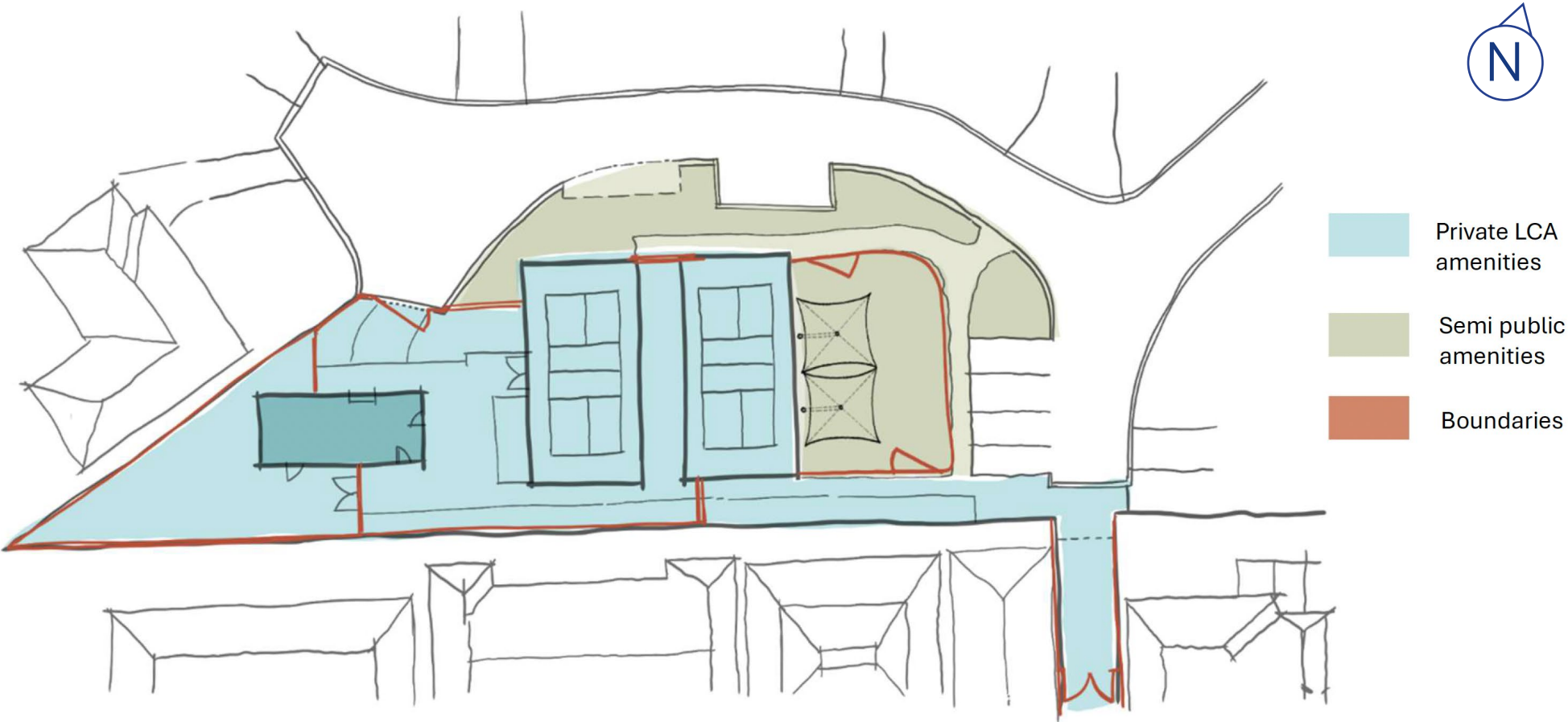
Affected parties

- Development of this park “A dedicated open space” will help complement the comment made by Adrian Morecroft “we believe the park has been instrumental in building strong relationships that we have with each other as neighbours”
- Feedback received through resident letters and emails has highlighted an opportunity for LCA to collaborate with Council in the development of the green space, while also delivering improved outcomes and additional amenities for Woodcroft Village members. Whilst collaborating the council to recognise the true value this green space brings to the street
- LCA Residents and Recreational Amenities: Living Choice Australia residents adjoining the southern boundary of the vacant land are identified as affected parties. The proposal has been designed to minimise potential impacts, including noise and visual amenity, through appropriate design, landscaping, and operational controls.

Diagram of placement of programs across the site



Public vs Private



Feedback from our consultants

Town Planner

URPS

Scott Twine and Ben Victory

Comment

- Land Use:
public car parking to be provided on land
- Access and Fencing:
an attractive, permeable fence is recommended around the pickleball courts.

Advice

- Need to be clear about whether all or some of the land is for public use or only for the village. Clarification is required on whether the site is intended for public use or exclusive village use. Pedestrian access from the village to the site will require compliant ramp and/or stepped access down to street level.

Acoustic Engineer

Echo Acoustics

Jaron Turner

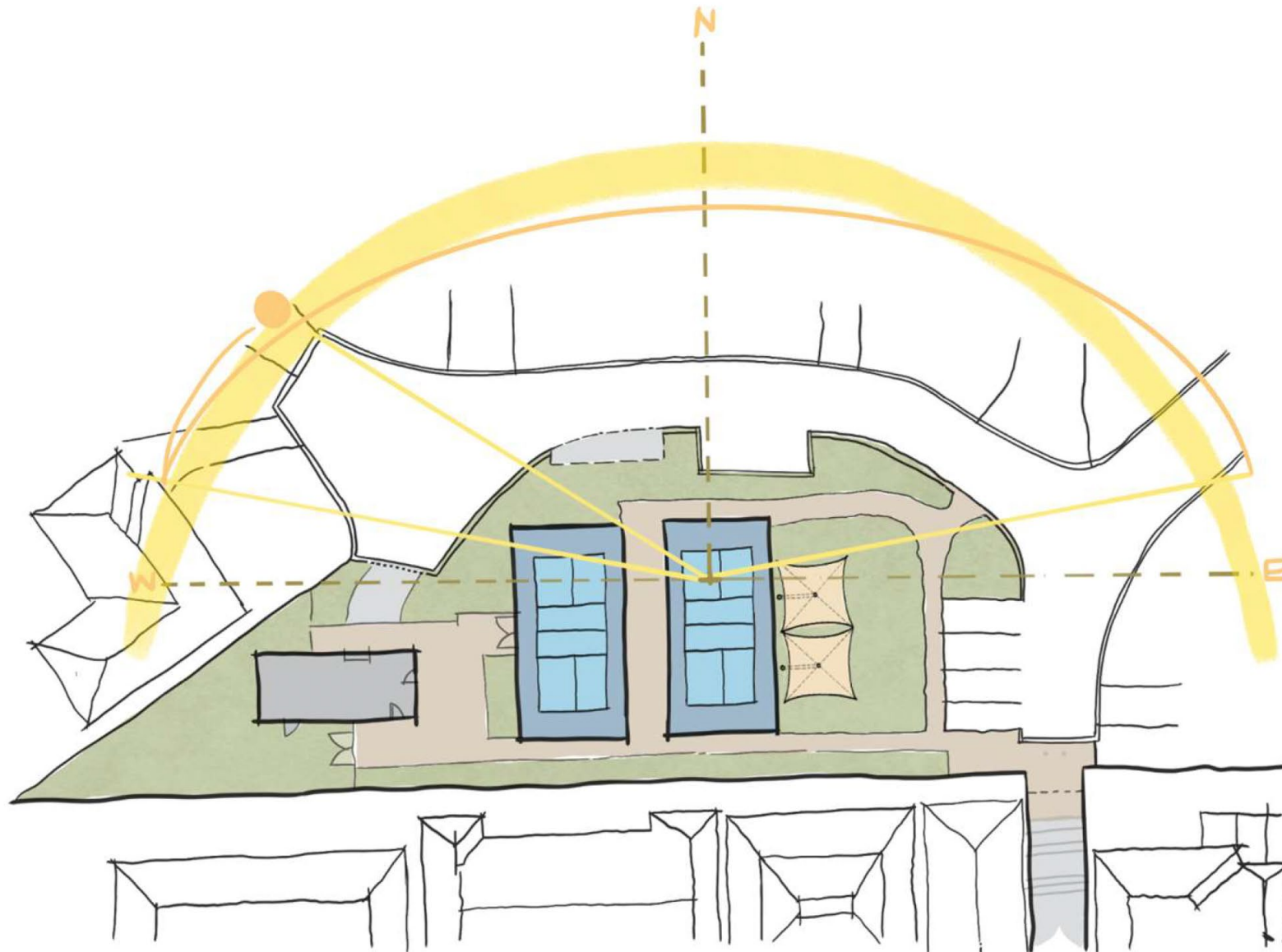
Comment

- This balance becomes a subjective process rather than an objective one - an outcome which effectively require the enclosure of the courts to achieve Policy Noise Criterion
- The western boundary has been identified as requiring acoustic treatment, with detailed design to address potential noise impacts on adjoining residential properties
- Visually appealing acoustic products are recommended to improve the appearance of the space and contribute to a community-focused environment, in place of solid noise-blocking walls
- Workshop - a low to moderate noise generating land use.

Advice

- Controlled hours of operation
- Building design and orientation
- Acoustic treatment to façades, fencing, or boundaries where required.

Site and orientation of courts with sun



Engineer Reports

Traffic Engineer

MFY
Jane Lovell

Comment

- Proposed spaces are being suggested to appease resident concerns around parking availability generally
- Small portion of the land being retained by Council
- Council garbage truck can turn within the existing turnaround – bin platform is easily included.

Advice

- Any offset variations can be addressed through detailed design and Council traffic review
- Review footpath connection/ location and grade in the top east of the site.

Civil Engineer

Gama Structural
Hamish Bills

Comment

- Existing site slope and overland stormwater drainage patterns will be maintained
- Localised drainage around hardstand areas directs runoff to the spoon drain and existing side entry.

Advice

- Residential-scale water storage tank attached to the workshop. Residential above ground retention tank would be sufficient
- Direct surface runoff away from the courts and into the approved stormwater management system.

CAD Drawing



Feedback from our consultants

Landscape response

Clover Green

Craig Lovering



1 Pickleball Courts
2 Courts with perimeter fencing and gates, Potential for shared access

2 Shaded Viewing Area
Secure LCA Workshop

3 Workshop
Contained space for residents to use

4 Shade Trees
New tree planting to address Hopkins Court providing amenity for residents and park users

5 Optional Car Parking
Potential for car parking to be integrated for convenience subject to council comments

6 Path Connections
Gated connection into LCA facility
Accessible path network throughout park area between facilities



Shaded viewing area



BBQ



Landscaping



Furniture

Pickleball Court Plan



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.