

Proposal to commence the revocation and disposal process for the reserve land located at 2 Rialto Street, Morphett Vale

Report on the Proposal for Consultation – Section 194(2)(a)

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

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 optimization to support financial sustainability.

The endorsed 2017 Open Space Strategic Management Plan (OSSMP) identified the reserve at 2 Rialto Street, Morphett Vale as being surplus to open space requirements. As a result, a Council declared the land surplus and approved the commencement of the community land revocation and disposal process at its meeting 21 January 2020.

It is considered that the revocation and sale of the subject land will not adversely impact upon the leisure opportunities in the area as it is well serviced with open space.

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 and, if so, details of any Government assistance given to acquire the land; and a statement of how the council proposes to use the proceeds;

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

Pursuant to Councils Acquisition and Disposal of Council Land and Other Assets Policy, the Council will seek to dispose of land at or above currently 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.

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.

There was no government assistance given to acquire the land.

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

Public consultation was previously undertaken in 2020, with a low engagement by the community. Of the 9 respondents, 5 for the proposal and 4 against the proposal.

There is no evident current community use of the land. However, given the length of time since the last consultation, a further public consultation is recommended to identify any existing or emerging community uses or interests that may not currently be 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.

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 Community Engagement Policy 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.