

Attachment 5 – Mindarie Street Port Willunga



-  Surplus Land Review Locations 2025
-  Open Space Network
-  Limited Access Open Space (eg Schools)
-  Ward Boundary

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 5538 Folio 538

Parent Title(s) CT 4218/868
Creating Dealing(s) CONVERTED TITLE
Title Issued 26/05/1998 **Edition** 1 **Edition Issued** 26/05/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 110 DEPOSITED PLAN 6432
IN THE AREA NAMED PORT WILLUNGA
HUNDRED OF WILLUNGA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

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

Mindarie Street, Port Willunga site information

The reserve (bordered in blue on page 1) is approximately 1,480 sq.m. The land is fenced on the north and eastern boundary with residential allotments.

Mindarie Street 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 Mindarie Street.

The land is adjacent to a large district passive reserve and a short distance away from a Local Family reserve and Port Willunga beach.

The subject Council land is located within the South 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 are 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 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 same 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:

There is no evident community use of this land, however, public consultation is required to identify any 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.