

**9.2 Proposal to revoke and dispose of community land off Bayliss Road, McLaren Vale to enable sale to the adjoining land owners**

*MOVED Cr Greaves.*

*That for the council owned land described as Closed Road A in Road Plan 1550A comprised in Certificate of Title Volume 5639 Folio 937 and bordered in red on attachment 1 to the agenda report, Council:*

- 1. Declares 'in principle' that the subject Council owned community land is surplus to requirements and potentially suitable for disposal to the adjoining owners of the land bordered in yellow in attachment 1 to the agenda report.*
- 2. Approves the commencement of the revocation process to revoke the community land classification, including undertaking public consultation in accordance with the provisions of subsection 194(2) of the Local Government Act 1999 and in accordance with the Community Engagement Plan included as attachment 3 to the agenda report.*
- 3. Approves waiver of Council's application fee (\$292.00) and processing fee (\$2,330.00) for the revocation of community land in order to undertake a process that will be of benefit to both Council and the adjoining landowners, noting that all other costs of the transaction and the market value for the land will be paid by the adjoining landowners in accordance with Council's approved Disposal of Council Land and Other Assets Policy.*
- 4. Approves the net proceeds from the sale of the subject land (if ultimately approved by Council) to be assigned to the Community Investment Fund (CIF) to be used strictly in accord with Council's approved use of that Fund.*
- 5. Requests a further report be presented to Council detailing the outcomes of the public consultation phase of the revocation process to enable Council to determine if the revocation and disposal should proceed.*

*Seconded by Cr Olsen.*

**CARRIED**

**9.3 Proposal to commence a revocation of community land process to enable disposal of council reserve land at 2 Rialto Street, Morphett Vale**

*MOVED Cr de Graaf.*

*That the land be investigated to be developed as a community reserve and that a small budget allocation be applied to that, with a further report to be presented to Council on the outcomes.*

*Seconded by Cr Brown.*

**LOST**

*MOVED Cr Bray.*

*That for the parcel of land described as Allotment 25 in Deposited Plan 7411 comprised in Certificate of Title Volume 2551 Folio 3 and bordered in red on Attachment 1 to the agenda report, Council:*

- 1. Acknowledges that the proposal to revoke and dispose of the subject land was a strategic outcome from Council's Open Space Strategic Management Plan (OSSMP).*

2. *Declares 'in principle' that the subject reserve is surplus to requirements and potentially suitable for disposal on the open market.*
3. *Approves the commencement of the process to revoke the subject land from its community land classification by undertaking public consultation in accordance with the provisions of subsection 194(2)(b) of the Local Government Act 1999 and in accordance with the Community Engagement Plan included as Attachment 2 to the agenda report.*
4. *Approves that the public consultation process clearly articulates to the community that it is Council's intention to subdivide the land as depicted on Attachment 3 to the agenda report, to create three residential allotments for sale.*
5. *Approves the assignment of tree canopy replacement costs totalling \$13,247 associated with the disposal of the reserve to the Urban Tree Fund, as outlined in the Background Section of this report, if the revocation and disposal of the subject land parcel is successfully completed.*
6. *Approves the net proceeds from the sale of the subject land (if ultimately approved by Council) to be assigned to the Community Investment Fund (CIF) to be used strictly in accord with Council's approved use of that Fund.*
7. *Requests a further report be presented to Council detailing the outcomes of the public consultation phase of the revocation process to enable Council to determine if the revocation and disposal process should proceed.*

*Seconded by Cr Olsen.*

**CARRIED**

Cr de Graaf called a DIVISION and the decision was set aside.

*For:*

|                   |                   |                       |                 |                 |
|-------------------|-------------------|-----------------------|-----------------|-----------------|
| <i>Cr McMahon</i> | <i>Cr Eaton</i>   | <i>Cr Themeliotis</i> | <i>Cr Bray</i>  | <i>Cr Olsen</i> |
| <i>Cr O'Brien</i> | <i>Cr Greaves</i> | <i>Cr Jamieson</i>    | <i>Cr Cowan</i> |                 |

*Against:*

|                    |                 |  |  |  |
|--------------------|-----------------|--|--|--|
| <i>Cr de Graaf</i> | <i>Cr Brown</i> |  |  |  |
|--------------------|-----------------|--|--|--|

**CARRIED**

Cr Greaves left her seat in the Chamber at 7.22pm.

#### **9.4 2020-21 Grants and Sponsorship Program assessment process**

*MOVED Cr Eaton.*

*That the guidelines for the Grants and Sponsorship Program be amended to reflect that an elected member or an employee of the City of Onkaparinga are not eligible to sign or be listed on a grant application.*

*Seconded by Cr Themeliotis*

Cr de Graaf declared a perceived conflict of interest as she is the coordinator of a group who applied for a grant in previous years and left the meeting at 7.35pm.

Cr Greaves resumed her seat in the Chamber at 7.24pm.

**CARRIED**

### **9.3 Proposal to commence a revocation of community land process to enable disposal of council reserve land at 2 Rialto Street, Morphett Vale**

This is a new proposal, concept or issue.

|                 |                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Manager:        | Jock Berry, Manager Property and Commercial                                                                                                                                                                                                                                                                                                                                                          |
| Report Author:  | David Haslam, Senior Property Officer                                                                                                                                                                                                                                                                                                                                                                |
| Contact Number: | 8301 7227                                                                                                                                                                                                                                                                                                                                                                                            |
| Attachments:    | <ol style="list-style-type: none"><li>1. Aerial Photograph of subject land (1 page)</li><li>2. Community Engagement Plan (12 pages)</li><li>3. Aerial photograph illustrating the proposed subdivision into 3 allotments and similar adjacent land divisions (1 page)</li><li>4. Aerial photograph of nearby open space areas (1 page)</li><li>5. Additional Information Summary (3 pages)</li></ol> |

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#### **1. Purpose**

This report requests Council approval to declare a parcel of reserve land at 2 Rialto Street, Morphett Vale as surplus to requirements and potentially suitable for disposal and to commence the process to revoke the reserve land from its community land classification.

#### **2. Recommendations**

**That for the parcel of land described as Allotment 25 in Deposited Plan 7411 comprised in Certificate of Title Volume 2551 Folio 3 and bordered in red on Attachment 1 to the agenda report, Council:**

- 1. Acknowledges that the proposal to revoke and dispose of the subject land was a strategic outcome from Council's Open Space Strategic Management Plan (OSSMP).**
- 2. Declares 'in principle' that the subject reserve is surplus to requirements and potentially suitable for disposal on the open market.**
- 3. Approves the commencement of the process to revoke the subject land from its community land classification by undertaking public consultation in accordance with the provisions of subsection 194(2)(b) of the Local Government Act 1999 and in accordance with the Community Engagement Plan included as Attachment 2 to the agenda report.**
- 4. Approves that the public consultation process clearly articulates to the community that it is Council's intention to subdivide the land as depicted on Attachment 3 to the agenda report, to create three residential allotments for sale.**
- 5. Approves the assignment of tree canopy replacement costs totalling \$13,247 associated with the disposal of the reserve to the Urban Tree Fund, as outlined in the Background Section of this report, if the revocation and disposal of the subject land parcel is successfully completed.**
- 6. Approves the net proceeds from the sale of the subject land (if ultimately approved by Council) to be assigned to the Community Investment Fund**

**(CIF) to be used strictly in accord with Council's approved use of that Fund.**

- 7. Requests a further report be presented to Council detailing the outcomes of the public consultation phase of the revocation process to enable Council to determine if the revocation and disposal process should proceed.**

### **3. Background**

At its meeting on 12 December 2017, Council approved the Open Space Strategic Management Plan (OSSMP).

The OSSMP included an analysis of council's open space land holdings to identify potential land that may not be required for community or open space requirements, with the view to a long term rationalisation plan to dispose of excess open space to ultimately deliver a network of high quality open space that meets future community needs.

The subject land parcel bordered in red on Attachment 1 to this agenda report has been identified as surplus to recreation and open space requirements. This presents the opportunity to proactively consider disposal of the subject land to enable the proceeds to be assigned to the Community Investment Fund (CIF) to be used strictly in accord with Council's approved use of that Fund.

The subject parcel of reserve land comprises an area of approximately 1,055 m<sup>2</sup> and has frontages to both Rialto Street and Trinity Road, Morphet Vale.

There does not appear to be any public use being made of the reserve, possibly due to its small size, located on a corner allotment and directly opposite the well used open space corridor containing the Coast to Vines shared use trail.

#### **Internal investigations regarding the use of the subject land**

Internal investigations across the organisation have not identified any strategic or operational need to retain the land.

No future negative impact on council owned infrastructure was identified if revocation and disposal occurred as recommended in this report.

#### **Green city**

Our Parks and Natural Resources Team has advised that there are approximately 10 planted native trees in moderate condition located on the reserve, with no remnant vegetation noted. Breakdown is five small trees, one medium sized tree and 4 large trees, consisting of Eucalyptus, Callistemon and Melaleuca. One of the large trees is a Regulated tree as defined by the Development Act 1993.

The existing trees contribute to the overall tree canopy coverage of Morphet Vale. If the subject property is revoked, disposed of and ultimately developed, it is likely that the trees will be removed resulting in a reduction in tree canopy coverage within the overall council area.

Based on the existing calculated area of canopy coverage on this reserve, our Parks and Natural Resources Team has calculated that the necessary plantings required to maintain the status quo plus 50 per cent is 17.5 medium trees.

The cost to plant and establish 17.5 medium trees has been calculated at \$757 per tree which equates to a total replacement cost of \$13,247.

This is deemed to be an essential cost of the disposal of this parcel of land and it is therefore proposed that \$13,247 be deducted from the gross proceeds and be assigned to the Urban Tree Fund, if the revocation and disposal of the subject land is successfully completed.

Our Parks and Natural Resources Team has advised that the open space corridor containing the Coast to Vines trail opposite the subject land and two reserves within 300 metres of the subject land have been identified for tree planting in line with our Green City SMP.

### **Biodiversity**

Our Parks and Natural Resources Team has advised that the trees located on the subject property are all planted non-local species in moderate condition and do not comprise native vegetation that is protected under the *Native Vegetation Act 1991*. One tree is protected under the Development Act as a Regulated tree.

If considered in isolation, the vegetation on the subject land may not be thought to be contributing significantly to the biodiversity of the area, however there is still a level of biodiversity for this site.

Whilst the subject land is located in an urban setting, it is sited adjacent to the well vegetated shared use Coast to Vines trail. Along with street trees and private garden vegetation, it does assist in providing a cumulative cooling effect on the area. The planting regime as proposed in Green City above will offset any tree removals that may occur on the subject land.

### **Open Space**

The Open Space Strategic Management Plan 2018-2023 and district mapping (the Report) endorsed by Council on 12 December 2017 sets the provision of open space at 4-5 hectares per 1000 head of population. The subject parcel of land is approximately 1,055 m<sup>2</sup> and is located within the Central North planning district. Even taking into consideration future population growth the disposal of this land (1,055 m<sup>2</sup>) and other potential land parcels within this planning district will result in an overall allocation of 6.35 hectares of open space per 1000 head of population.

Attachment 4 shows the location of three open space areas, together with the Coast to Vines corridor, that are in close proximity to the subject land and available for use by the public. These areas are proposed for retention and are classified in the OSSMP as 2 Local Family reserves, 1 Neighbourhood Family reserve and 1 as Regional Passive.

### **Council Land Assessment Group (CLAG) and Director's Group**

This proposal has been referred to Council's high-level land assessment group (CLAG) and also the Director's Group. Both groups have endorsed the recommendations to commence the revocation process and ultimate disposal of the subject land.

## **4. Financial Implications**

It is proposed that the net proceeds (gross proceeds less normal revocation, land division and disposal costs) from the sale of the subject land (if approved by Council) be assigned to the Community Investment Fund (CIF) to be used strictly in accord with Council's approved use of that Fund.

In this case disposal costs are also deemed to include the necessary requirement to plant new trees to offset canopy loss that may result from the subsequent development of the subject parcel/s of land following disposal.

Therefore an amount of \$13,247 will be paid into the Urban Tree Fund to offset canopy loss resulting from the disposal of the reserve.

Such an approach is consistent with the intent and philosophies of Council's Green City Strategic Management Plan and OSSMP.

Costs associated with the division of the land to enable sale and all necessary sale costs will be deducted from the proceeds of sale.

Disposal of the land will remove Council's on-going financial obligations in respect to maintenance and risk associated with the subject land.

## 5. Risk and Opportunity Management

| Risk                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Identify                                                                                   | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Revocation of the subject land is not commenced, and the land not progressed for disposal. | <p>Council manages its land ownership portfolio in an efficient and sustainable manner by continually reviewing its assets and considering disposal options where little or no community benefit is derived from retention of the land.</p> <p>Council has previously endorsed the OSSMP which identifies lands to be retained. The subject lands have not been identified for retention as part of the OSSMP therefore it is appropriate to consider the subject lands for possible revocation and disposal.</p> <p>Failing to deal with this parcel of land in the recommended manner will result in ongoing maintenance costs and public liability being held by council where there is no strategic or operational requirement for the land to remain in council's ownership.</p> |
| Opportunity                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Identify                                                                                   | Maximising the opportunity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| The land is declared surplus and suitable for disposal.                                    | <p>Consistent with all proposed revocations and disposals, the subject land is first assessed against a range of strategic and operational criteria prior to being classified as surplus to council's needs and 'in principle' suitable for disposal.</p> <p>In this particular case our strategic land use assessment indicates that the land is not required as a reserve.</p> <p>Revocation and disposal of the land is considered preferable to retention indefinitely for little or no community benefit.</p> <p>Disposal will avoid the need for continued ongoing operational costs associated with maintaining and holding the land.</p>                                                                                                                                      |

On balance, based on the above, it is recommended that Council proceed with the commencement of the public consultation phase of the revocation processes.

## **6. Additional information**

### **Zoning and Land Division Potential**

The subject reserve is located in the Residential Zone in Council's Development Plan, which provides a variety of development and disposal options. Possible options have been considered ensuring good planning outcomes are achieved, whilst endeavouring to maximise the potential net income that could be realised from the disposal of the land taking into account current market demands.

Whilst disposal of the land in its current form as one allotment would be easily achieved, the likely net return that could be achieved by undertaking a land division into three allotments of approximately 350 m<sup>2</sup> each, for sale on the open market provides an opportunity to increase the potential net return to Council and ultimately the Community Investment Fund (CIF).

Division of the land into three approximately equal sized rectangular allotments of 350 m<sup>2</sup> each (the proposed configuration is set out in Attachment 3) exceeds the minimum allotment sizes and frontages as required in Council's Development Plan. This option will also meet the objectives and principles of development control for the Residential Zone and is in keeping with previous subdivisions that have occurred in the local area, on both Rialto Street and Trinity Road.

The subject land has direct access to power, reticulated water and waste disposal infrastructure on both the Rialto Street and Trinity Road boundaries which lends itself to subdivision outcomes as a straight forward and affordable option. It value adds to the potential net return that Council may realise that would otherwise be realised by a developer if the subject land were sold on the open market as a single allotment.

It is therefore recommended to undertake the suggested land division conditional upon completion of the revocation of community land process and prior to placing the property/s on the open market.

Whilst Council considers the revocation of community land without the financial outcome of the process in mind, the above market information is provided, not as a means to influence the initial revocation decision, but to enable an open and transparent approach to the community, that highlights the initial decision to revoke the subject land from its community land classification for sale and the subsequent intent to subdivide the land to achieve the best financial outcome for the community.

Costs associated with the revocation of community land classification, subsequent division of the land to enable sale and all necessary sale costs will be deducted from the proceeds of sale.

It is therefore recommended that as part of the revocation and disposal process, Council approve the intent to divide the subject land into three allotments prior to sale and this fact be articulated to the community as part of the revocation public consultation process.

### **Additional Information Summary**

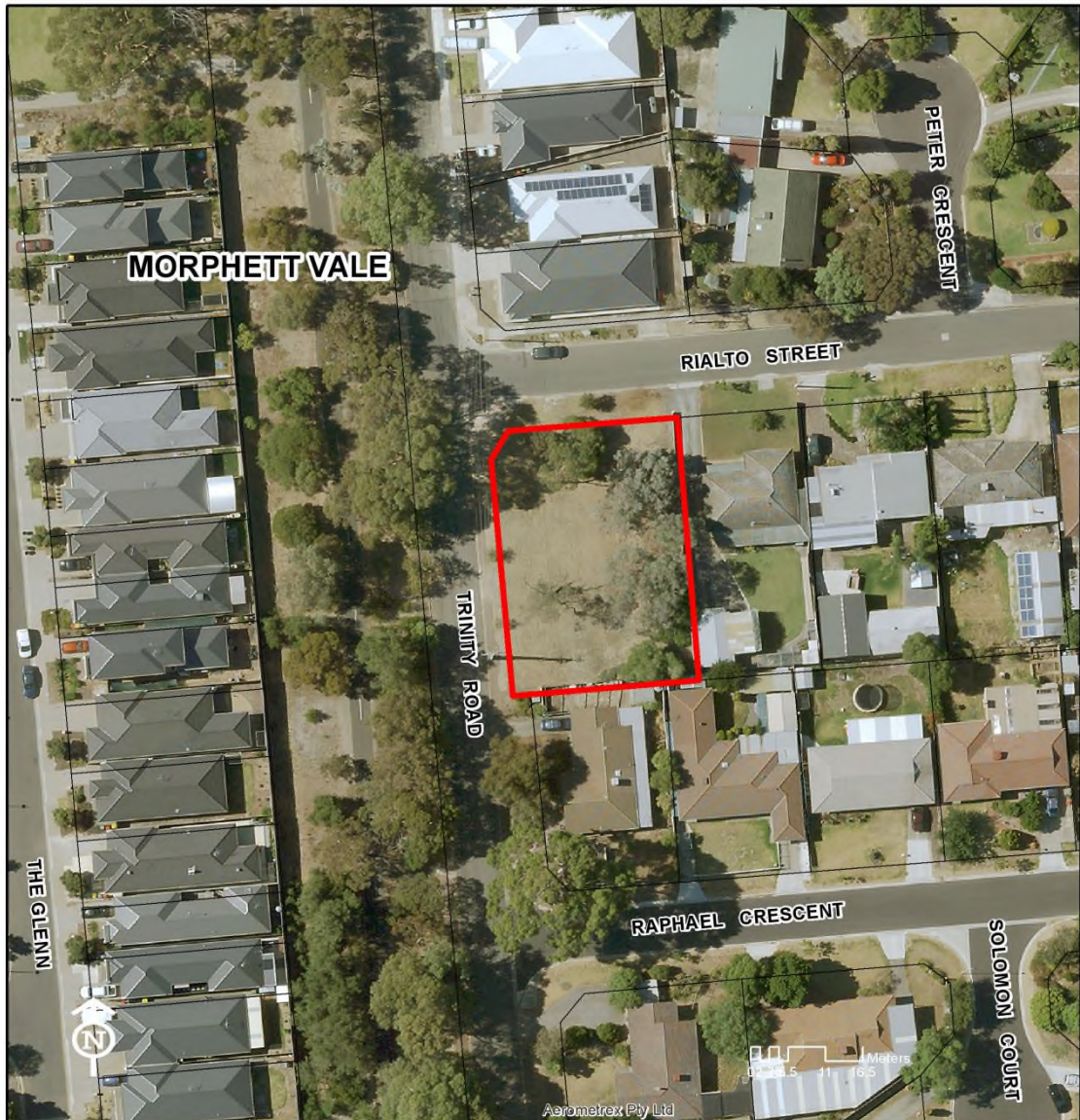
The necessary additional information to commence the revocation of community land process in accordance with the *Local Government Act 1999* is provided as Attachment 5.

### **Further Report**

Following completion of the public consultation phase of the community land revocation processes (if approved by Council) a further report will be presented to council summarising the outcomes of the public consultation process for Council to determine if the revocation and disposal process continues through to completion.

Attachment 1

**Proposal to commence a revocation and disposal process at 2 Rialto Street Morphett Vale**



The boundaries plotted hereon are indicative only and their location cannot be relied upon as accurate

**Legend**



**Subject land proposed for revocation land division and disposal**

**Attachment 2**



## **Community Engagement Plan**

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### **Background information**

This Community Engagement Plan is prepared in relation to the proposal to revoke the community land classification of a council reserve at 2 Rialto Street, Morphett Vale to enable council to subdivide the land to create three residential allotments for sale on the open market. The proposed revocation of community land process is to be undertaken in accordance with the provisions of the *Local Government Act 1999*, which prescribes the required consultation with adjacent land owners and the general public by public advertisement. This Community Engagement Plan also outlines the stakeholders to be consulted in accordance with and beyond the legislated requirements of the *Local Government Act 1999*.

### **Purpose of engagement**

The purpose of the engagement is to provide genuine opportunities for relevant stakeholders to have their say about the proposed revocation of community land and intention to subdivide the land to create three residential allotments for sale on the open market.

### **Engagement objectives**

- Ensure legislative requirements are met.
- Ensure all adjacent land owners are given an opportunity to provide feedback.
- Provide opportunities for the community to provide feedback.
- Ensure multiple engagement techniques are used.
- To go above legislative requirements as appropriate to ensure transparency.
- To ensure a consistent approach to all revocations of community land classification.
- Ensure that stakeholders are kept informed.

### **Engagement scope of influence**

- The community, through the public consultation, have the opportunity to influence whether the revocation of community land process proceeds to the next stage.

### **Related and/or Neighbouring Projects**

- None applicable.



### Risk and Community Expectations Assessment

| The following table will assist you to assess the level of complexity, sensitivity and potential impact, and help to determine the best engagement approach. |                                     |                          |                          |                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Area                                                                                                                                                         | low                                 | medium                   | high                     | explanation                                                                                                                                                                                                                                                                                                                          |
| <b>degree of complexity of project</b>                                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | The subject land is a council reserve that does not appear to be used by the public, possibly due to its small size and being opposite the well-used open space corridor containing the Coast to Vines trail. The revocation of community land process is to be undertaken in accordance with the <i>Local Government Act 1999</i> . |
| <b>degree of potential community impact of project</b>                                                                                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | There is no evidence that the public use the subject site for any particular recreational purpose. Its revocation and disposal is not expected to negatively impact on the community.                                                                                                                                                |
| <b>degree of political sensitivity of project</b>                                                                                                            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | We are not aware of particular community, utility or political groups who have had any major involvement with the subject parcel in the land.<br><br>The potential sale of council land can potentially be sensitive and attract media attention                                                                                     |
| <b>Total</b>                                                                                                                                                 |                                     |                          |                          | Consult                                                                                                                                                                                                                                                                                                                              |

### Stakeholders

|                                                                                                                  |  |
|------------------------------------------------------------------------------------------------------------------|--|
| <b>Council (Mayor and elected members/ward councillors)</b>                                                      |  |
| <ul style="list-style-type: none"> <li>- Mayor</li> <li>- Elected Members</li> <li>- Ward Councillors</li> </ul> |  |
| <b>Staff</b>                                                                                                     |  |
| <ul style="list-style-type: none"> <li>- Property Transactions Team.</li> </ul>                                  |  |



- Infrastructure Asset Management Team.
- Community Assets.
- Engagement Unit.
- Customer Relations.
- Council Land Assessment Group.
- Directors Group.
- Media/Marketing/Communications

**Customer service centres where the proposal will be available for viewing:**

- Ramsay Place, Noarlunga Centre front counter.
- The Hub, Aberfoyle Park.
- St Peters Terrace, Willunga.
- Woodcroft Community Centre.
- Aldinga Library.

**Local Community**

- The owners of the adjacent land parcels will be notified in writing. The extent of those adjacent land parcels are outlined under the 'Engagement Parameters' on page 4.
- In addition, the following community groups and residents associations will be notified in writing (beyond the requirements under the *Local Government Act 1999*):
  - Onkaparinga Northern Community Forum.
  - Walking SA.
  - Horse SA.

**Cultural groups/Specific interest groups/NGOs/individuals**

- None applicable.

**General Public**

- The general public are to be informed by notice in the local Southern Times Messenger Newspaper, as required under the *Local Government Act 1999*. The time period for public comment is minimum of 21 days from the date of publication.
- In addition to the requirements of the *Local Government Act 1999*, public notice of the proposed revocation will be published on Council's 'Your Say' website for public comment.
- Notice will be published in the local Messenger newspaper, inviting the public to submit their comments via 'Your Say'. The time period for public comment is a minimum of 21 days from the date of publication.

**Government agencies/MPs**

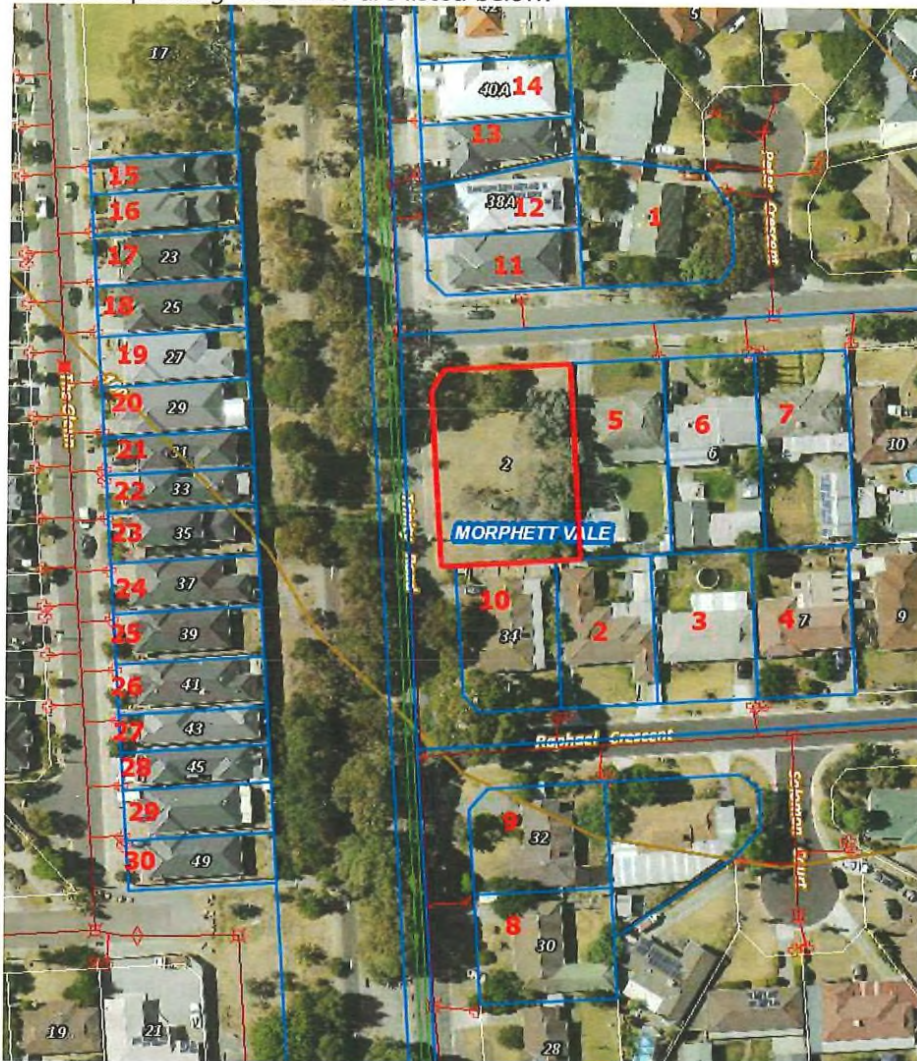
- Minister for Transport, Infrastructure and Local Government.



## Engagement parameters

### Geographic boundaries

- The map below numbers the adjacent properties to be contacted in writing. Corresponding addresses are listed below.



1. 1 Peter Crescent, Morphet Vale SA 5162 [REDACTED]
2. 3 Raphael Crescent, Morphet Vale SA 5162 [REDACTED]
3. 5 Raphael Crescent, Morphet Vale SA 5162 [REDACTED]
4. 7 Raphael Crescent, Morphet Vale SA 5162 [REDACTED]
5. 4 Rialto Street Morphet Vale SA 5162 [REDACTED]
6. 6 Rialto Street Morphet Vale SA 5162 [REDACTED]
7. 8 Rialto Street Morphet Vale SA 5162 [REDACTED]



8. 30 Trinity Road Morphett Vale SA 5162 [REDACTED]
9. 32 Trinity Road Morphett Vale SA 5162 [REDACTED]
10. 34 Trinity Road Morphett Vale SA 5162 [REDACTED]
11. 38 Trinity Road Morphett Vale SA 5162 [REDACTED]
12. 38A Trinity Road Morphett Vale SA 5162 [REDACTED]
13. 40 Trinity Road Morphett Vale SA 5162 [REDACTED]
14. 40A Trinity Road Morphett Vale SA 5162 [REDACTED]
15. 19 The Glenn Morphett Vale SA 5162 [REDACTED]
16. 21 The Glenn Morphett Vale SA 5162 [REDACTED]
17. 23 The Glenn Morphett Vale SA 5162 [REDACTED]
18. 25 The Glenn Morphett Vale SA 5162 [REDACTED]
19. 27 The Glenn Morphett Vale SA 5162 [REDACTED]
20. 29 The Glenn Morphett Vale SA 5162 [REDACTED]
21. 31 The Glenn Morphett Vale SA 5162 [REDACTED]
22. 33 The Glenn Morphett Vale SA 5162 [REDACTED]
23. 35 The Glenn Morphett Vale SA 5162 [REDACTED]
24. 37 The Glenn Morphett Vale SA 5162 [REDACTED]
25. 39 The Glenn Morphett Vale SA 5162 [REDACTED]
26. 41 The Glenn Morphett Vale SA 5162 [REDACTED]
27. 43 The Glenn Morphett Vale SA 5162 [REDACTED]
28. 45 The Glenn Morphett Vale SA 5162 [REDACTED]
29. 47 The Glenn Morphett Vale SA 5162 [REDACTED]
30. 49 The Glenn Morphett Vale SA 5162 [REDACTED]

#### **Timelines**

- Should Council resolve to proceed with the revocation of community land process, the timelines will be dependent upon the level of community involvement in the public consultation process and the decision of the Minister.
- This engagement plan will be updated when the timeline is known.

### Engagement Action Plan

If Council approves the process to continue, the following engagement action plan will be undertaken:

| Phase | Method | Stakeholders                                                                                                                                                                                                                                                                                                                                                 | Techniques                                                                   | Who's Responsible | Desired outcome                                                                                                                                                                                                                                                                                                                    | Timeline |
|-------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|       | Inform | <b>Mayor/Elected Members</b>                                                                                                                                                                                                                                                                                                                                 | Council Report<br>Weekly news<br>and/or E-mail as<br>considered<br>necessary |                   | Elected members are aware<br>that engagement is about to<br>commence                                                                                                                                                                                                                                                               | TBC      |
|       | Inform | <b>Property Transactions Team.</b> <ul style="list-style-type: none"> <li>- Property Transactions Team.</li> <li>- Infrastructure Asset Management Team.</li> <li>- Community Assets.</li> <li>- Engagement Unit.</li> <li>- Customer Relations.</li> <li>- Council Land Assessment Group.</li> <li>- Directors Group.</li> <li>- Media/Marketing</li> </ul> |                                                                              |                   | Internal stakeholders are<br>aware that engagement is<br>about to commence.<br><br>Engagement unit have<br>prepared a Your Say page in<br>preparation.<br><br>Customer service centres<br>have information for<br>viewing.<br><br>Call Centre know where to<br>direct enquiries.<br><br>Media are aware of the land<br>revocation. | TBC      |

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|  |               |                                                                                                                                                                                  |                              |               |                                                                                                                                                                                                                                                                      |     |  |
|--|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|--|
|  |               | 30. 49 The Glenn Morphet Vale SA 5162                                                                                                                                            |                              |               |                                                                                                                                                                                                                                                                      |     |  |
|  | Consult       | <b>Government agencies:</b> <ul style="list-style-type: none"> <li>- Minister for Transport, Infrastructure and Local Government.</li> </ul>                                     |                              | Property Team | Minister is written to as part of the approval process and has the opportunity to advise of any issues/concerns with the revocation, land division and disposal on the open market.                                                                                  | TBC |  |
|  | Inform        | <b>General public</b>                                                                                                                                                            | Messenger                    | Property Team | Property Team arranges advertisement notices as per mandatory requirements.                                                                                                                                                                                          | TBC |  |
|  |               | <b>Community/interest groups/associations</b> <ul style="list-style-type: none"> <li>- Onkaparinga Northern Community Forum</li> <li>- Walking SA</li> <li>- Horse SA</li> </ul> | Email                        | Property Team | Resident/association/interest groups are advised of the proposal and asked to provide feedback via the Your Say page.<br><br>Any potential users of the land parcel are made aware of the revocation and know how to find out more information and provide feedback. |     |  |
|  |               |                                                                                                                                                                                  | On site sign (Have your Say) |               |                                                                                                                                                                                                                                                                      |     |  |
|  | Data analysis | <b>Property Team</b>                                                                                                                                                             | Community                    | Property Team | Once engagement closes:                                                                                                                                                                                                                                              | TBC |  |

|  |           |                                                        |                                                                                                                                      |                                     |                                                                                                                                                                                                                                                                                                           |     |
|--|-----------|--------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|  |           |                                                        | Engagement<br>Feedback Report                                                                                                        | Engagement<br>Unit                  | <p>The Property Transactions Team analyse the data using the Your Say reports and any other feedback received via other methods (emails, letters etc.).</p> <p>A community engagement feedback report is written from the data analysis.</p> <p>The Engagement Unit has reviewed the feedback report.</p> |     |
|  | Reporting | <b>Mayor<br/>Elected Members</b>                       | Council Meeting                                                                                                                      | Property Team                       | <p>A report is presented to Council with the community engagement feedback report.</p>                                                                                                                                                                                                                    | TBC |
|  | Inform    | <b>All stakeholders listed in this engagement plan</b> | <p>Letter to adjacent land owners</p> <p>Email to resident/interest groups</p> <p>Your Say Newsletter to all online participants</p> | Property Team<br>Engagement<br>Unit | <p>All stakeholders have been made aware of the outcomes from the council meeting and next steps.</p> <p>Your Say page is updated with outcomes</p>                                                                                                                                                       | TBC |

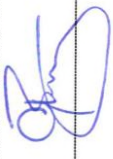
**Sign-off**  
**Officer who prepared the document**

Name: Michael Hughes  
Position Title: Property Officer (Transactions)

**Reviewed by Community Engagement Advisor**

Name: Paula Bugden  
Date: 01/10/2019

**Approved by**

Name: JACK BERRY  
Position Title: MANAGER- PROPERTY + COMMERCIAL  
Signature:  Date: 22/10/19

Attachment 3

**Proposal to commence a revocation and disposal process at 2 Rialto Street Morphett Vale**



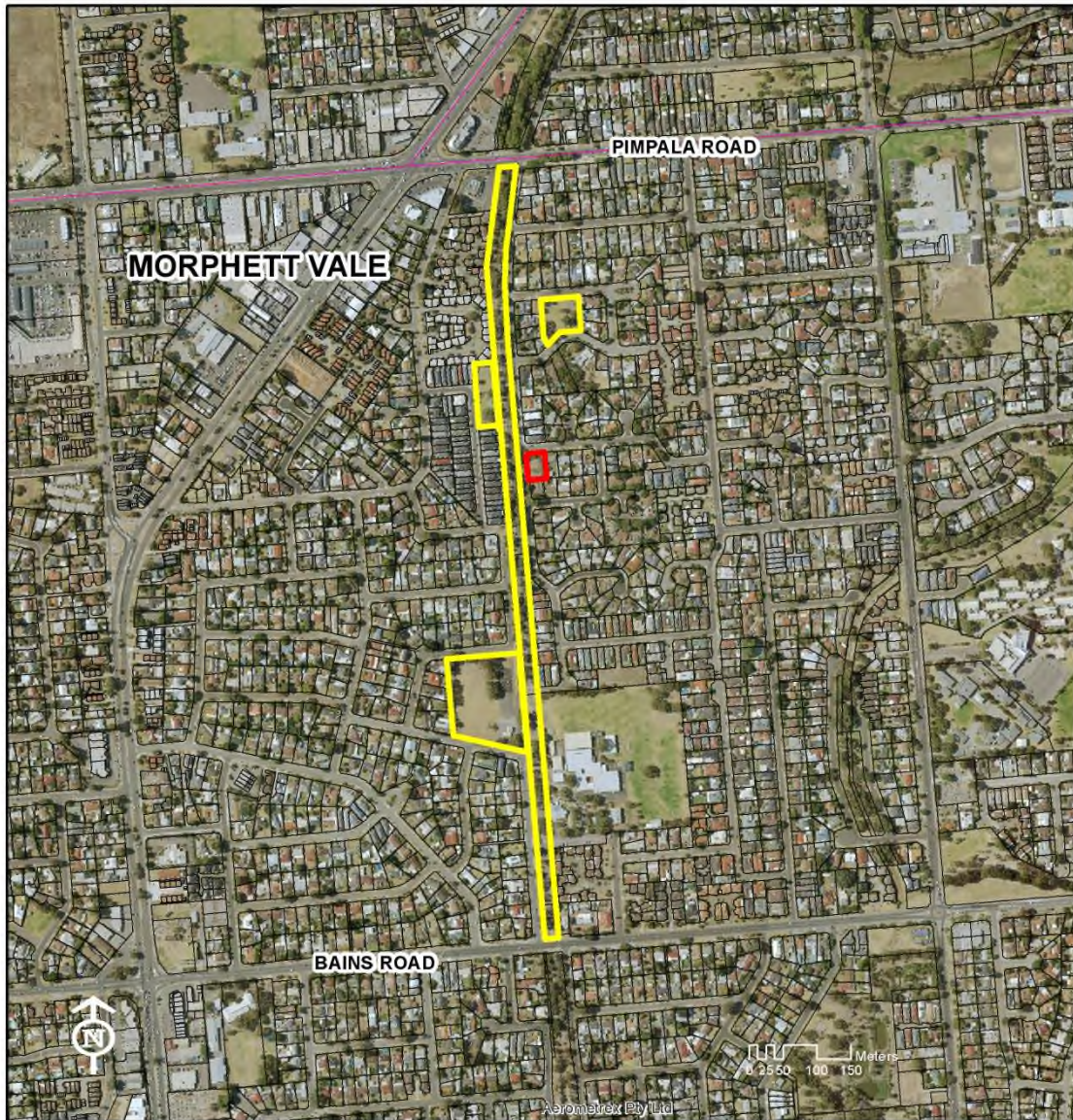
The boundaries plotted hereon are indicative only and their location cannot be relied upon as accurate

**Legend**

-  Subject land proposed for revocation land division and disposal
-  Examples of adjacent private allotments that have been similarly divided

Attachment 4

**Proposal to commence a revocation and disposal process at 2 Rialto Street Morphett Vale**



The boundaries plotted hereon are indicative only and their location cannot be relied upon as accurate

**Legend**

-  Subject land proposed for revocation land division and disposal
-  Nearby open space land and coast to vines corridor available for use by the public

## Attachment 5

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

#### **Additional Information Summary**

##### **Open Space Strategic Management Plan**

As the subject land is classified as community land, it automatically forms part of the open space considerations contained in the Open Space Strategic Management Plan (OSSMP). The OSSMP was approved by Council at its meeting on 12 December 2017.

The OSSMP is a major review of our former Recreation and Open Space Network. It sets the principles, planning and direction for the future provision, development and maintenance of Council's open space network.

The OSSMP provides high level direction to ensure the provision and design of open space and supporting facilities/infrastructure match the service levels and key functions of our open spaces. This will ensure there is an equitable distribution of high quality recreation and leisure opportunities across the city and its districts.

The OSSMP has identified the subject reserve at 2 Rialto street, Morphett vale as being surplus to open space requirements. As a result it has been determined that a report be forwarded to Council to consider the commencement of the community land revocation and disposal process.

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

##### **Report pursuant to the *Local Government Act 1999***

The *Local Government Act 1999* prescribes that council must prepare a report before it proposes to revoke the classification of land as community land. The report must address the following:

##### **Summary of the reasons:**

The proposed strategic revocation and disposal is consistent with the intent and outcomes of the Open Space Strategic Management Plan (OSSMP).

The OSSMP has identified this parcel of land as surplus to the requirements of the open space network.

In addition and following an internal strategic land assessment, there has been no operational or strategic requirement identified that warrants retention of the land in council's ownership. The subject parcel of land appears to be largely unused by the community and no known direct community has been identified.

**A statement of any dedication, reservation or trust to which the land is subject:**

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

**Proposal to sell**

This report proposes the revocation, division of the land and eventual sale of the resultant three land parcels on the open market, at no less than the market value advised at the time of disposal.

Net proceeds from the sale of the subject land (if approved by Council) will be assigned to the Strategic Acquisitions Reserve Fund to assist with the funding of future strategic land acquisitions and other community projects.

**Summary of effect on the community**

It is considered that disposal of the subject land presents little or no known impact on current recreational opportunities for the community. It has been identified through the OSSMP that the required service levels in the area will continue to be met if the subject land is revoked, divided and ultimately disposed on the open market.

To ensure a no net canopy loss target is achieved, our Parks and Natural Resources Team have recommended an additional 50% offset be added to the status quo canopy area. Our Parks and Natural Resources team have identified nearby areas to plant replacement trees in line with our Green City SMP.

It is suggested that sale of the land, with the resultant net proceeds being assigned to the Strategic Acquisitions Reserve Fund is preferable to retention in council ownership.

**Revocation process**

The *Local Government Act 1999* states that all council land (excluding roads) is classified as community land and that council may only sell or otherwise dispose of an interest in community land after revocation of this classification.

To commence that process, Council must first declare the land surplus to requirements and suitable for disposal, followed by public consultation.

As part of the public consultation process council follows the requirements of the *Local Government Act 1999* and seeks public comment for a minimum period of 21 days, by;

- placing a notice in the local Messenger Newspaper,
- placing a notice and supporting documentation on our 'your Say' website,
- forwarding letters of explanation to adjacent landowners,
- providing information folders at our five Customer Service Centres, and;
- by erecting a sign/s on the subject land (if appropriate).