

PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

Portions of Walkleys Road Corridor, Ingle Farm identified as;

Whole of the allotment 26 in Deposited Plan 10063 and described in Certificate of Title Volume 6194 Folio 695 and identified as portion 1.

Whole of the allotment 2143 in Deposited Plan 9450 and described in Certificate of Title Volume 6194 Folio 693 and identified as portion 2.

Whole of the allotment 2096 in Deposited Plan 9450 and described in Certificate of Title Volume 5580 Folio 976 and identified as portion 3.

Whole of the allotment 2094 in Deposited Plan 9451 and described in Certificate of Title Volume 5580 Folio 106 and identified as portion 4.

Whole of the allotment 2108 in Deposited Plan 9335 and described in Certificate of Title Volume 5538 Folio 553 and identified as portion 5.

Whole of the allotment 2134 in Deposited Plan 9392 and described in Certificate of Title Volume 5539 Folio 229 and identified as portion 6.

Whole of the allotment 2098 in Deposited Plan 9452 and described in Certificate of Title Volume 5472 Folio 992 and identified as portion 7.

Whole of the allotment 2151 in Deposited Plan 9452 and described in Certificate of Title Volume 5561 Folio 911 and identified as portion 8.

Portion of the allotment 2174 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 210 measuring approximately 1510 square metres and identified as portion 9.

Whole of the allotment 2097 in Deposited Plan 9455 and described in Certificate of Title Volume 5575 Folio 439 and identified as portion 10.

Portion of allotment 2173 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 219 measuring approximately 1204 square metres and identified as portion 11.

Whole of the allotment 2141 in Deposited Plan 9393 and described in Certificate of Title Volume 5742 Folio 294 and identified as portion 12.

Whole of the allotment 1649 in Deposited Plan 9393 and described in Certificate of Title Volume 5474 Folio 988 and identified as portion 13.

Whole of the allotment A in Deposited Plan 6220 and described in Certificate of Title Volume 6028 Folio 982 and identified as portion 14.

Whole of the allotment 2176 in Deposited Plan 9456 and described in Certificate of Title Volume 5539 Folio 208 and identified as portion 15.

Portion of the allotment 2095 in Deposited Plan 9454 and described in Certificate of Title Volume 5575 Folio 441 measuring approximately 176 square metres and identified as portion 16.

Whole of the allotment 1648 in Deposited Plan 9327 and described in Certificate of Title Volume 5539 Folio 123 and identified as portion 17.

Section 194 Local Government Act 1999

REPORT

1. Reasons for the Proposal.

Council owns a significant number of properties throughout the city ranging from highly developed sporting complexes incorporating modern clubroom buildings, playing fields and supporting infrastructures, to single undeveloped allotments of land, most of which are classified as community land. Council has specific statutory management requirements in regard to its Community Land.

In South Australia it is regarded that 12.5% of the urban residential area is the optimal open space provision which is a much higher proportion than in other states or countries.

The 17 individual portions of land proposed for revocation and are not regarded as usable open recreational space and were once set aside as buffer reserves between the road corridor and residential areas. It was previously proposed that the North Eastern Ring Route (NERR) be constructed by Department for Infrastructure and Transport (DIT) however this did not proceed.

Whilst the majority of the land within the corridor is defined as road, 17 individual portions of land designated as reserve exist and surround the road corridor.

A separate portion of land on the western boundary of the corridor, known as allotment 5 in Filed Plan 113114, was previously purchased for the extension of the proposed North East Ring Route (NERR) by Department for Infrastructure and Transport (DIT) and held as an allotment. This portion of land was disposed of in 2000 to a private developer, severing this land from Bridge Road and thus rendering the proposed NERR unachievable and the remaining portions of Road and Reserves in Council ownership surplus to future requirements.

The subject land is within easy walking distance of Walkleys Park, Ingle Farm and The Paddocks Wetlands and Sports field, Para Hills providing adequate usable public open space for organised and passive recreation purposes.

The land proposed for revocation has been identified as surplus to Council and Community needs, providing little public benefit as functional open recreational space. The maintenance required to retain this land in Council's ownership is an inefficient use of public assets.

As a result of the above and to achieve the recommended equitable open space distribution and cost for service principles, Council proposes to revoke the community land classification of;

1.	Whole of the allotment 26 in Deposited Plan 10063, described in Certificate of Title Volume 6194 Folio 695.
2.	Whole of the allotment 2143 in Deposited Plan 9450 and described in Certificate of Title Volume 6194 Folio 693
3.	Whole of the allotment 2096 in Deposited Plan 9450 and described in Certificate of Title Volume 5580 Folio 976
4.	Whole of the allotment 2094 in Deposited Plan 9451 and described in Certificate of Title Volume 5580 Folio 106
5.	Whole of the allotment 2108 in Deposited Plan 9335 and described in Certificate of Title Volume 5538 Folio 553
6.	Whole of the allotment 2134 in Deposited Plan 9392 and described in Certificate of Title Volume

	5539 Folio 229
7.	Whole of the allotment 2098 in Deposited Plan 9452 and described in Certificate of Title Volume 5472 Folio 992
8.	Whole of the allotment 2151 in Deposited Plan 9452 and described in Certificate of Title Volume 5561 Folio 911
9.	Portion of the allotment 2174 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 210 measuring approximately 1510 square metres
10.	Whole of the allotment 2097 in Deposited Plan 9455 and described in Certificate of Title Volume 5575 Folio 439
11.	Portion of the allotment 2173 in Deposited Plan 9455 and described in Certificate of Title Volume 5539 Folio 219 measuring approximately 1204 square metres
12.	Whole of the allotment 2141 in Deposited Plan 9393 and described in Certificate of Title Volume 5742 Folio 294
13.	Whole of the allotment 1649 in Deposited Plan 9393 and described in Certificate of Title Volume 5474 Folio 988
14.	Whole of the allotment A in Deposited Plan 6220 and described in Certificate of Title Volume 6028 Folio 982 and
15.	Whole of the allotment 2176 in Deposited Plan 9456 and described in Certificate of Title Volume 5539 Folio 208
16.	Portion of the allotment 2095 in Deposited Plan 9454 and described in Certificate of Title Volume 5575 Folio 441 measuring approximately 176 square metres
17.	Whole of the allotment 1648 in Deposited Plan 9327 and described in Certificate of Title Volume 5539 Folio 123

2. Statement of any Dedication, Reservation or Trust.

The 17 individual portions of land proposed for revocation and are not regarded as usable open recreational space and were once set aside as buffer reserves for the construction of a North Eastern Ring Route.

Whilst the majority of the land within the corridor is defined as road, 17 individual portions of reserve exist surrounding the road corridor.

1	<p>The subject property is identified as a portion of 26 in Deposited Plan 10063 as described in Certificate of Title Volume 6194 Folio 695.</p> <p>The City of Salisbury was vested Allotment 26 of Deposited Plan 10063 as Reserve in 1974 as a result of a land division of portion Section 3026. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
2	<p>The subject property is identified as a portion of 2143 in Deposited Plan 9450 as described in Certificate of Title Volume 6194 Folio 693.</p> <p>The City of Salisbury was vested Allotment 2143 of Deposited Plan 9450 as Reserve in 1967 as a result of a land division of portion Section 3025. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local</p>

	<p>Government Act 1999.</p> <p>There is no dedication or trust.</p>
3	<p>The subject property is identified as a portion of 2096 in Deposited Plan 9450 as described in Certificate of Title Volume 5580 Folio 976.</p> <p>The City of Salisbury was vested Allotment 2096 of Deposited Plan 9450 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
4	<p>The subject property is identified as a portion of 2094 in Deposited Plan 9451 as described in Certificate of Title Volume 5580 Folio 106.</p> <p>The City of Salisbury was vested Allotment 2094 of Deposited Plan 9451 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
5	<p>The subject property is identified as a portion of 2108 in Deposited Plan 9335 as described in Certificate of Title Volume 5538 Folio 553.</p> <p>The City of Salisbury was vested Allotment 2108 of Deposited Plan 9335 as Reserve in 1982 as a result of a land division of portion Section 3025. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
6	<p>The subject property is identified as a portion of 2134 in Deposited Plan 9392 as described in Certificate of Title Volume 5539 Folio 229.</p> <p>The City of Salisbury was vested Allotment 2134 of Deposited Plan 9392 as Reserve in 1982 as a result of a land division of portion Section 3025. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
7	<p>The subject property is identified as a portion of 2098 in Deposited Plan 9452 as described in Certificate of Title Volume 5472 Folio 992.</p> <p>The City of Salisbury was vested Allotment 2098 of Deposited Plan 9452 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer</p>

	<p>document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
8	<p>The subject property is identified as a portion of 2151 in Deposited Plan 9452 as described in Certificate of Title Volume 5561 Folio 911.</p> <p>The City of Salisbury was vested Allotment 2151 of Deposited Plan 9452 as Reserve in 1982 as a result of a land division of portion Section 3025. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
9	<p>The subject property is identified as a portion of 2174 in Deposited Plan 9455 as described in Certificate of Title Volume 5539 Folio 210.</p> <p>The City of Salisbury was vested Allotment 2174 of Deposited Plan 9455 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
10	<p>The subject property is identified as a portion of 2097 in Deposited Plan 9455 as described in Certificate of Title Volume 5575 Folio 439.</p> <p>The City of Salisbury was vested Allotment 2097 of Deposited Plan 9455 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
11	<p>The subject property is identified as a portion of 2173 in Deposited Plan 9455 as described in Certificate of Title Volume 5539 Folio 219.</p> <p>The City of Salisbury was vested Allotment 2173 of Deposited Plan 9455 as Reserve in 1971 as a result of a land division of portion Section 3026. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
12	<p>The subject property is identified as a portion of 2141 in Deposited Plan 9393 as described in Certificate of Title Volume 5742 Folio 294.</p>

	<p>The City of Salisbury was vested Allotment 2141 of Deposited Plan 9393 as Reserve in 1971 as a result of a land division of portion Section 3026. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
13	<p>The subject property is identified as a portion of 1649 in Deposited Plan 9393 as described in Certificate of Title Volume 5474 Folio 988.</p> <p>The City of Salisbury was vested Allotment 1649 of Deposited Plan 9393 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
14	<p>The subject property is identified as a portion of A in Deposited Plan 6220 as described in Certificate of Title Volume 6028 Folio 982.</p> <p>The City of Salisbury was vested Allotment A of Deposited Plan 6220 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
15	<p>The subject property is identified as a portion of 2176 in Deposited Plan 9456 as described in Certificate of Title Volume 5539 Folio 208.</p> <p>The City of Salisbury was vested Allotment 2176 of Deposited Plan 9456 as Reserve in 1971 as a result of a land division of portion Section 3026. This land was vested to Council by virtue of Section 48 of the Planning and Development Act 1966-1967.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
16	<p>The subject property is identified as a portion of 2095 in Deposited Plan 9454 as described in Certificate of Title Volume 5575 Folio 441.</p> <p>The City of Salisbury was vested Allotment 2095 of Deposited Plan 9454 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.</p> <p>The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.</p> <p>There is no dedication or trust.</p>
17	<p>The subject property is identified as a portion of 1648 in Deposited Plan 9327 as described in</p>

Certificate of Title Volume 5539 Folio 123.

The City of Salisbury was vested Allotment 1648 of Deposited Plan 9327 as reserve in 1980 by The South Australian Housing Trust with Nil Encumbrances as per transfer document 6961556.

The Land is classified as Community Land in accordance with the provisions of the Local Government Act 1999.

There is no dedication or trust.

3. Purpose of Proposal.

The purpose of the proposal to revoke the Community Land Classification is for future development as per previous public consultation.

4. Affect of the Proposal.

Due to the steep and differing gradient of the site the subject land serves no useful purpose in terms of usable recreational open space and considering the availability of larger recreational open space within easy walking distance, for example Walkleys Park, Ingle Farm and The Paddocks Wetlands and Sports field, Para Hills the reclassification and future development of this land is not considered to have a detrimental effect on the residents in this locality.

5. Owner of the Land

The subject land is owned by the City of Salisbury.

See Map Attached

