

## **PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND**

**Holstein Drive and Hissar Avenue, Salisbury North CT 5483/909, CT 5740/195 and  
CT 3265/15**

**Section 194 Local Government Act 1999**

### **REPORT**

#### **1. Reasons for the Proposal**

Council owns a significant number of properties throughout the city ranging from 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.

Council have developed "The Game Plan" an action plan for open space and recreation provision to assess, conserve, modify and plan for the present and future open space needs of the City of Salisbury community.

The Game Plan endeavours to provide and ensure that:

- There is sufficient public open space provided for the Salisbury community
- Open space is equitably distributed across the City and that it reflects the needs of the Community
- Appropriate recreational opportunities are available to the community
- Opportunities for biodiversity and landscape conservation are identified and realised and that such open space use is integrated with drainage and wetland development where appropriate
- Appropriate and cost effective management practices are utilised by Local and State Government
- Appropriate opportunities are identified for additions to the open space network or disposal of surplus open space, including funding mechanisms and use of disposal of funds.

The Game Plan identified that there is a significant amount of open space within the majority of the City's planning precincts; however the quality varies across spaces from landscaped to dry reserve. 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 City of Salisbury has an open space provision of 13.2%.

Lake Windemere is located on the western portion of Salisbury North and is a large feature passive reserve in Salisbury that is over 5Ha in size and adjoins the Salisbury North Community Centre that has recently been closed and Windemere Primary School. The reserve features an ornamental lake, walking trails, play space, irrigated lawn areas and park furniture. The current layout of Lake Windemere reserve provides poor access and visibility concerns which has resulted in the underutilisation of the reserve by the community.

Council is developing a master plan for the redevelopment of the Salisbury North Community Centre and Lake Windemere reserve. A component of the master plan developed involves Council divesting itself of the ownership of the Salisbury North Community Centre site and portions of adjoining land within Lake Windemere to facilitate residential development, the proceeds from the residential development will fund the improvements to Lake Windemere reserve. In a discussion paper presented to Council in 2007 there was a detailed report looking at the North West Sector, Council identified that the Salisbury North Community Centre was not providing the services required by a Community Centre or meeting Council's strategic objectives. The Centre is not easily visible and is set back from the road, has extensive mounds which obscure it from passing vehicle and pedestrian traffic and the lack of public transport within walking distance to the facility resulted in the Centre being underutilised by the Community.

The residential development will include the creation of approximately 27 additional residential allotments, public roads and will subsequently allow Council to carry out significant upgrades to Lake Windemere reserve to allow the community to better utilise the area.

The revocation will reduce the reserve by approximately 11,400 sqm and could potentially be less dependent on the final master plans however it will not diminish the function of the reserve as a focal community open space area.

The Local Government Act 1999 does not permit the sale of Community Land until the revocation of that classification in accordance with Section 194. Consequently Council proposes to revoke the Community Land classification of the portion of subject land as delineated on the attached plan.

## **2. Statement of any Dedication, Reservation or Trust**

The subject land being Allotment 322 in Deposited Plan 10070 and described as Reserve in Certificate of Title Volume 5483 Folio 909, Allotment 279 Holstein Drive in Deposited Plan 10432 and described as Reserve in Certificate of Title Volume 5740 Folio 195 and Allotment 82 in Deposited Plan 10050 and described as Reserve in Certificate of Title Volume 3265 Folio 15.

The subject land is classified as community land in accordance with the provisions of the Local Government Act 1999.

The land does not have a dedication or trust.

## **3. Purpose of Proposal**

Following the revocation of the classification as community land, Council proposes to develop the land for residential purposes for sale on the open market.

The Lake Windemere reserve upgrades will include a new play area to incorporate new playground equipment, rubber softfall, shade structure, picnic shelters, park benches, barbecues, paths, the replanting of trees and shrubs, the removal of significant mounds and the improvements to the lake. The residential development is required to fund the upgrades to Lake Windemere Reserve, therefore if the development does not proceed Council will not be able to fund or facilitate the reserve upgrades.

Proceeds from the sale will be used to fund the proposed development, road infrastructures and reserve upgrades. Any remaining proceeds will be placed in a Property Disposal Reserve Fund to either directly fund local projects that can be justifiably identified or Council will consider allocations from the fund at the third budget review in each year. Where no high priority allocations can be identified that cannot be held over for consideration in the subsequent annual budget, the funds shall be used to reduce or offset loan borrowings.

No Government assistance was provided to acquire the land.

## **4. Affect of the Proposal**

The subject land is currently underutilised by the Community and the overall reduction of open space within Lake Windemere Reserve will not have a detrimental effect on the residents in this locality. It will further provide opportunities to the Community to better utilise the reserve through Council re-investing revenue from the sale of residential allotments back into upgrading the reserve.

## **5. Owner of the Land**

The subject land is owned by the City of Salisbury.

See Attached Plan



## Lake Windemere



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