

# PROPOSAL FOR REVOCATION OF CLASSIFICATION AS COMMUNITY LAND

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## Portion of Parafield Airport Reserve, Elder Smith Road Mawson Lakes SA 5095 Contained in Certificate of Title Volume 6055 Folio 319

### 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 City of Salisbury has an open space provision of 13.2%.

The land proposed for disposal is currently being used for a stormwater management drain, a driveway and car parking servicing the adjacent Mawson Lakes Interchange and is not regarded as usable recreational space. It is within easy walking distance of Dry Creek Linear Park and Aquilla Court Reserve, providing adequate usable public open space for passive recreation purposes.

The current configuration of Lot 102 in Deposited Plan 9249 in conjunction with surrounding land parcels is inconsistent with the actual land uses. The proposal to revoke the Community Land Classification will allow for a cohesive future development of this area in conjunction with surrounding land owners.

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 Lot 102 in Deposited Plan 9249 (see plan attached).

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

The subject property is a portion of Lot 102 in Deposited Plan 9249 and comprised in Certificate of Title Volume 6055 Folio 319.

The Corporation of the City of Salisbury was vested Lot 102 in Deposited Plan 9249 from the Commonwealth of Australia in 1965.

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 to facilitate a future development of a portion of Lot 102 in Deposited Plan 9249 and possible future sale in partnership with surrounding land owners consistent with the purposes of the Urban Core Zone.

### **4. Effect of the Proposal.**

The subject land serves no useful purpose in terms of recreational open space and considering the availability of larger recreational open space within easy walking distance, for example Dry Creek Linear Park and Aquilla Court Reserve, the removal of this portion of the Parafield Airport Reserve will not have a detrimental effect on the residents in this locality, and development in accordance with the provisions of the Urban Core Zone will realise benefits for residents and users of the Mawson Interchange precinct.

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

The subject land is owned by the City of Salisbury.

*See Map Attached*

Portion of land proposed for revocation

