



FACT SHEET

23 HIGHWRAY DRIVE MORPHETT VALE POTENTIAL LAND REVOCATION

Background

In 2020 Council approved the commencement of a revocation process for a portion of council owned reserve land at 23 Highwray Drive in Morphett Vale. The land area measures approximately 2000 square metres and also contains the vacant former Morphett Vale kindergarten building.

The initial consultation in 2020 proposed to revoke the community land classification to enable the sale of the subject land on the open market and three options were proposed. At the end of the consultation, this revocation process was placed on hold while council reviewed its land revocation process.

Due to the time since the previous consultation, we are consulting again. However, no options are being proposed this time, and we will consider all feedback and suggestions from the community.



Land area (outlined in red)

What is the history of the land?

In 1939, Dorothy Ileen Wakefield owned a section of land measuring 569m X 569m, with a total area of 32 hectares (80 Acres) in Morphett Vale.

In 1959, Dorothy Wakefield subdivided this land into more than 400 residential allotments.

The Roads, Walkways and Reserves within the subdivision were vested (granted ownership) in the former District Council of Noarlunga in accordance with the relevant Planning and Development legislation.

Kindergarten (vacant building)

Council agreed to provide a portion of the reserve land measuring 20m x 60m (65 feet x 195 feet) for the Stanvac Primary School to build a Kindergarten in 1975 and to pay rent to the Council for the use of the land. Rent at the time was set at ten dollars per annum (\$10 p/a).

The community extended our local history of the site by explaining they contributed to building the much needed kindergarten for the area by each paying for a few bricks



Land and vacant building

Where is the land and building located?

The land and building are located at 23 Highwray Drive in Morphett Vale. The adjacent image shows the land area, including the building (outlined in red).

The land area is approximately 2000 square metres.



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to ensure the project could go ahead.

Having built the kindergarten, our lease records identify the Stanvac Primary School entered into an initial 21 year lease and agreed to peacefully hand the building and all improvements to the council at the end of the lease or whenever the reserve wasn't required to be used for a kindergarten.

One further tenant occupied the building from 2012 for five (5) years.

The building has been vacant since 2018 and has been identified as surplus to council's (and the communities') requirements because we have several other community facilities in the local area with capacity to host new tenants and multiple user groups.

While no decision has been made regarding the land and building, council's aim is to ensure our facilities are flexible, adaptable and fully utilised. Ageing and underutilised facilities may be repurposed, reutilised, returned to open space or disposed of.

What is land revocation?

Some land owned by council is classified as 'Community Land' to make sure it is looked after for the benefit of the whole community. Taking account of changing population demographics, changing community needs and shifts in leisure trends, council considers community requirements and spending that benefits the most people. Sometimes council needs to consider whether it is in the long-term interests of the community that the protection of a parcel of land under the classification of Community Land should continue.

Council (in consultation with the community) may decide that such protection under this classification is no longer required, to enable the land to be sold and the proceeds used for another community purpose, such as the building of a community facility. As part of our Open Space Strategic Management Plan, we have identified potential land parcels that may not be required for community or open space requirements where the funds from the sale of these

parcels may be used for other purposes. It is for this reason we are considering the proposal to sell this land.

How does the land revocation process work?

First, land or assets are identified that council does not need for its current or predicted future use.

Next, the Local Government Act 1999 sets out the process for council to revoke and sell Community Land.

- Council approval to consult on the proposal is sought through a Council report
- Consultation is undertaken with the community, giving the public an opportunity to consider and comment on the proposal
- Council considers feedback received from consultation. If Council resolves to proceed with the proposal it must;
- Submit the proposal to the Minister for Local Government to consider the merits of the proposal and the Minister decides whether to consent to the revocation and sale. If the Minister gives council the authority to proceed;
- Council considers the Ministers approval and makes a final decision on the proposed revocation and disposal of the land.

The above process takes between 1-2 years.

Have any decisions been made?

No decisions have been made regarding the land and building at 23 Highwray Drive. All feedback and suggestions from the community will be considered in the decision-making process.



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When will a decision be made on what will happen with the land and building?

Once the consultation has concluded, all feedback will be summarised and provided in a report to Council who will make a decision on the future of the land and building. Along with the costs and benefits of the various options, community feedback will be an important consideration when Council make their decision.

We will share the feedback and any decisions with the community.

- **Requesting** a hard copy submission form you can to fill in and return by post
- **Visiting** our customer service centre in Ramsay Place, Noarlunga Centre.

Is the adjacent Wakefield Reserve being upgraded?

Yes, council will soon be upgrading Wakefield Reserve, with community engagement planned for later this year.

If the land and building is retained by council, would there be a cost?

Yes. If the building was retained an upgrade would be needed before it could be used. Council estimates the cost for the necessary works on the building at \$241,504. The car park also requires works estimated at \$85,450.

There would also be an annual maintenance cost, however this could be partially offset if the building was leased to another organisation.

How can I provide feedback?

Yes. It's easy to provide feedback.

Simply go to the [Your Say page](#) to provide feedback online.

Alternatively, you can provide feedback by:

- **Emailing** your feedback to yoursay@onkaparinga.sa.gov.au
- **Attending** our on-site drop-in session between 2pm-4pm on Saturday 19 March
- **Calling** us on 8384 0666 to provide your feedback over the phone