

## Report pursuant to Section 194 of the *Local Government Act 1999*

(2) Before a council revokes the classification of land as community land –

(a) the council must prepare and make publicly available a report on the proposal containing –

(i) a summary of the reasons for the proposal; and

The proposed revocation and disposal are the result of an application to Property Transactions team from the adjoining landowners of 37 Cameron Road, Aldinga Beach to purchase the portion of council reserve (the subject land) for consolidation with their title.

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 subject land.

An internal strategic land assessment did not identify any operational or strategic requirement for the retention of the subject land in council's ownership and council officers supported its disposal to the adjoining landowners.

(ii) A statement of any dedication, reservation or trust to which the land is subject; and

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

(iii) a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposed to use the proceeds; and

This report proposes the revocation of the community land classification for the subject land with a view to sell (subject to Council approval) the subject land to the adjoining landowners, at no less than the current market value as determined by an independent licensed Land Valuer, for consolidation with their title.

Council did not receive any Government assistance to acquire the subject land.

The net proceeds from the sale of the subject land (if approved by Council) will contribute towards the annual \$3 million-dollar budgeted revenue to be raised from the sale of surplus assets as per the Long-Term Financial Plan and the 2023-24 budget to fund prioritised projects as planned.

(iv) an assessment of how implementation of the proposal would affect the area and the local community; and

It is considered that the sale of the subject land to the adjoining landowners presents little or no known impact on the current use of the reserve by the community due to its location, shape and size.

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There were no strategic or operational requirements for the subject land to remain in Council's ownership.

Council will retain ownership of the 10 metre-wide reserve from Cameron Road to Greenlees Parade for walkway purposes.

The sale of the subject land will fund prioritised projects as planned, as the net proceeds will contribute towards the annual \$3 million-dollar budgeted revenue to be raised from the sale of surplus assets as per the Long-Term Financial Plan and the 2022-23 budget.

- (v) **if the council is not the owner of the land – a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification; and**

Council is the owner of the subject land.

- (b) **the council must follow the relevant steps set out in its public consultation policy.**

Council will:

- Advise communities and stakeholder groups of the issues on which we are consulting by publishing a notice in a newspaper circulating within the council area and on council's website describing the matter under consideration and inviting interested persons to make submissions within a period stated in the notice (being at least 21 days).
- Consider any submissions made in response to the invitation set out in the notice described above.