

COMMUNITY CONSULTATION

REPORT FOR:	Council		
MEETING DATE:	13 October 2026		
REPORT FROM:	Director City Services		
REPORT TITLE:	Strategic Property Review – Revocation of Community Land Status – Davies Crescent Drainage Reserve		
FILE NAME:	F26/324	RECORD NO:	AR26/49315

STRATEGIC DIRECTIONS

1	Community
1.1	Our City has a sustainable growth in population.
4	Infrastructure
4.3	Our City develops and evolves in a planned way, improving the appearance and making efficient use of infrastructure.
5	Governance and Financial Sustainability
5.3	We are in a surplus financial operating position

SUMMARY/ABSTRACT

The purpose of this report is to obtain Council's endorsement to undertake a revocation of "Community Land" classification process in relation to a parcel of land located within a suburban area of Port Augusta West.

RECOMMENDATION

Council:

1. Approves seeking Ministerial approval of the removal of the "Community Land" classification applicable to Certificate of Title 5632/637, identified as an ancillary drainage reserve.
2. Approves commencing a public consultation and engagement process, as per Council's Community Engagement Policy and places a public notice in the Transcontinental, and additional information on Council's Facebook Page and on Council's Website regarding the revocation proposal.

BACKGROUND

On 11 March 2025 Council resolved to endorse the Strategic Property Review. The Review included 10 recommendations for Council consideration. Recommendation 1 identified vacant land for potential divestment for residential purposes.

On 12 May 2026 Council resolved to receive further reports in relation to identified parcels of land suitable for disposal, including community land revocation processes and valuations.

DISCUSSION

To revoke the Community Land status from CT 5632/637, Council must undertake community consultation, publish public notices, and inform key stakeholders and neighbours of the proposal in order to obtain any submissions in relation to the proposed changes. Following community the consultation process, a report will be prepared for the Minister of Local Government to formally revoke the classification.



It is recommended that Council endorse the revocation proposal for the removal of the community land status from this parcel in line with section 194 of the Local Government Act 1999 and Council's Community Engagement Policy.

A summary of the reasons for the proposal

This parcel of land is undeveloped open space provides limited opportunity to the local community. The parcel is not included in any of Council's strategic documents relating to city development. This parcel has been omitted from both the *Sporting and Recreation Blueprint* and *Open Space and Playspace Strategy*, and is recorded under the *Community Land Management Plan: Undeveloped Land*, indicating there are no future strategic plans identified for any developments to occur.

As this site is described as a "drainage reserve", a Dial Before You Dig Australia enquiry was lodged to ensure that no unrecorded underground assets existed on this parcel. The existence of both SA Water and SA Power Infrastructure was identified in the adjoining laneway. As the laneway is being retained by Council, it is not expected that the infrastructure poses any issue in relation to the revocation of Community Land status or the subsequent disposal of the land.

Statement of any Dedication, reservation, or trust to which the land is subject

There are no dedications, reservations, or trusts associated with this certificate of title.

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 proposes to use the proceeds

Revocation of Community Land classification is proposed with the intent of Council placing this parcel on the open market for sale for residential development.

Council records indicate that this land was originally Council land which was acquired by the State Government and included in Deposited Plan 10852 relating to a Housing Trust development which occurred in the 1980s. On the completion of the housing development, the land was handed back to Council as open space.

Council resolved at its meeting held 11 August 2026 that proceeds generated from the sale of surplus properties identified in the strategic property review would be added to Council's general revenue, with the potential for the funds to be reallocated to the review, repair and maintenance of community infrastructure, such as the Westside Jetty. Any future reallocation of funds would be subject to decisions made within Council's Annual Budget and Business Plans.

Assessment of how implementation of the proposal would affect the area and the local community

The sale of this parcel of land would provide the benefit to the community of creating one or more additional residential housing opportunities and reduce the locations within suburban areas for illegal camping or dumping to occur. There will be minimal impact on members of the public who use this land as a thoroughfare as Council will be retaining the adjacent laneway for foot traffic.

CONFIDENTIALITY PROVISIONS

Not applicable

RISK MANAGEMENT

1: Financial/Budget/Asset Management

The costs associated to the revocation process will be limited to advertising costs and can be drawn from the Strategic Property Review budget line.

There is a potential for 4 rateable assessments to be created on this land, generating additional rates income.

2: Legal/Policy

Section 194 of the *Local Government Act 1999* provides the legislative framework in relation to the revocation of the community land status applicable to Council land and the process undertaken complies with these provisions.

3: Environment/Planning

The property is used to manage overland stormwater flows from Davies Crescent to McSporran Crescent. Any proposal to develop the property will need to ensure overland flows do not impact on the proposed development and ensure that surface water is contained within the existing walkway which is to be retained by Council for Council purposes.

Davies Crescent Reserve is located in a Suburban Neighbourhood zone, making it possible for new dwellings to be established.

4: Community

It is not envisaged that the revocation of community land status for the parcel detailed in this report will have any negative impact on the broader community, as the land is not currently utilised in any formal way by the general public and historic stormwater drainage issues have been addressed.

Melissa Kretschmer

16/09/2026

Davies Crescent Land
Allotment 390
Assessment 6338
Valuation 66114315009
CT5632/637





Title Register Search
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5632 FOLIO 637 *

COST : \$14.50 (GST exempt)	PARENT TITLE : CT 4154/38
REGION : FAX 0886410357	AUTHORITY : CONVERTED TITLE
AGENT : LGD7P BOX NO : 000	DATE OF ISSUE : 08/03/1999
SEARCHED ON : 03/02/2004 AT : 13:32:00	EDITION : 1
CLIENT REF L HERO	

REGISTERED PROPRIETOR IN FEE SIMPLE

THE CORPORATION OF THE CITY OF PORT AUGUSTA OF PO BOX 1704 PORT AUGUSTA SA 5700

DESCRIPTION OF LAND (RESERVE) CL

ALLOTMENT 390 DEPOSITED PLAN 10852
IN THE AREA NAMED PORT AUGUSTA WEST
HUNDRED OF COPLEY

BEING A DRAINAGE RESERVE

EASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS

DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4154/38



HUNDRED OF COPLEY.
SUBDIVISION OF PART SECTION 275
LAID OUT AS PORTION OF THE TOWNSHIP OF
PORT AUGUSTA WEST.

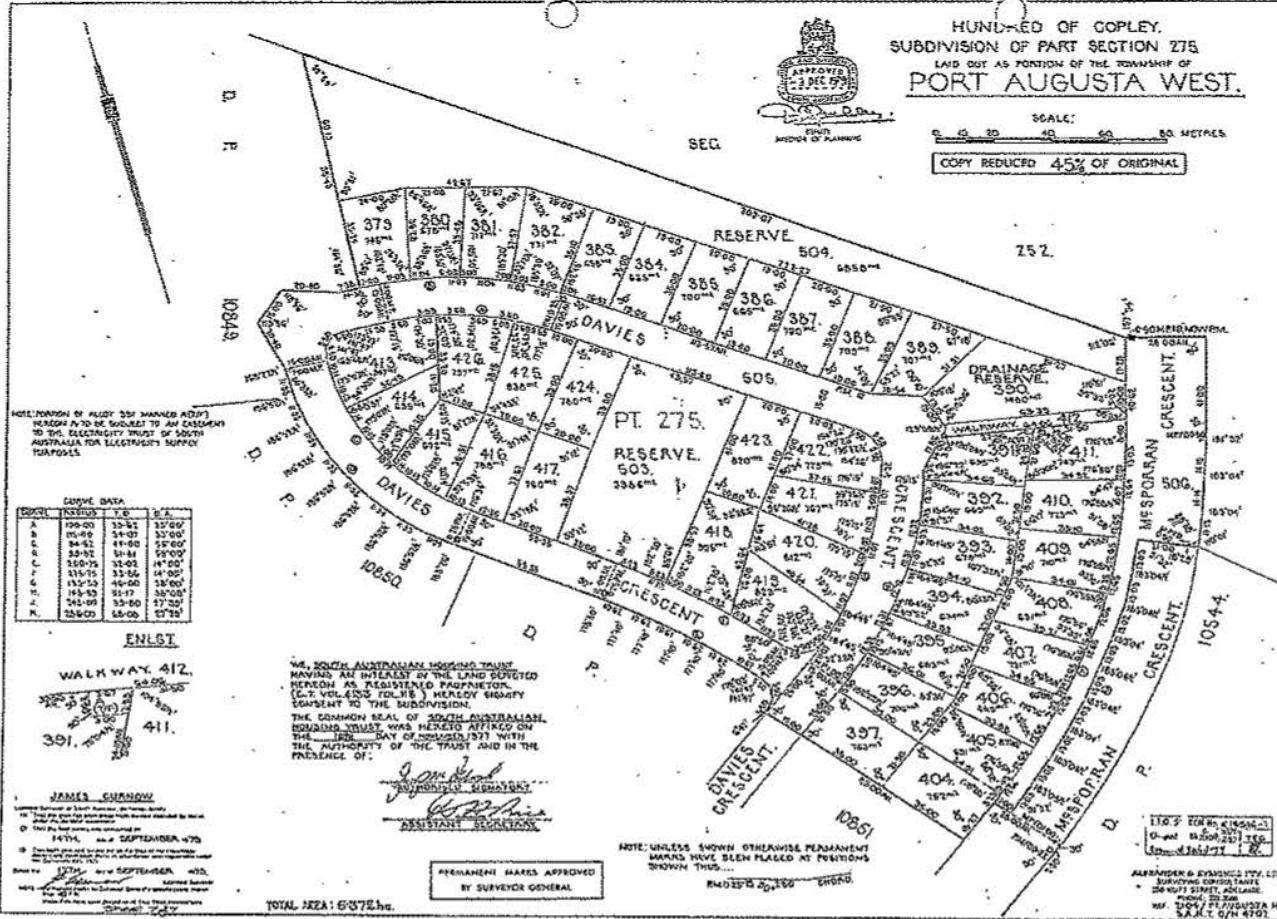
SCALE:
0 10 20 30 40 50 METRES
COPY REDUCED 45% OF ORIGINAL

DEVELOPED PLAN NUMBER
DP 10852

1:1000 SCALE NO. 6067/75
(X 1000)

ACCEPTED FOR RECORD
By Surveyor General
15/10/75

Reference Map No.
CLASS
CITY OF PORT AUGUSTA.



NOTIFICATION OF ALLOTTEE'S OBLIGATION TO THE ELECTRICITY TRUST OF SOUTH AUSTRALIA FOR ELECTRICITY SUPPLY TARIFFS

LOT	AREA	DATE	DATE
A	100-00	15-01	15-01
B	100-00	15-01	15-01
C	100-00	15-01	15-01
D	100-00	15-01	15-01
E	100-00	15-01	15-01
F	100-00	15-01	15-01
G	100-00	15-01	15-01
H	100-00	15-01	15-01
I	100-00	15-01	15-01
J	100-00	15-01	15-01
K	100-00	15-01	15-01
L	100-00	15-01	15-01
M	100-00	15-01	15-01
N	100-00	15-01	15-01

ENLIST

WALKWAY 412
391
411

JAMES GUNNOW

14TH SEPTEMBER 1975

14TH SEPTEMBER 1975

14TH SEPTEMBER 1975

WE, SOUTH AUSTRALIAN HOUSING TRUST
HAVING AN INTEREST IN THE LAND REFERRED
HEREIN AS RESIDENCED PROPRIETOR,
(C.T. VOLUNTARY (S.133) HOUSING TRUST)
CONSENT TO THE SUBDIVISION.
THE COMMON SEAL OF SOUTH AUSTRALIAN
HOUSING TRUST WAS HERETO AFFIXED ON
THE 14TH DAY OF SEPTEMBER 1975 WITH
THE AUTHORITY OF THE TRUST AND IN THE
PRESENCE OF:

James Gunnow
SURVEYOR GENERAL

James Gunnow
ASSISTANT SURVEYOR

PERMANENT MARKS APPROVED
BY SURVEYOR GENERAL

NOTE: UNLESS SHOWN OTHERWISE PERMANENT
MARKS HAVE BEEN PLACED AT POSITIONS
SHOWN THEREON.

TOTAL AREA: 6372 ha.

1:1000 SCALE NO. 6067/75
0-100 1000 2000 3000
Scale of 1:1000

ALFRED & SYDNEY PTY. LTD.
SUBDIVISION CONSULTANTS
200 RUFF STREET, ADELAIDE
SOUTH AUSTRALIA
REF. 1000 / PL 1000 / 1000