

District Council of

YANKALILLA

**Revocation Report
pursuant Section 194(2)(a)
Local Government Act 1999**



**2 Hobart Road, corner Williss Drive,
Normanville**

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1. Introduction

Under the Local Government Act 1999 (**Act**), all local government land (except roads) owned by a council or under its care, control, and management is classified as Community Land unless it has been exempted through legislation, excluded by resolution or the classification has been revoked.

The Act provides a framework for managing Community Land, including restrictions on its disposal, requirements for management plans, and provisions for leasing or licensing.

This report has been prepared to address the requirements of Section 194(2) of the Act and includes:

- A summary of the reasons for the proposal.
- A statement of any dedication, reservation, or trust affecting the land.
- Details of whether the revocation 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.
- How the Council proposes to use the proceeds.
- An assessment of how the proposal would affect the area and local community.
- If the Council is not the owner of the land – a statement of any requirements made by the owner as a condition of approving the proposed revocation.
- The steps set out in Council’s Public Consultation Policy for community consultation.

Following the completion of the community consultation process and consideration of feedback by Council, along with a formal Council resolution to proceed, a comprehensive report outlining the proposal and all feedback received will be submitted to the Minister.

2. The Land

Description:

The land under consideration is a Council reserve located on the corner of Hobart Road and Williss Drive. The street address is 2 Hobart Road and it is also known as Allotment 28 Williss Drive. It is identified as Allotment 28 in Deposited Plan 6561, being an estate in fee simple in the whole of the land comprised in Certificate of Title Volume 5553 Folio 730. The land is shaded in Blue on the aerial photograph below. A copy of Deposited Plan 6561 is included in this report.



Size and Features:

The land comprises an irregular shaped allotment with a corner cut-off at the intersection of Hobart Road and Willis Drive. The total land area is approximately 1,058 square metres. The land provides a street frontage of approximately 35m facing Hobart Road, a corner cut-off of 4.3m and a street frontage of approximately 27m facing Willis Drive.



Title:

A copy of the Certificate of Title is included in this report, it lists no easements or other interests.

Ownership:

District Council of Yankalilla of PO Box 9 Yankalilla is the Registered Proprietor.

Current Use:

The land is currently used as a reserve/open space. Situated approximately 275m to the northeast is Bungala Park, a District Park offering over 4 hectares of open space providing trees, shelter, barbeque facilities and walking trails.

Site Value:

The land has a current Site Value of \$43,000 based on its current use as a Reserve as reported by the Valuer-General.

Zoning:

The property is located within the Neighbourhood Zone.

3. The Proposal

The land is improved by mature Sheoak trees and no built infrastructure. This reserve is not needed for recreational purposes, as an alternative open space is available approximately 275m from this location.

As there is no strategic or operational need to retain ownership of the land, it has been identified as being surplus to Council's needs.

Council proposes to revoke the Community Land classification of the property to facilitate its disposal on the open market.

The land was vested in Council as a Reserve following a subdivision in 1960 which created 27 individual allotments all fronting Williss Drive and portions of road. There was no Government assistance given to Council to acquire the land.

This proposal aligns with Council's strategic objectives to improve its financial sustainability by disposing of surplus land and reducing ongoing maintenance costs.

4. Community Land Management Plan

The land is included in the Township Reserves Community Land Management Plan. The primary purpose of this plan is to provide developed reserves to be used by the community for both passive and limited active recreation activities.

5. Dedications/Reservations and Trusts

A review of the Certificate of Title indicates that the land is subject to a dedication for Reserve, there are no other reservations, dedications or trusts affecting the land.

6. Disposal of the Land

If the revocation is approved, the land will be sold on the open market following the process outlined in Council's Disposal of Land and Other Assets Policy. No disposal will commence until the process to revoke the Community Land classification has been completed. There was no Government assistance given to the Council to acquire the land.

Proceeds:

Any funds received from the sale of the land, after payment of all sale costs, will be redirected to other areas of need.

7. Native Title Considerations

The land is held in "Fee Simple" by the Council, and there are no Native Title claims over the property.

8. Effect of the Revocation on the Area and Local Community

The revocation is not expected to have any detrimental effect on the area or the local community due to a developed open space reserve being located a short distance from the land.

Should the revocation be confirmed and the sale completed, the proceeds will be retained by Council and used to benefit the community.

9. Public Consultation

The revocation process requires public consultation in accordance with the Local Government Act 1999 and Council's Public Consultation Policy. Revocations fall under the Level 3 engagement category which entails the most comprehensive engagement strategy. This includes activities such as a website feature, social media outreach, direct correspondence with impacted property owners and notices in local publications.

The community will have 42 days to participate in the consultation.

Engagement Activities:

- Your Say Yankalilla platform for engagement with the community.
- Notices to be published in Fleurieu Sun and In The Loop.

- Social media channels
- Letters will be sent to nearby residents and stakeholders.
- Submissions will be accepted for 42 days.

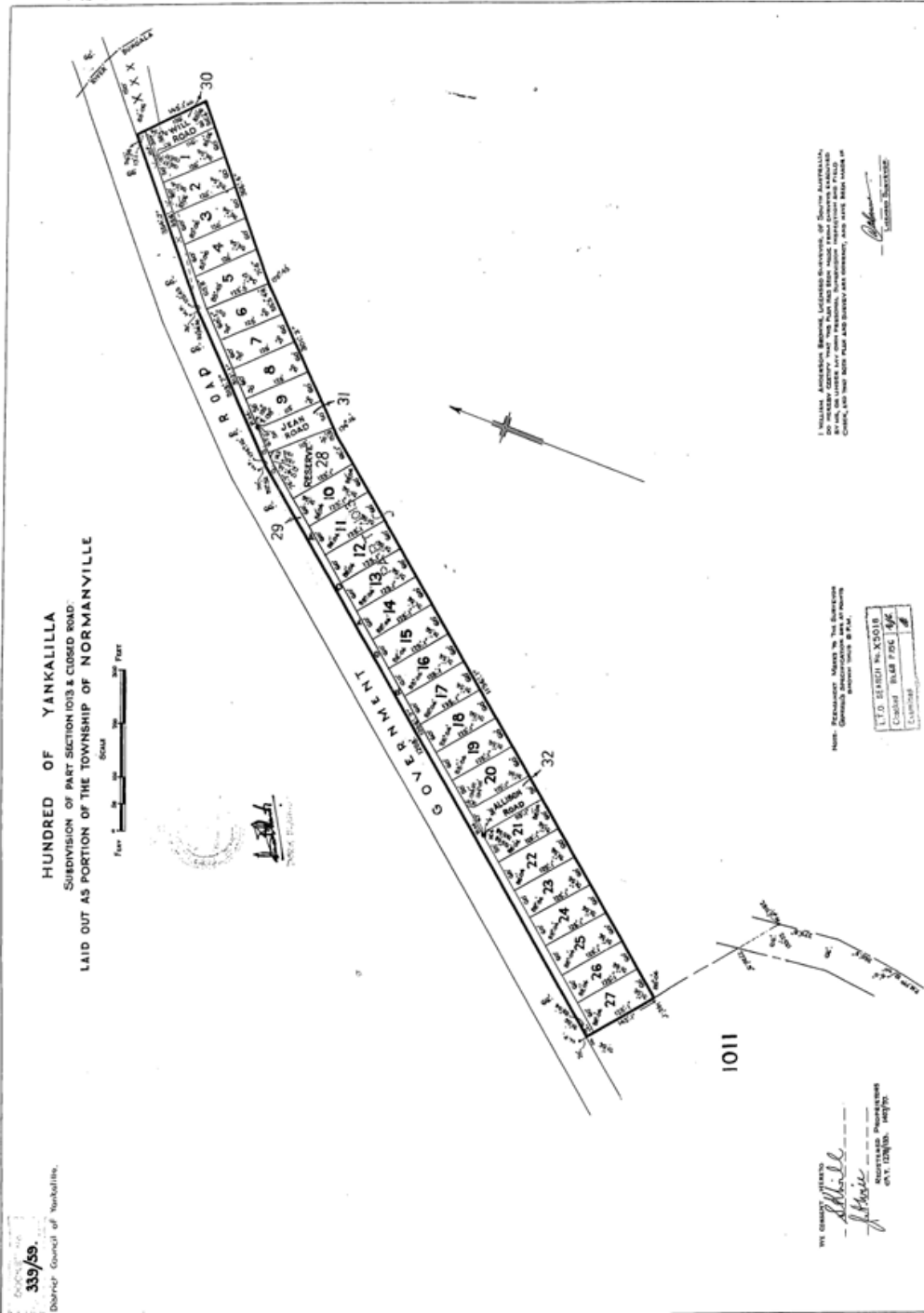
10. Next Steps

After the public consultation ends, all feedback will be compiled into a report and presented at a formal Council meeting. Elected Members will review the community's input before deciding whether to move forward with the revocation process. If they choose to proceed, the Council will send the proposal to the Minister for approval. Should the Minister approve the revocation, the Council will formally resolve to revoke the land's classification as community land and begin the sale process.

11. Spatial Plan

6561

Date Deposited 4.1.18
 T. Record Clerk
 Chief Draftsman
 Engineer
 Additional Alignment Numbers vide DKL 4187/152
 ROAD LINE



12. Title Search



Product Register Search (CT 5553/730)
Date/Time 19/11/2025 03:08PM
Customer Reference LGA1P
Order ID 20251119008302



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5553 Folio 730

Parent Title(s) CT 4078/490
Creating Dealing(s) CONVERTED TITLE
Title Issued 09/07/1998 Edition 1 Edition Issued 09/07/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

THE DISTRICT COUNCIL OF YANKALILLA
OF PO BOX 9 YANKALILLA SA 5203

Description of Land

ALLOTMENT (RESERVE) 28 DEPOSITED PLAN 6561
IN THE AREA NAMED NORMANVILLE
HUNDRED OF YANKALILLA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title NIL
Priority Notices NIL
Registrar-General's Notes NIL
Administrative Interests NIL

