

# FREQUENTLY ASKED QUESTIONS

## **What is Community Land?**

The *Local Government Act 1999* (the Act) establishes a framework for the classification of most land owned by a council or under a council's care, control and management (local government land) as "community land".

The framework aims to protect community interests in land for current and future generations through limiting the ability to lease or sell Community Land.

## **Why revoke the Community Land Status?**

For Council to divest (sell) Community Land, the Community Land status must be removed through a legislated process. This process includes undertaking public consultation and seeking approval to revoke from the Minister for Local Government.

## **What is the Community Land revocation process?**

The revocation process requires extensive consultation with local residents, including consideration of all submissions by Council. Should Council elect to continue with the revocation process post the public consultation process, a detailed report including all submissions received during the consultation, is provided to the Minister for Local Government for consideration. If the Minister for Local Government approves the revocation, Council must then resolve at a meeting to revoke the Community Land Status and publish the revocation in the South Australian Government Gazette.

## **How long does the Community Land revocation process take?**

The process can take between 8 and 12 months, from the launch of the public consultation process to completion of the Community Land revocation.

## **Why the land on the corner of Hindmarsh Blvd and Musgrave St, Evanston Gardens?**

Council has reviewed its landholdings in relation to frequency of use, facilities provided and future needs. The land located on the corner of Hindmarsh Blvd and Musgrave St is under-utilised as a recreation space and is located within 100m of a developed reserve. This land provides a visual amenity for the residents adjoining or overlooking the reserve but does not service the wider community in any significant form.

## **How much does Council think it will receive from a potential sale?**

Council has not committed to sale of the land and therefore are unable to comment on a possible value. Should the Community Land Revocation proceed and Council resolve to sell the land, Council will seek independent valuations of the land prior to sale on the open market.

## **Where would Council spend the proceeds from the sale?**

Council has committed to a number of large capital projects throughout the town, including the Gawler Civic Centre Redevelopment, Gawler Mill Inn Bridge Renewal, Murray St Upgrade Stage6, Walker Place Redevelopment, Gawler East Link Road and a new Dog Park at Clonlea Reserve. Funds

received from the sale of this land (if approved) would be invested in part into these capital projects, along with re-investment into the existing Hindmarsh Blvd Reserve.

### **How much money would be spent on the Hindmarsh Blvd Reserve?**

The Council have not set a figure for investment in Hindmarsh Blvd reserve. The investment in the site will be determined through the public consultation process which identifies the types of play and recreation facilities desired by the local community. A concept plan, which incorporates the feedback gathered through this public consultation will be provided to the community for further consultation if the Community Land revocation proceeds.

### **What would happen to the land once sold?**

The land is currently classified residential land and would likely be purchased by a developer for housing, however a number of other facilities are permitted within a residential zone, including child care centres, small retail, community organisation, retirement villages etc. Once sold any development proposal for the site would need to be considered against the Council's Development Plan. This Plan provides guidance on relevant planning considerations for this locality.

### **What improvements could be expected at Hindmarsh Blvd Reserve?**

Through the Play in the Park event Council are seeking to gather ideas from residents, children and caregivers regarding improvements for the reserve. Once this information is gathered, and should the Community Land Revocation proceed, Council will develop a concept plan for the reserve incorporating the ideas captured at the Play in the Park event, and any other submissions. The concept plan will be subject of a further public consultation process in the future which will ensure that Council is meeting the needs of the local community in this area. At this time, the community will be encouraged to have their say on the proposed improvements.

### **Why can't Council upgrade Hindmarsh Blvd Reserve without selling the land?**

Council has a program of playground and reserve upgrades/improvements based on the age, usability, condition and location of play equipment and other infrastructure at the site. The Gawler Open Space Sport & Recreation Plan identifies that the this area has a number of reserves in close proximity and that 180 Hindmarsh Boulevard is not required to meet the needs of the community. The Gawler Open Space Sport and Recreation Plan also advocates for quality parks over quantity. A substantial upgrade of the existing reserve furniture on Hindmarsh Boulevard Reserve is proposed to be funded through this sale to meet the local community's needs in the long term which is not currently funded in the Council's Long Term Financial Plan.

The Hindmarsh Blvd playground is not scheduled for upgrade for a number of years.

### **How will I know if the Community Land Revocation goes ahead?**

Council will provide updates on the public consultation and the Community Land Revocation Process (if pursued) through the Your Voice Gawler website. Local residents will also receive a letter advising if the revocation process will proceed or if Council has elected to not seek revocation of the Community Land Status of this land parcel.

### **How do I have my say regarding this proposal?**

Council are encouraging residents to have their say regarding this proposal. Residents and members of the public may make submissions in the following ways:

- Leave a comment or submission at Your Voice Gawler <https://www.gawler.sa.gov.au/your-voice>
- Write to Council at “Community Land Revocation” Po Box 130, Gawler SA 5118
- Email Council at [Council@gawler.sa.gov.au](mailto:Council@gawler.sa.gov.au)

### **Who do I speak to for further information?**

For any further information or clarification, please contact:

Town of Gawler - Property Team

Phone 8522 9211

Email [propertyandprocurement@gawler.sa.gov.au](mailto:propertyandprocurement@gawler.sa.gov.au)

