



Revocation of Community Land

Drabsch Street, Loxton



Proposal to Revoke Classification of Community Land

Allotment 78 in Deposited Plan 10230

Drabsch Street, Loxton

Contact

Director Commercial and Community Services

Telephone: 8584 8000

Contents

Section 1 Introduction

Section 2 The Land

- Legal description (including location plan)
- Crown Record

Section 1

Introduction

Community Land Classification

Under the Local Government Act 1999, all local government land, excluding roads, owned or managed by Council, is classified as Community Land. This status can be exempted through legislation or revoked by Council resolution. Community Land status ensures the land benefits the community or holds special historical or cultural significance, requiring Council to manage it in line with community expectations. If the community's needs change, Council may consult with the public to sell the land and redirect the proceeds to more beneficial projects.

Revocation of Community Land Process

Before selling Community Land, Council must consult with the community, allowing public feedback on the proposal. Section 194 of the Local Government Act 1999 mandates that a report detailing the revocation proposal—its reasons, land location, and intended post-revocation use—be displayed on the Council website and through other public channels. Council must also follow its Public Consultation Policy. If the proposal proceeds, an application is made to the Minister for approval.

The consultation report includes:

- Reasons for the proposal
- Identification details of the land, including plans and title references
- The proposed revocation and use of proceeds
- An invitation for public submissions
- Submission deadline and further information availability

Revoking Community Land classification removes any reservations or trust affecting the land's use or sale.

Minister's Approval

Once public consultation is complete, Council prepares a report for the Minister, including all submissions and their impacts. The Minister must ensure proper consultation has occurred before making a decision. The Minister may approve or reject the proposal. If approved, Council can pass a resolution to revoke the land's Community Land classification, allowing the sale process to begin.

¹ *Guidance Paper, Section 194 – Revocation of Community Land Classification. Release date November 2021*

² *Guidance Paper, Section 194 – Revocation of Community Land Classification. Release date November 2021*

Section 2

THE LAND

Land Description

The District Council of Loxton Waikerie is considering a proposal to revoke the Community Land classification of a parcel of Council owned Land on Drabsch Street, Loxton for the purpose of selling the land, it is zoned 'Neighbourhood'. The land has not been used as a reserve and there is considerable open space within the area or nearby.

Council will engage a real estate agent to handle an open market sale of the land inviting all potential investors to offer a bid. Proceeds from the sale will be held in general revenue and used to benefit the residents of the District's communities.

The parcel of land being considered for revocation is the whole of the land comprised in Certificate of Title Volume 5740 Folio 964 (being Allotment 78 in Filed Plan 10230) located at Drabsch Street, Loxton which is highlighted in yellow on the aerial photograph below.

The land has the potential to be divided, and the minimum allotment size for each new allotment is contingent on the preferred dwelling typology as well as infrastructure requirements and other considerations stipulated by the Planning and Design Code ('planning policy' can substitute 'P & D Code').

The total size of the land being considered for revocation is approximately 1432 square metres.

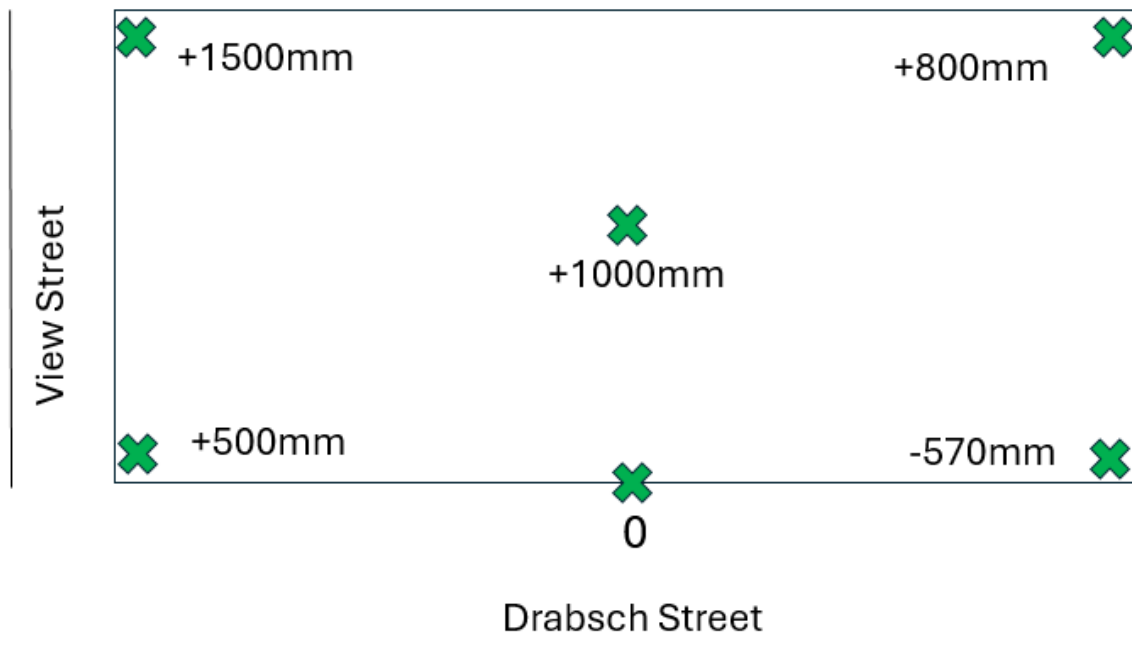


The land parcel fronts Drabsch Street and View Street. The land parcel adjoins Allotment 43 Drabsch Street and Allotment 6 View Street being residential properties.

The proposed land is approximately 718 metres from the Loxton township centre denoted by the Loxton Library and Visitor Information Centre, and Post Office located on East Terrace.

There are no easements.

Slope measurement for Land



Laser level measurements were taken at several points, with the zero point established at the center of the parcel along Drabsch Street. The goal is to assess the land's slope for future planning.

Measurement Summary

- **Centre:** +1000mm
- **Top Left Corner:** +1500mm
- **Top Right Corner:** +800mm
- **Bottom Left Corner:** +500mm
- **Bottom Right Corner:** -570mm

Slope Analysis

The primary slope was assessed between the following corners:

1. **Top Left to Bottom Right:**
Elevation Difference = 1500mm - (-570mm) = 2070mm
2. **Top Right to Bottom Left:**
Elevation Difference = 800mm - 500mm = 300mm

Slope percentage calculations will require the horizontal distances between the points, which need to be measured for more precision.

Conclusion

The parcel has significant slope variation, particularly between the **Top Left** and **Bottom Right** corners. Further distance measurements are necessary for accurate slope percentage calculations. This slope will influence land development and drainage planning.

REAL PROPERTY ACT, 1886



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 5740 Folio 964

Parent Title(s) CT 4070/967
Creating Dealing(s) CONVERTED TITLE
Title Issued 06/03/2000 **Edition** 1 **Edition Issued** 06/03/2000

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

DISTRICT COUNCIL OF LOXTON WAIKERIE
OF PO BOX 409 LOXTON SA 5333

Description of Land

ALLOTMENT (RESERVE) 78 DEPOSITED PLAN 10230
IN THE AREA NAMED LOXTON
HUNDRED OF PYAP

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

Certificate of Title

Title Reference: CT 5740/964

Status: CURRENT

Parent Title(s): CT 4070/967

Dealing(s) Creating Title: CONVERTED TITLE

Title Issued: 06/03/2000

Edition: 1

Dealings

No lodged Dealings found.