



**Proposal for Revocation of Community Land
Allotment 25 – 4 Edwards Street, Hundred of Melville,
Yorketown**



Introduction

The Yorke Peninsula Council is seeking community feedback on a proposal to revoke the community land classification of Council owned land. The site is known as Allotment 25 – 4 Edwards Street, Yorketown.

Revocation means changing the status of land so that it is no longer classified as “community land.” This would allow Council to consider selling the land.

Following a review of the land, Council has identified this land as potentially surplus to community needs, with no current community use and is incurring ongoing maintenance/utility costs. By divesting this land, Council can reinvest the proceeds into other community assets and infrastructure, ensuring long term benefits for residents.

Historically, the site served as the Country Fire Service (CFS). The current operations of the CFS are located at Weaners Flat, Yorketown with modern amenities.

Subject Land

The address of the property is Allotment 25, 4 Edward Street, Yorketown, Deposited Plan of 436 in the area named Yorketown, Hundred of Melville, Certificate of Title 615/129, Volume 5839 Folio 985. Officially listed as a Storage Shed on the Yorke Peninsula Council’s Community Land Management Register as Category 3 – Public and Community facilities.

What is Community Land

Community land is land that is set aside for the benefit of the greater public. The land is available for use and the enjoyment of the public and the Council is responsible for its general care and management.

In managing community land, the Council must take into consideration a number of factors, including the cultural and historic relevance of the land.

Over time, community expectations and priorities change in regard to how community land should be managed. It is, therefore, important for the Council to continually assess its community land holdings with a view to ensuring the long-term interests of its residents and ratepayers.

The Council continuously assesses the ongoing need to retain community land in its area, including having regard to the need to ensure responsible use of public resources in the interests of its community.

Community land cannot be sold and must be managed in accordance with any community land management plan prepared for the land. In many cases a lease or licence cannot be granted over community land without the Council first consulting with the broader community, and thereby giving the public an opportunity to consider any relevant proposal.

How and Why is Community Land Revoked

Under the Local Government Act 1999, community land is protected and cannot be sold or developed freely. It must be managed according to specific community land management plans, and in many cases, public consultation is required before leases or licences can be granted over such land.

If Council wants more flexibility to manage or sell land classified as community land, it must first go through a formal revocation process to remove that classification.

The revocation process involves preparing a detailed report outlining the reasons for the proposal, any dedication, reservation or trust on the land, and the potential future use of the land or if revocation of the classification of land is:

- proposed with a view to sell or dispose of the land and including how any sale proceeds would be used. Assessing the potential impact on the community and local area.
- Releasing the Community Engagement report for public consultation, ensuring the community understands the proposal and avenues for providing feedback.
- Considering all public feedback before deciding whether to proceed.
- Submitting the report and public feedback to the Minister for approval.

Only after the Minister for Local Government approves the revocation, can the Council formally resolve to change the classification and proceed with the sale or other use of the land.

Summary of this Proposal

This report has been prepared to meet the legal requirements under section 194 (2) of the Local Government Act 1999 and outlines a proposal to revoke the community land status of Allotment 25, 4 Edward Street, Hundred of Melville, Yorketown, currently owned by Council.

Revoking the community land status would give Council the flexibility to consider selling the land in future and using the funds to reinvest in other community priorities. Any proposed sale would be in accordance with Council's Disposal of Land and Assets Policy.

Particulars of Land



Property Details

The land comprises of the old Yorketown Country Fire Service building located on Edward Street. The land is known as Allotment 25, Deposited plan 436 in the area named Yorketown. Hundred of Melville - 4 Edward Street, Yorketown, Certificate of Title Volume 5839 Folio 985 which is provided in Annexure A of this report and photographs of the property are provided above.

Reasons for Revocation Proposal

It has been identified that the property at 4 Edward Street, Yorketown is currently underutilised and serves no useful purpose to the community.

The current condition of the building is considered poor and will require works and financial commitment to be restored.

The site area is 664 square meters, located on the corner allotment of Edward and Jacob Street, Yorketown with two road frontages.

Council intends to dispose of the property as per Council's PO072 Disposal of Land and Other Assets Policy in order to seek a fair and transparent disposal on the open market to optimise the best financial outcome for Council.

Current Use

The property is currently not utilised by the local community. Until recent times, the Property was utilised for garaging a community services transport vehicle belonging to a service provider, however this arrangement has recently ceased.

How the Council Proposes to Use the Proceeds of any Sale

If the property is sold, it is proposed that net sale proceeds will be allocated to or reinvested into projects within the Yorketown area.

Land Ownership

The Yorke Peninsula Council is the owner of the property.

Government Assistance

There is no record of any Government assistance having been to the Council for acquiring this property.

How the Proposal will Affect the Local Community

It is deemed the proposal will not have any negative effect on the general community.

As the property has been occupied for many years the community have not had access to the land. Disposal would allow an alternative use in accordance with relevant planning guides.

Registered Interests over the Land

The land is not subject to a reservation as listed on the title. Subject to approval from the Minister, Council will immediately after the revocation of the classification of land as community land, give notice of the revocation to the Registrar-General in a manner and form approved by the Registrar-General.

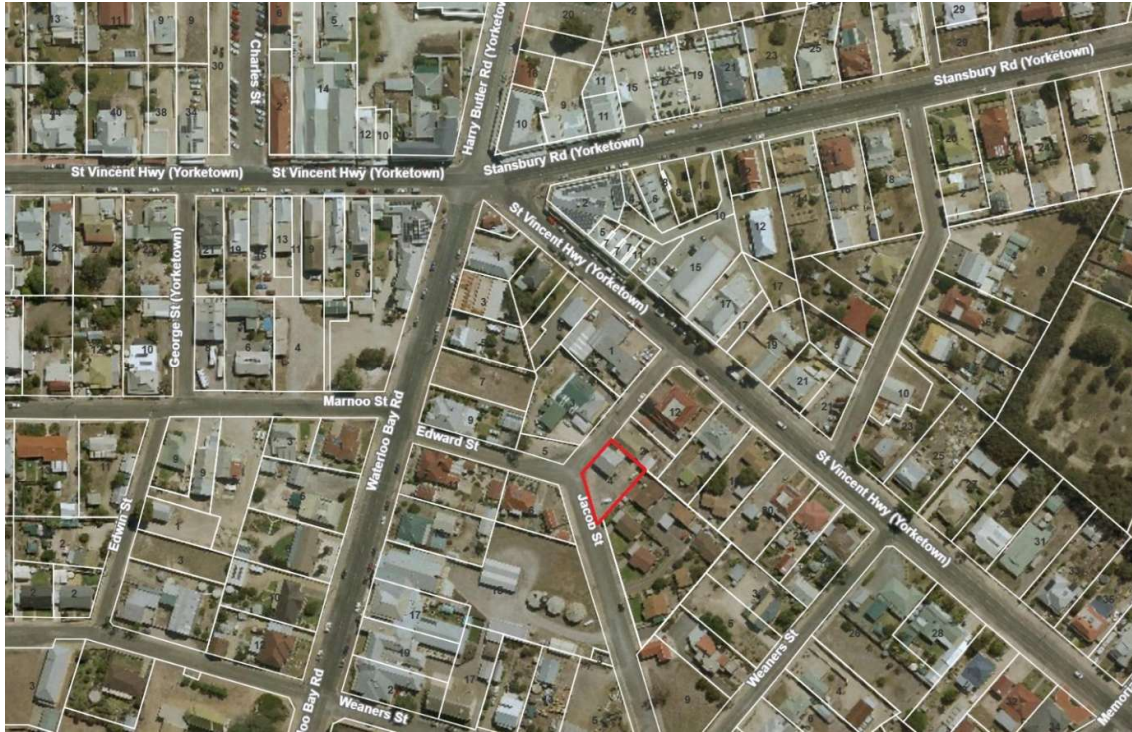
Dedication, Reservation or Trust to which the Land is Subject

The site is officially listed as a Storage Shed on the Community Land Management Register as Category 3 – Public and Community facilities.

Intention of the Council once Revocation has Occurred

Subject to due process, Council intends to dispose of the property in accordance with Council's Disposal of Land and Other Assets Policy.

Location Map - Yorketown



Allotment 25, 4 Edward Street, Yorketown depicted above (in red) on above location map

How can the Community Provide Input on this Proposal

Section 192 (2)(b) of the Local Government Act 1999 requires the Council to consult with the community on the proposal in accordance with the Council's community engagement policy. Attachment 2 of the Council's PO057 Community Engagement Policy specifies the steps to be followed for the proposed revocation of classification of community land, shown in Annexure B of this report.

In addition to the mandatory requirements of the Policy, it is proposed to notify all key stakeholders including all Landowners within a radius of 60 Meters from the subject property.

What Happens after the Public Consultation Process

After considering all submissions and community feedback, Council will further assess the proposal for revocation of the Allotment 25, 4 Edward Street, Yorketown.

ANNEXURE A



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 5839 Folio 985

Parent Title(s) CT 615/129
Creating Dealing(s) CONVERTED TITLE
Title Issued 22/02/2001 **Edition** 2 **Edition Issued** 20/11/2013

Estate Type

FEE SIMPLE

Registered Proprietor

YORKE PENINSULA COUNCIL
OF PO BOX 88 MINLATON SA 5575

Description of Land

ALLOTMENT 25 DEPOSITED PLAN 436
IN THE AREA NAMED YORKETOWN
HUNDRED OF MELVILLE

Easements

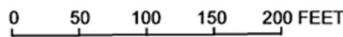
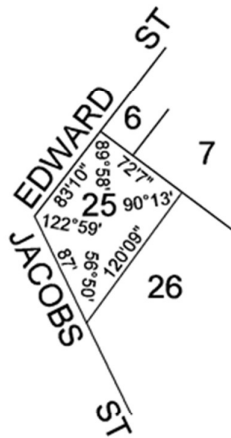
NIL

Schedule of Dealings

NIL

Notations

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



**DISTANCES ARE IN FEET AND INCHES
 FOR METRIC CONVERSION**
 1 FOOT = 0.3048 METRES
 1 INCH = 0.0254 METRES



Register Book,

Vol. 615

Folio 129

Pursuant to Memorandum of Transfer N 30135.

The Incorporation of Yorketown -

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances, liens and interests as are notified by memorial underwritten or endorsed hereon in

that piece of land situated in the HUNDRED of Melville - COUNTY of Ferguson - being the ALLOTMENT 25 containing twenty eight perches or thereabouts of section 17 and cut as Wearers Flat Central Yorketown -

and bounded as appears in the plan in the margin hereof and therein colored green and in the plan deposited in the Lands Titles Registration Office No. 426 - Which said Section is delineated in the public map of the said Hundred deposited in the office of the Surveyor-General

In witness whereof I have hereunto signed my name and affixed my seal this Eighteenth day of December - 1896

Signed the 8th day of December - 1896, in the presence of

Vernon H Edwards

Edw. F. Thomas

Registrar-General.



Application No. 1220036 whereby the fee simple in the within land was sold in the District Council of Yorketown pursuant to proclamation made under sec 10 (4) of Local Government Act (re-enacted) Act 1920-31 Produced for registration the 13 day of June 1920 at 2.10 p.m.

Edwards Dep. Reg. Genl.



Corrections in Red Ink N 30135/1051

Reg. Genl. 20.11.96
Measurements in feet and inches.



ANNEXURE B

Community Engagement Policy

Appendix 2 – Community Land – Revocation Classification

Extract

The following information sets out the Yorke Peninsula Council's minimum standards to meet the legislative requirements of the Local Government Act.

Submissions must be received by Council within the timeframes outlined in the public notice (minimum of 21 days) and can be in the form of:-

- *Written submission*
- *Email submissions*
- *Web form submissions and*
- *Online form submissions*

Revocation of classification of land as community land.	194 (2)	Before a council revokes the classification of land as community land— (a) the council must prepare a report and make publicly available a report on the proposal containing— (i) a summary of the reasons for the proposal; and (ii) a statement of any dedication, reservation or trust to which the land is subject; and (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 proposes to use the proceeds; and (iv) an assessment of how implementation of the proposal would affect the area and the local community; and (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 (b) the council must follow the relevant steps set out in its public consultation policy.
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Notification

Level 2 – Consult

Means

Obtaining feedback on preferences when there are options available.

Examples of when we will use Consult:

- There are several options available
- Final decisions are being shaped
- Issues and concerns are unclear

We will ask:

- Which option is preferred?
- What would be the impact be?
- Any suggestions for improvement?

We will do this through:

- Council's Website
- Media releases
- Letter or survey to primary and/or secondary properties
- Letter/email or survey to Progress Associations
- Copies of major reports or plans made available at Council offices
- Report to Council summarising submissions for formal Council decision

Within the following timeframes:

A Minimum three weeks (21 days) public notification period will be carried out by the Property Tenure Officer.

It is anticipated that the consultation process will begin within two weeks of the Council decision.

HAVE YOUR SAY

The Yorke Peninsula Council welcomes your feedback on the proposal to revoke Allotment 25, 4 Edward Street, Yorketown, as community land.

To provide your feedback:

- By email – admin@yorke.sa.gov.au
- By Post – PO Box 57, Maitland SA 5573

All feedback must be submitted by 5:00pm on Wednesday 29 April 2026.

Please indicate in your submission if you wish to appear before Council on this matter.

Next Step

Following the public consultation period, all submissions received will be provided to Council for consideration. Please note that your submission, including your name (excluding any personal contact and address details) will be published in a Council meeting agenda for Council's consideration.

More Information

Got a question?

Contact Council's Property Tenure Officer, Janette Will on admin@yorke.sa.gov.au or Phone 8832 0000.