

13.2.3 Rann Place, Port Adelaide

Report Type	Decision
City Plan Theme	Economy Leadership
Report Author	Team Leader Property, City Assets
Report Summary	This report provides an update on the Surveyor General's decision regarding the road closure of Rann Place, Port Adelaide. It also seeks approval to initiate the sale and disposal process for this portion of land.
Attachments	1. Attachment 1 - Rann Place Port Adelaide - Aerial View [13.2.3.1 - 1 page] 2. Attachment 2 - File Plan 3514 [13.2.3.2 - 1 page]

RECOMMENDATION

Council resolves:

- 1. The report of the Director City Assets titled "Rann Place, Port Adelaide" be received and noted.**
- 2. The whole of the land, measuring approximately 725 square metres identified as Allotment 44 in Filed Plan 3514 and known as Rann Place, Port Adelaide be declared surplus to Council's requirements in accordance with Council's 'Sale and Disposal of Land and Assets' Policy and a sale and disposal process be commenced.**
- 3. Authorisation be given to the Chief Executive Officer and the Mayor (pursuant to section 38(1) of the Local Government Act 1999) to attest to the affixation of the Common Seal of the City of Port Adelaide Enfield and to sign the Road Process Order and any other documents necessary to give effect to the closure of the Road.**
- 4. The Chief Executive Officer or his delegate is authorised to do all things necessary or expedient to dispose of the Council land including without limitation, to:**
 - a. make a determination on the most appropriate method of disposing of the land;**
 - b. negotiate and enter into contracts for the sale and disposal of the land with an independent licensed agent**
 - c. conduct due diligence investigations and sale negotiations to ensure that Council obtains the best price in the circumstances taking into account outcomes that assist in achieving Council's values and strategic priorities;**
 - d. subject to the outcome of the negotiations with potential purchasers, determine whether or not to proceed with the sale of the Council land and whether to enter into a contract for sale and purchase of land on**

- such terms as the Chief Executive Officer determines at his discretion;
and
- e. enter into and sign a contract for sale and purchase of land and any documentation ancillary to the sale
5. Pursuant to Section 38(1) of the Local Government Act 1999, the Mayor and the Chief Executive Officer are authorised to attest to the affixation of the Common Seal of the City of Port Adelaide Enfield to any documents, and to enter into and sign any documentation associated with the sale arrangements.
-

Background

At the Ordinary Council Meeting held 14 September 2021, a Confidential Report (now released) titled 'Acquisition of Land in Port Adelaide' was presented.

The report outlined several land and property transactions, including a proposal for the Council to initiate a road closure process for the whole of land identified as Allotment 44 in Filed Plan 3514, known as 'Rann Place, Port Adelaide', as delineated in red on **Attachment 1** – Aerial View and shown in **Attachment 2** – Filed Plan 3514.

As a result of this report, Council endorsed the Administration to undertake community consultation to close Rann Place, Port Adelaide. This community engagement resulted in three individual objections to the road closure.

A further report titled 'Proposed Closure of Rann Place, Port Adelaide' was presented to Council in June 2023 at the Ordinary Council Meeting and the following was endorsed:

1. *The Director City Assets Report titled "Proposed closure of Rann Place, Port Adelaide" be received and noted.*
2. *The whole of the land identified as Allotment 44 in Filed Plan 3514 that is delineated in red on the map contained in Attachment 1 – Aerial Image, Rann Place, Port Adelaide (subject to survey and as amended by Council or a government authority) and known as Rann Place, Port Adelaide ('the Road') be closed.*
3. *After considering the three (3) objections to the proposed Road Closure of Rann Place, Port Adelaide during the Community Engagement Process and the subsequent negotiations with the objectors to respond to their objections, a 'Road Process Order' be made in respect of the closure of the Road.*
4. *The Chief Executive Officer or delegate is authorised to submit to the Surveyor General the report contained in Attachment 2 - Section 16 Report.*
5. *The Chief Executive Officer or delegate is authorised to make minor variations to the Section 16 Report prior to submission, and to undertake all steps necessary to facilitate the closure of Rann Place, Port Adelaide.*

6. *Rann Place, Port Adelaide shall be excluded from classification as community land under section 193(4a) of the Local Government Act 1999, upon the making of the road process order under the Roads (Opening and Closing) Act 1991.*
7. *Authorisation be given to the Chief Executive Officer and the Mayor (pursuant to section 38(1) of the Local Government Act 1999) to attest to the affixation of the Common Seal of the City of Port Adelaide Enfield and to sign the Road Process Order and any other documents necessary to give effect to the closure of the Road.*

Subsequent to this endorsement, Council Administration lodged the required Section 16 Report with the Surveyor General to further the Road Process Order and seek Surveyor General approval for the Road Closure of Rann Place, Port Adelaide.

In April 2024, Council Administration was advised that the Section 16 Report, along with the Road Process Order to endorse the closure of Rann Place, Port Adelaide had been approved by the Surveyor General.

Report

With the Surveyor General's approval to officially close the whole of the land identified as Allotment 44 in Filed Plan 3514, known as Rann Place, Port Adelaide, and the Council's endorsement to exclude this land from Community Land Classification, Council Administration now seeks approval to initiate the sale and disposal process for this portion of land, in accordance with the Council's Sale and Disposal of Land and Assets Policy.

The Council's Sale and Disposal of Land and Assets Policy stipulates the following:

- Any decision to dispose of land must be made by the Council; and
- *Where the land forms or formed a road or part of a road, the Council must ensure that the land is closed under the Roads Opening and Closing Act 1991 (SA) prior to its disposal.*

Additionally, in line with the policy, Council Administration will establish the market value of the land by obtaining an independent valuation. The Council may then dispose of the land using one of the following methods, as appropriate and through the use of appropriate delegations:

- Seeking expressions of interest for the land
- Open tender or market sale
- Select tender
- By negotiation

Recommendation

Council Administration seeks endorsement from Council to enter into an open market sale to dispose of approximately 725 square metres of land, identified as Allotment 44 in Filed Plan 3514 and known as Rann Place, Port Adelaide.

City Plan Relationship

The decision to sell this underutilised portion of land within the Port Adelaide Central Business Area aligns with the City Plan theme of Economy. Selling unused land can

stimulate economic development by creating opportunities for new businesses or housing projects, thereby contributing to a thriving local economy.

The sale also generates revenue for Council, which can be reinvested into community services, infrastructure, or other economic initiatives.

Legislative Context and Related Policies

Council is responsible for the sustainable management of a wide range of assets to support the evolving needs of the community. A key aspect of sustainable asset management is determining when an asset is no longer required and thus should be disposed of in a responsible manner.

The Sale and Disposal of Land and Assets policy guides the sale and disposal of land and other assets and outlines Council's approach in preparing an asset for sale and disposal. This policy requires that land be sold for a 'fair market value' to ensure that Council obtains the best price in the circumstances, that all potential purchasers are given equal opportunity to purchase the land and any specific circumstances relating to the land are to be taken into account, where appropriate.

The policy outlines the methods of disposing of any land surplus to Council's requirements and includes a market sale as recommended here.

Stakeholder Engagement

All necessary community engagement activities were conducted before submitting the section 16 report. As a result, no additional community engagement or consultation regarding the road closure process for this portion of land is needed. However, Council Administration will communicate with the three individuals who raised objections to the proposal and inform them of the outcome.

Risk Management

The sale of this parcel of council land may face opposition from community members or interest groups who may argue against the sale for reasons such as loss of open space or concerns about future development plans. This will be mitigated by the provision of clear and accurate information which will be provided as a part of the sales process.

Financial Management

No budget has been allocated for this project and the net sale proceeds are proposed to be allocated to general revenue.

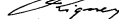
Environmental and Social Impacts

An environmental site assessment report was previously presented to Council in February 2023 which outlined the potential of soil contamination due to historic activities occurring on the site.

The sale of this land is likely to lead to a positive social outcome due to the likely development of residential housing.

No social impact is likely to be experienced due to the loss of open space due to the fact this was never utilised for passive or active recreational purposes.



FILED PLAN NUMBER	
FP	3514
ACCEPTED FOR FILING	
 Pro Registrar-General 101 / 1978	
REFERENCING MAP NO. 6526-35-d 6526-36-d	
CITY OF	
COUNCIL	PORT ADELAIDE
THIS IS TRUE	

COMPILED PLAN

BLOCK 7 AND PORTION OF BLOCK E. ALLOTMENTS 255 AND 256 IN G. P. 219 / 1865
ALLOTMENTS 1 TO 7 INCL. AND 9 TO 20 INCL. IN G. P. 123 / 1875 AND RANN PLACE
PORTIONS OF SECTION 2112
HUNDRED OF PORT ADELAIDE IN THE AREA NAMED PORT ADELAIDE

LOT 44. DECLARED PUBLIC VIDE G.R.O.
MEMORIAL NO. III BK. 539. ~~PRO. P.D.~~
6-10-80

