31 August 2020

To the Resident

Dear Resident,

Re: Revocation of Community Land Classification, 39 Smith Street, Walkerville

Council is currently undertaking community consultation on the proposed revocation of the Community Land Classification from the portions of land that comprise 39 Smith Street, Walkerville.

I feel it is important for the local community to be fully aware of the issues surrounding this topic due to the contentious and complex nature of the matter. Therefore, I encourage you to visit the Council’s website – both the ‘Open for Consultation’ page and the ‘39 Smith Street Revocation’ page – for the history of the process, the current status, the timeline moving forward and a list of frequently asked questions.

It is important to note that there are two separate public issues in relation to 39 Smith Street – the revocation of the Community Land Status and the current lease over the building at the site, which is held by the Inner North East Adelaide (INEA) YMCA. The current consultation is in regards to the revocation and is neither connected nor relevant to the lease arrangements over the site, as Council has previously resolved not to renew or extend the existing tenancy agreement.

For your information since 2013, both past and present Councils have made clear their intention to improve and redevelop all Council-owned land (including all aging buildings) between Smith and Fuller streets to increase access, use and community engagement with the site. INEA YMCA has been aware of Council’s intentions for the site since circa 2013, and has been fully aware since 2014 (reiterated in both 2017, then 2019) that no further renewal or extension of the lease will be granted.

Of great concern to Council, is the increasing deterioration of the primary building located on the site and potential issues associated with increasing liability. In 2019, Council engaged an independent company to conduct a building audit report in order to ascertain the building’s current condition. Council considered this report and associated legal advice initially at its meeting of 17 February 2020, then again on 16 March 2020.
The report outlines a number of compliance, repair, maintenance and capital works that are needed to bring the building both up to code and to a suitable operational standard. The costs of these repairs are estimated to be approximately $500,000. To allocate the necessary funds to undertake these works, a rate rise or redirecting funds from the long term asset management program would be required.

On the basis that Council wishes to proceed with its desire to retain and redevelop the land, Council needs to revoke the current Community Land Classification from the site to allow greater flexibility for planning purposes and design solutions. Under Planning and Development Zoning, this land will remain designated as a “Community Zone”; which reserves the permitted land use for community, educational and recreational purposes. Potential redevelopment of the site could include a recreation centre, educational establishment, child care centre, primary or secondary school, clubroom, playground, health facility, place of worship, consulting rooms or theatre.

By way of background, in 2016, the previous Council undertook a process to exclude two portions of land (39 Smith Street) from the community land register. In January 2020, Council resolved to revoke the Community Land Classification from the remaining portion of the Smith Street land in order to progress the master planning of the entirety of the site.

Though the 2020 revocation process was conducted accordingly, despite extensive consideration and consultation, which included obtaining legal and property development advice, it was discovered that some of the statutory requirements of the 2016 process were not completed at the time. Therefore in June 2020, Council made the decision to withdraw its current revocation application from the Minister and undertake a subsequent consultation and application process in order to rectify the identified discrepancies from the 2016 process.

Consultation on the proposed revocation will commence 9am Tuesday 1 September 2020 and will conclude 5pm Friday 16 October 2020. Council invites interested parties to provide feedback relevant to the proposed revocation of Community Land.

Written submissions should be submitted as follows:

If posted, to:
*The Chief Executive Officer*
39 Smith Street – Revocation of Community Land Classification
Town of Walkerville
PO Box 55
Walkerville SA 5081

Or if emailed, to: walkerville@walkerville.sa.gov.au with the subject line “39 Smith Street – Revocation of Community Land Classification”.

Kind regards,

Yours sincerely,

Elizabeth Fricker
Mayor

*The Corporation of the Town of Walkerville*
PO Box 55 Walkerville SA 5081 Telephone (08) 8342 7100 Email walkerville@walkerville.sa.gov.au

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