



Proposal for Revocation of Community Land

Opportunities to better use these parcels of land to meet current and future demands for our community

We acknowledge the Barngarla People, the Traditional Owners of the land on which the City of Port Lincoln rests and their continuing connection to land, sea, culture and community. We pay our respects to Elders past, present and emerging and we extend that respect to other Aboriginal and Torres Strait Islander people in our community.

1. Introduction

The City of Port Lincoln is seeking community feedback on a proposal to revoke the community land classification of five Council-owned parcels of land. This re-evaluation provides an opportunity to consider how these sites can be better utilised to benefit the community.

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 or using it for other purposes that may better serve the community.

Following a comprehensive review, Council has identified these allotments as potentially surplus to community needs in their current form, with limited community use and ongoing maintenance costs. By divesting these properties, Council can reinvest the proceeds into other community assets and infrastructure, ensuring long-term benefits for residents.

Importantly, the potential sale of these parcels could open doors for much-needed community services, housing, aged care, or other developments that align with the community’s needs and aspirations. Given their zoning, location and characteristics, these sites present opportunities for both economic and social benefits.

Historically, these parcels have served as public reserves, with some offering facilities such as a skate area, a playground, or overflow parking, while others remain largely underutilised. Council is keen to understand the community’s views on whether these parcels of land should continue in their current state or be repurposed to support broader community outcomes.

We invite you to share your thoughts on this proposal and help shape the future of these parcels of land for the benefit of our city and its residents.

2. Community Land

Council has identified the following parcels of land as part of this review, based on their current use, maintenance costs, and potential to provide greater community benefits.

Further details on each parcel, including possible benefits and opportunities, are provided in this document.

1. Harbourview Reserve - Highview Drive
2. Seaview Park - Monalena Street
3. 25 Chapman Street
4. 10 Oswald Drive
5. Trigg Street Reserve - Willison Street

3. 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 by 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 myriad of factors, including the cultural and historic relevance of the land, changing population demographics, community needs and shifts in leisure trends.

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 it must otherwise 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.

Where the Council seeks to have greater flexibility to manage land that has status as community land, including by being able to dispose of it to market, the Council is required to first revoke the community land status of the land.

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.
- Whether 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 report for public consultation, ensuring the community understands the proposal and can provide 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 five parcels of land currently owned by Council.

Council has re-evaluated its need to retain these parcels and is proposing to make them available for other uses. Most of the land has historically been used as open reserves—one includes a skate facility, another a playground, and one is used as an overflow carpark. The remaining sites are vacant and not regularly used.

In four of the five cases, these areas are now underutilised or have been replaced in function by improved nearby spaces such as Wait Reserve. In the case of Harbourview Reserve, Council believes the increasing need for aged care in Port Lincoln and the Eyre Peninsula outweighs its current use as open space, though a portion is intended to remain available for use as a playground.

Council has determined that these parcels are no longer needed for their current purpose, and they cost Council to maintain. The land could be better used to deliver broader community benefits, including housing, aged care, childcare, and improved community infrastructure. Council proposes incorporating these parcels into long-term plans relating to its Strategic Directions Plan 2025–2034, Empowering our elders Strategy 2025–2029, Housing Strategy 2024–2029, Economic Development Strategy 2023–2026 and Open Spaces Strategy 2021–2026.

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 sale would follow Council's approved Disposal of Land and Assets Policy.

4. Particulars of Land

Harbourview Reserve - Highview Drive, Port Lincoln



Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment 44 in Deposited Plan 7766, Allotment 75 in Deposited Plan 7765, Allotment 400 in Deposited Plan 7313, and Allotment 75 in Deposited Plan 7765, Hundred of Lincoln, being the land collectively comprised in Certificate of Title Volume 3302 Folio 108, Certificate of Title Volume 5510 Folio 485, and Certificate of Title Volume 2622 Folio 87 and more commonly known as Harbourview Reserve, Port Lincoln. The Certificates of Title for Harbourview Reserve are Annexure A to this report and their location is shown in the aerial photograph above.

Reasons for Revocation Proposal

The allotments comprising Harbourview Reserve are zoned Suburban Neighbourhood and are suitable for residential or aged care/retirement living development. The Council presently has no plans to utilise the broader lot for community purposes beyond the existing nature of being a reserve. The Council considers that the community would be better served if the allotments are available for the development of aged

care/retirement living. The reason for this is the significant and growing demand for aged care identified in Council's Empowering Our Elders Strategy.

In considering this option, the Council is aware of market interest in Harbourview Reserve as a site for a retirement village or aged care facility. Aged-care housing providers have informally expressed interest in the land for this purpose.

The need for an expansion of all facets of aged care has been identified by local Aged Care providers and the broader community. This has also been confirmed through the recently developed Empowering Our Elders Strategy as adopted by Council following significant community consultation.

The potential for this land to be developed for aged care would also generate jobs in the community and drive economic growth.

The Council is not in a position to, itself, realise these opportunities in respect of the land.

Any sale of this land would occur in accordance with Council's Disposal of Land and Assets Policy and the proceeds of sale would be reinvested into the Council's Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

In all of the circumstances, this land has been identified as potentially surplus to community needs in its current form, and by way of revocation could be utilised to assist the local vulnerable population in need of aged care facilities.

Current Use

Harbourview Reserve is used as an open space, it is largely undeveloped, but does have some improvements, being a small playground, barbeque, shade structure and seating.

How the Council Proposes to Use the Proceeds of any Sale

If sold, the proceeds of sale would be included in the Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Government Assistance

There is no record of any assistance having been provided by the Government to the Council at the time the Council acquired this land or otherwise in relation to the land.

How the Proposal will Affect the Local Community

If the community land status of the land is revoked, the Council will be able to sell a substantial portion of the land to facilitate the construction of an aged care facility to support the local communities ageing population. It is intended that a portion of the land (approx. 1000m²) would be retained by the Council for open space.

Residents in the immediate vicinity of the land would be affected through the loss of open space and a playground, however, as above, the Council's intention is to preserve a portion of the land (approximately 1000m²) as open space that would include a new playground to mitigate the loss of the existing playground.

The Council has invested significantly in upgrades of reserves within reasonable proximity to this area with the upgrade of Puckridge Park (at 1.2km distance), Whit Reserve (at 1.6km) and the Foreshore Playground (at 1.5km). Additionally, Mena Place Reserve (580m), Pioneer Park (650m), Flinders Park (700m), the Train Park (700m) and the heritage walk (450m) are all in close proximity and meet a similar need.

Further, the expansion of aged care facilities in Port Lincoln is a critical community need. Development of this land for aged care would encourage job growth and assist the ageing population of the area. It is difficult to see how the community need for this service will be met without the creation of more aged care facilities and the Council sees the land as presenting a valuable opportunity in this regard.

Registered Interests over the Land

The land is subject to an easement which is a SA Water wastewater gravity main across the very northern end of Harbourview Reserve noted on the Certificates of Title. (Annexure A).

Dedication, Reservation or Trust to which the Land is Subject

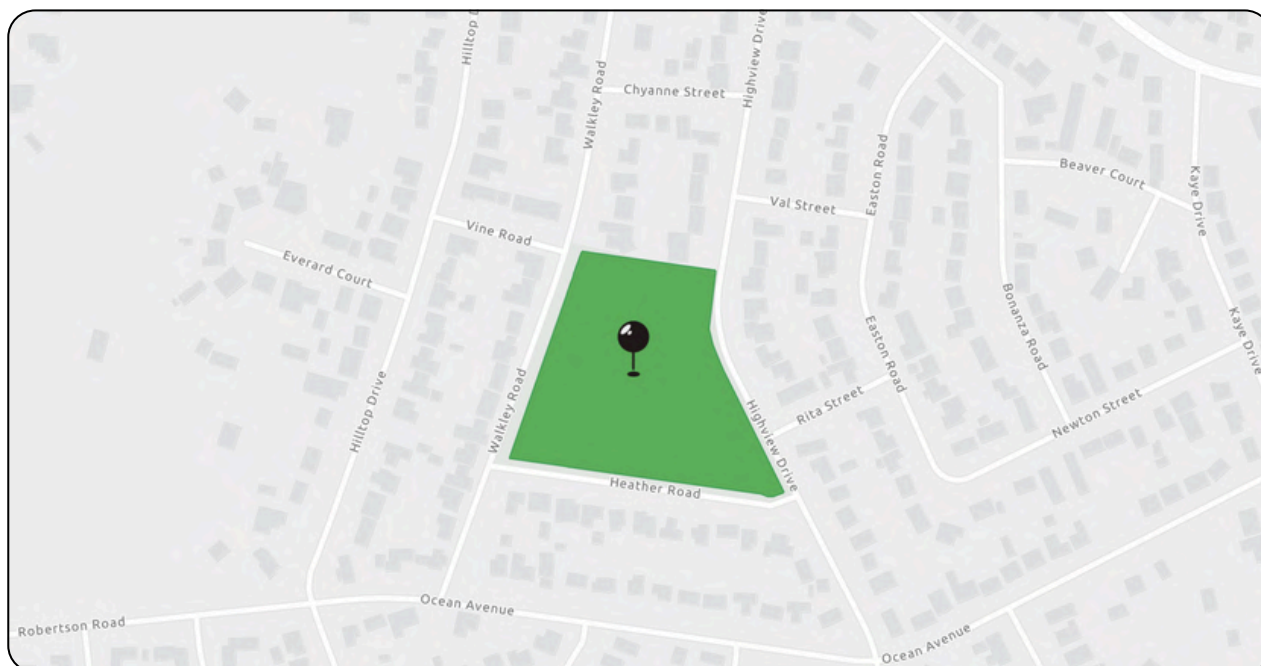
All parcels comprising Harbourview Reserve are designated as a reserve.

Intention of the Council once Revocation has Occurred

To seek expressions of interest from reputable aged care providers to develop a retirement village or aged care facility or a combination of both and, to retain a portion of the land as a reserve with a new playground being constructed.

Whilst two (2) aged care providers have raised an interest in acquiring the land, these are merely inquiries of interest and have no effect on the revocation proposal. The Council has made clear its position that any future sale of the land (if the community land status is revoked) would be in accordance with Council's Disposal of Land and Assets Policy.

5. Location



6. Particulars of Land

Seaview Park - Monalena Street, Port Lincoln



Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln. The Certificate of Title for Seaview Park, Port Lincoln is Annexure B to this report and its location is shown in the aerial photograph above:

Reasons for Revocation Proposal

The Council adopted a Housing Strategy 2024-2029 which has identified a significant shortage in housing across the local area, but specifically in Port Lincoln. This is reflected across the rental and residential market and is a major community issue. One of the actions in the adopted strategy, which underwent a full community consultation process, was to utilise Council land for residential development. Council has received an expression of interest to develop Seaview Park - Monalena Street for social and affordable housing, including 40 properties with 2 to 3 bedroom residences.

Current Use

Seaview Park - Monalena Street is currently open space, with low utilisation. Seaview Park is largely unimproved but includes a skate rink and bowl.

Seaview Park was considered as part of the Council adopted Open Space Strategy 2021-2026. This plan identified the potential for this land to be disposed of, providing that:

“Once upgrades have been completed to Whait Reserve, consideration as to the need to retain Seaview Park vs

disposal will need to be considered as part of the future planning for that reserve.”

How the Council Proposes to Use the Proceeds of Sale

If sold, the proceeds of sale would be included in the Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Government Assistance

There is no record of any assistance having been provided by the Government to the Council at the time the Council acquired this land or otherwise in relation to the land.

How the Proposal will Affect the Local Community

The immediate vicinity may be affected through the loss of open space. However, Council has recently invested in significant upgrades of reserves within reasonable proximity to Seaview Park - Monalena Street including Whit Reserve (at 350m) and the Foreshore Playground (at 2km).

Specifically, Whit Reserve has recently been improved, which has been received positively by the community. Further, there are three other open space reserves within 400m of this open space (Dickens Street, Cronin Avenue and Argent Street).

In relation to the greater community at large, social and affordable housing is seen as an absolute priority to the local community. Overcrowding and homelessness are significant community issues that can be assisted by increasing the supply of affordable housing to members of the local community. Seaview Park - Monalena Street has significant potential to address this need.

Registered Interests over the Land

There is a registered interest in the form of a service easement for sewerage purposes to SA Water noted on the Certificate of Title (Annexure B).

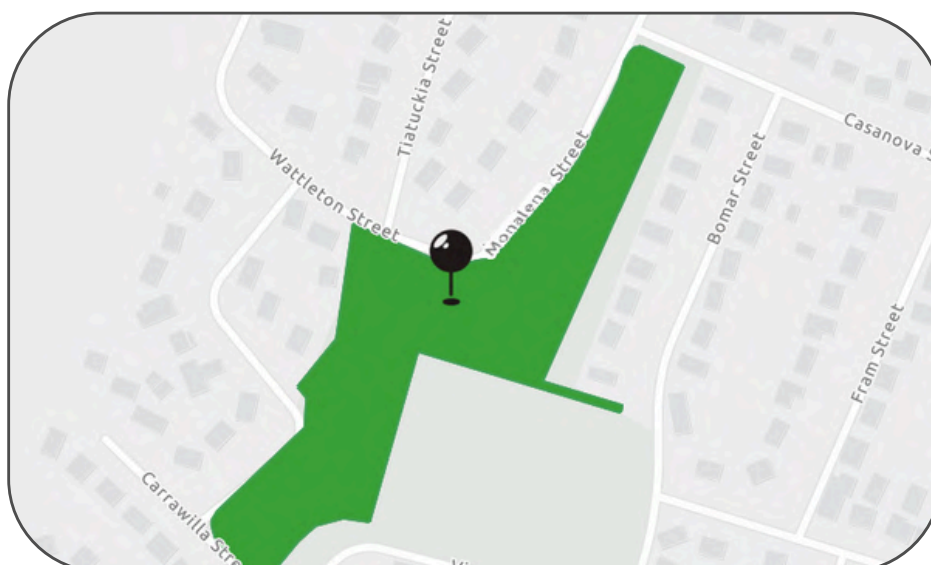
Dedication, Reservation or Trust to which the Land is Subject

Seaview Park - Monalena Street is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the Local Government Act 1999.

Intention of the Council once Revocation has Occurred

To seek expressions of interest from non-for-profit affordable housing providers to develop Seaview Park - Monalena Street into approximately 40 residences which can be used for social and affordable housing.

7. Location



8. Particulars of Land

25 Chapman Street, Port Lincoln



Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment (Reserve) 70 Deposited Plan 11045 in the area Named Port Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 5796 Folio 568 and more commonly known as 25 Chapman Street, Port Lincoln. The Certificate of Title for 25 Chapman Street is Annexure C to this report and its location is shown in the aerial photograph above.

Reasons for Revocation Proposal

The Council adopted a Housing Strategy 2024-2029 which has identified a significant shortage in housing across the local area, but specifically in Port Lincoln. This is reflected across the rental and residential market and is a major community issue. One of the actions in the adopted strategy, which was subject to a full community consultation process, was to utilise Council land for residential development.

25 Chapman Street has been identified as being potentially surplus to community need in its current form and is land that

would serve a benefit to the community by being sold and developed into residential homes.

Current Use

25 Chapman Street is currently underutilised and has no community function. The land is undeveloped and contains no notable features of public interest. The Council is regularly required to conduct fire prevention and pest control works at the site, which come at a cost.

How the Council Proposes to Use the Proceeds of Sale

If sold, the proceeds of sale would be included in the Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Government Assistance

There is no record of any assistance having been provided by the Government to the Council at the time the Council acquired this land or otherwise in relation to the land.

How the Proposal will Affect the Local Community

It is not expected that there would be any significant impact on the community if 25 Chapman Street were to be repurposed.

The disposal of 25 Chapman Street would enable the Council's expenditure on pest and fire control at this site to be repurposed into other community assets that have greater utilisation.

If the community land status of the land is revoked this would allow for further residential development on the land, which would go some way towards addressing the challenges facing the community as a result of the current affordable housing crisis.

Registered Interests over the Land

There are two registered interests in the form of easements for sewerage and drainage purposes noted on the Certificate of Title (Annexure C).

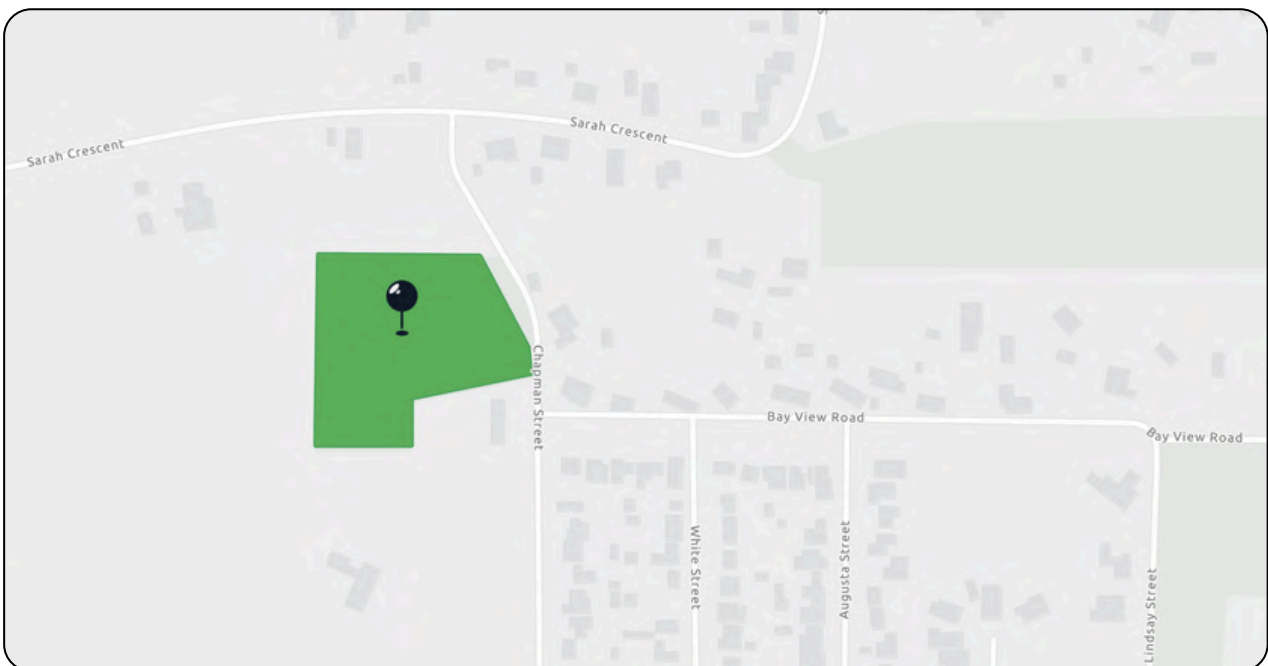
Dedication, Reservation or Trust to which the Land is Subject

25 Chapman Street is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the Local Government Act 1999.

Intention of the Council once Revocation has Occurred

To list 25 Chapman Street for sale through a competitive market process to secure the best price in accordance with Council's Disposal of Land and Assets Policy.

9. Location



10. Particulars of Land

10 Oswald Drive, Port Lincoln



Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment (Reserve) 103 Deposited Plan 22525 in the area named Port Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 5520 Folio 195 and more commonly known as 10 Oswald Drive, Port Lincoln. The Certificate of Title for 10 Oswald Drive is Annexure D to this report and its location is shown in the aerial photograph above.

Reasons for Revocation Proposal

The Council adopted a Housing Strategy 2024-2029 which has identified a significant shortage in housing across the local area, but specifically in Port Lincoln. This is reflected across the rental and residential market and is a major community issue. One of the actions in the adopted Housing Strategy was for Council land to be utilised for residential development.

10 Oswald Drive has been identified as being potentially surplus to community need in its current form and is land that would serve a

benefit to the community by being sold and developed into residential homes.

Current Use

10 Oswald Drive is currently underutilised and has no community function. The land is undeveloped and contains no notable features of public interest. The Council regularly undertakes works of fire prevention and pest control thereon. The Council considers that 10 Oswald Drive is not suitable for redevelopment into a reserve

due to its limited road frontage and its topography.

How the Council Proposes to Use the Proceeds of Sale

If sold, the proceeds of sale would be included in the Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Government Assistance

There is no record of any assistance having been provided by the Government to the Council at the time the Council acquired this land or otherwise in relation to the land.

How the Proposal will Affect the Local Community

It is not expected that there would be significant impact on the community or neighbours if 10 Oswald Drive were to be repurposed.

The disposal of 10 Oswald Drive would enable the Council's expenditure on pest and fire control at this site to be repurposed into other community assets that have greater utilisation.

If the community land status of the land is revoked, this would allow for further residential development on the land, which would go some way towards addressing the challenges facing the community as a result of the current affordable housing crisis.

Registered Interests over the Land

There are no registered interests noted on the Certificate of Title (Annexure D).

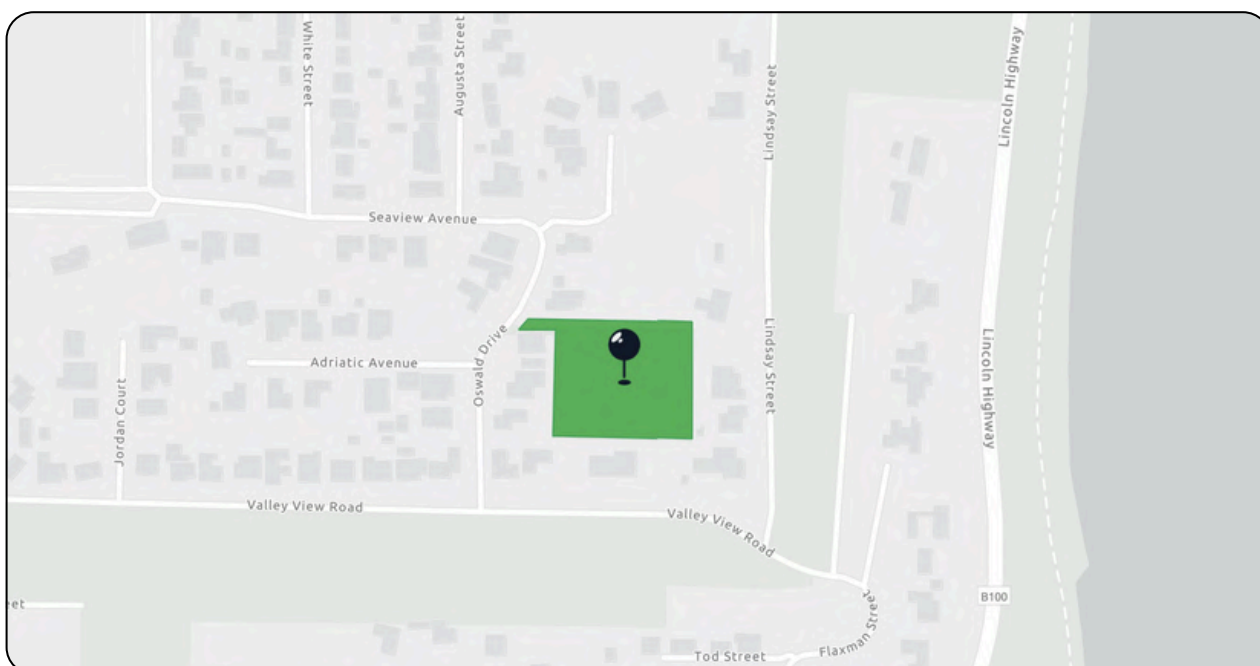
Dedication, Reservation or Trust to which the Land is Subject

10 Oswald Drive is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the Local Government Act 1999.

Intention of the Council once Revocation has Occurred

To list 10 Oswald Drive for sale through a competitive market process to secure the best price in accordance with Council's Disposal of Land and Assets Policy.

11. Location



12. Particulars of Land

Trigg Street Reserve - Willison Street, Port Lincoln



Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment 53 in Deposited Plan 4606 in the Hundred of Lincoln County of Flinders, being the land comprised in Certificate of Title Volume 2058 Folio 124 and more commonly known as Trigg Street Reserve, Willison Street, Port Lincoln. The Certificate of Title for Trigg Street Reserve - Willison Street is Annexure E to this report and its location is shown in the aerial photograph above.

Reasons for Revocation Proposal

Trigg Street Reserve - Willison Street is adjacent to an existing early learning centre. The Council considers that the site would be better utilised if it were repurposed to develop a childcare centre to address the lack of availability for childcare in the area.

Current Use

Trigg Street Reserve - Willison Street is currently open space, with low utilisation. It is largely unimproved land and has the predominant use as an overflow parking area for the neighbouring early learning centre.

How the Council Proposes to Use the Proceeds of Sale

If sold, the proceeds of sale would be included in the Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Government Assistance

There is no record of any assistance having been provided by the Government to the Council at the time the Council acquired this land or otherwise in relation to the land.

How the Proposal will Affect the Local Community

Trigg Street Reserve - Willison Street does not provide any facilities to the community outside of it being open space. It is used as an overflow carpark for the early education centre. The land is currently undeveloped and contains no features of public interest. The Council regularly undertakes works of fire prevention and pest control on the land.

It is the view of the Council that Trigg Street Reserve - Willison Street should be utilised for the development of a child care centre to assist the local community. In a recent report of the Regional Development Australia Eyre Peninsula organisation it was concluded that there are approximately 289 childcare places required across the lower Eyre Peninsula area. The local community is in need for increased access to childcare centres.

Registered Interests over the Land

There are no registered interests noted on the Certificate of Title (Annexure E). However, SA Power networks powerlines run across the north-western corner of Trigg Street Reserve - Willison Street and are subject to a statutory easement.

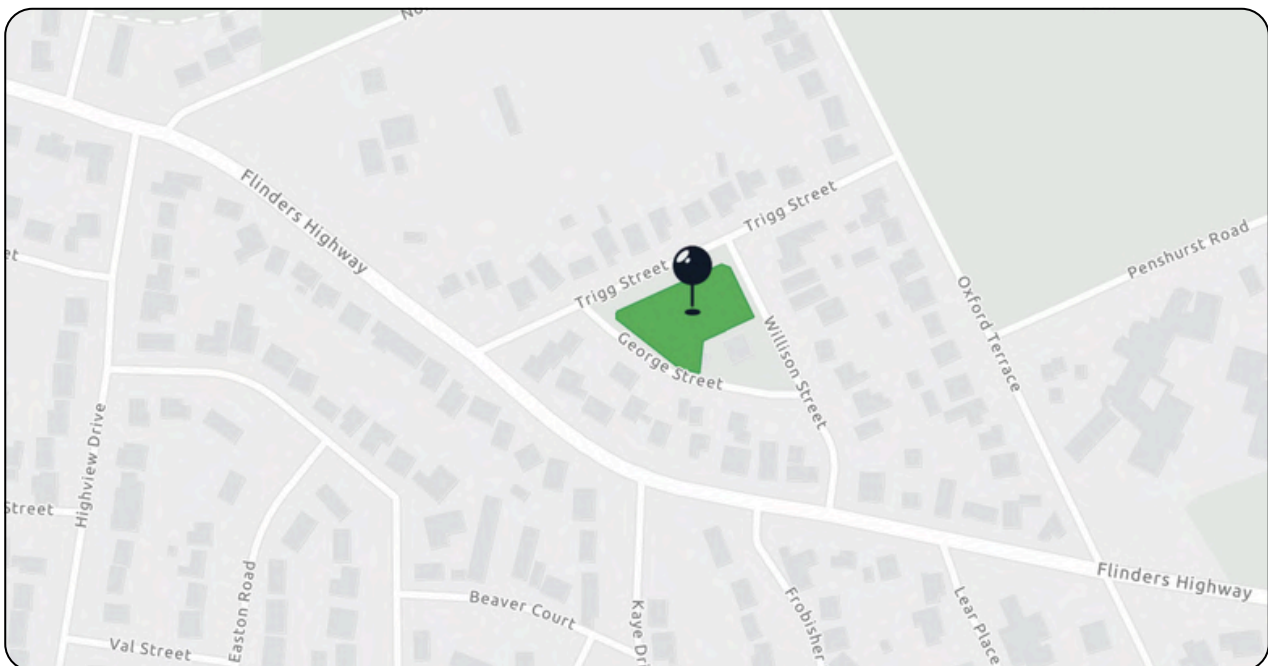
Dedication, Reservation or Trust to which the Land is Subject

Trigg Street Reserve - Willison Street is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the Local Government Act 1999.

Intention of the Council once Revocation has Occurred

To commence an expression of interest process for the development of a childcare or early learning facilities on Trigg Street Reserve - Willison Street to assist with the growing needs of the community.

13. Location



ANNEXURE A

South Australia (CERTIFICATE OF TITLE)



Register Book,
 Vol. 3302 Folio 108

Pursuant to Memorandum of Transfer No.2601579 Registered on Vol.3148 Folio 9

SOUTH AUSTRALIAN HOUSING TRUST

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 situate in the HUNDRED of LINCOLN COUNTY of FLINDERS being PORTION OF SECTION 361 containing eight acres two roods and thirty perches or thereabouts and PORTION OF SECTION 362 containing one acre three roods and twelve perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

Which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *sixteenth* day of March 19 65

Signed the *sixteenth* day of March 19 65, in the presence of *J. M. McBarth*

R. Gollins

Resubdivision Approved under Sec. 11 of T.P. Act 1929-1967 Vide Dkt 2132 of 1964.

RESERVE and ROADS in Deposited Plan 7766 REDESIGNATED as Monument(s) 44 to 48 ind.

Registrar-General



See search X10325

437/F outside Dkt 4154/65

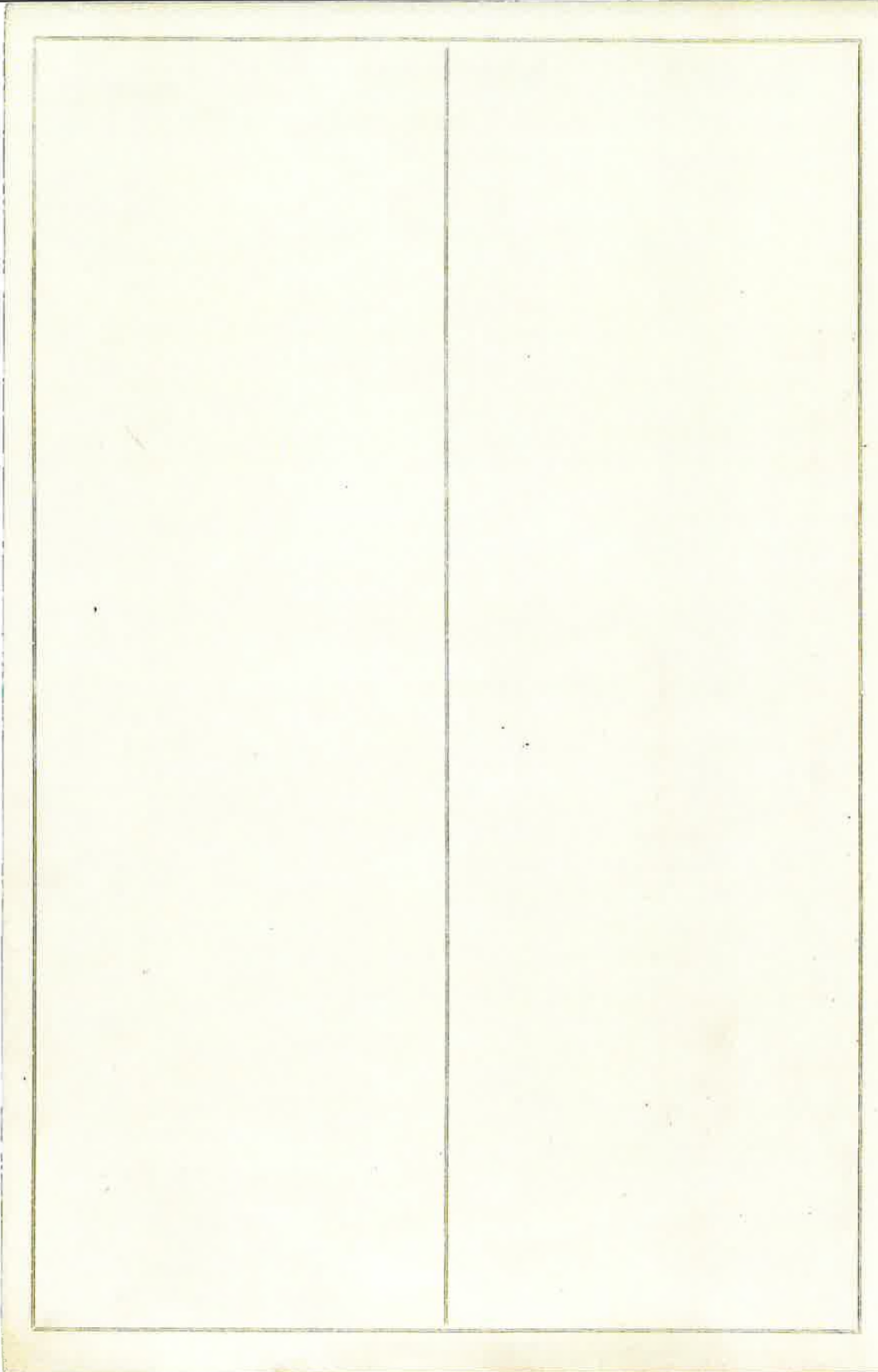
CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND NOW IN PLAN No. 7766) AND NEW CERTIFICATE OF TITLE ISSUED VIDE L.T.O. 4154 OF 1965 VOL. 3384 FOLIO 51 & 101 ind.

B. Mahon Douglas DEP. REG. GENL.



Balance of THE WITHIN LAND IN DEPOSITED PLAN No. 7766 VESTED IN THE Corporation of the City of Port Lincoln BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1941 UP 1189 WIDE L.T.O. DOCKET No. 4154 OF 1965

B. Mahon Douglas DEP. REG. GENL.



Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL



Product Register Search Plus
 (CT 5510/485)
Date/Time 03/02/2025 02:08PM
Customer Reference TMoritz 21805.706
Order ID 20250203007361

REAL PROPERTY ACT, 1986



South Australia

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 5510 Folio 485

Parent Title(s) CT 4134/936
Creating Dealing(s) CONVERTED TITLE
Title Issued 05/03/1998 **Edition** 1 **Edition Issued** 05/03/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF PORT LINCOLN
OF PO BOX 1787 PORT LINCOLN SA 5606

Description of Land

ALLOTMENT (RESERVE) 75 DEPOSITED PLAN 7765
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

BEING A RESERVE

Easements

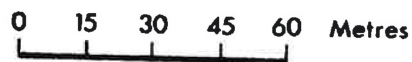
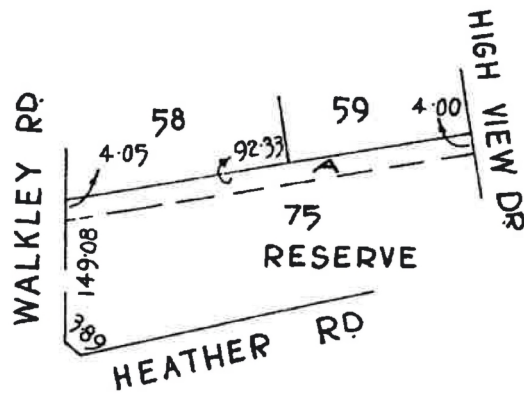
SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A HEREON TO THE MINISTER FOR INFRASTRUCTURE (T 4302913)

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 5510/485
Status: CURRENT
Parent Title(s): CT 4134/936
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 05/03/1998
Edition: 1

Dealings

No lodged Dealings found.

South Australia. (CERTIFICATE OF TITLE.)



Register Book,
 Vol. 2622 Folio 87

Balance Certificate of Title from Vol. 2512 Folio 58

NORMAN ALFRED EASTON of Box 309 Port Lincoln Dairyman

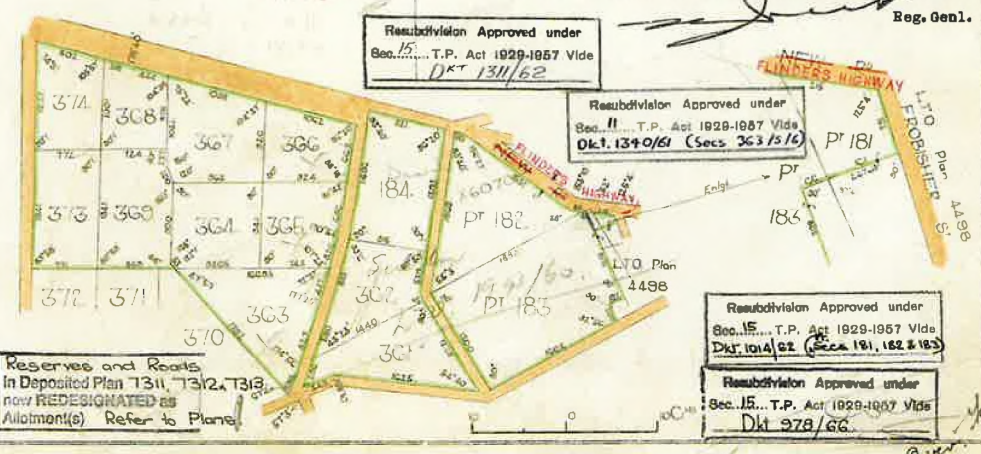
is the proprietor of an estate in fee simple subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in THOSE PIECES of land situated in the HUNDRED OF LINCOLN COUNTY OF FLINDERS being SECTIONS 184 containing thirteen acres and thirty five perches 361 containing ten acres 362 containing nine acres and one rood 363 containing ten acres three roods and twenty three perches 364 containing eight acres three roods and thirty four perches 365 containing eight acres 366 containing seven acres and three roods 367 containing eleven acres and thirty five perches 368 containing six acres and two roods 369 containing ten acres and two roods 373 containing ten acres 374 containing eight acres and two roods PORTION OF SECTION 181 containing one rood and thirty perches PORTION OF SECTION 182 containing fourteen acres one rood and twenty eight perches and PORTION OF SECTION 183 containing twenty three acres two roods and four perches be the said several contents a little more or less WHICH said pieces of land are more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

Which said Sections are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this twenty eighth day of October 1958

Signed the 28th day of October 1958, in the presence of Phelme Substantino LTD. 199/30 (proprietor)
B.A. Nairn
 Dep. Reg. Genl.

Registrar-General
 REGISTAR-GENERAL SOUTH AUSTRALIA
 Mortgage No. 1756018 from Norman Alfred Easton to Australia and New Zealand Bank Limited Produced for registration the 27 day of November 1952 at 11 a.m.
 Reg. Genl.



7230736 21m222277

TRANSFER No. 2310726
 To ~~the within named Norman Alfred~~
Easton of Box 809 East of Port Lincoln
and Nita Cheloa Easton of Port Lincoln
 OF THE WITHIN LAND, PRODUCED 6/10/1961 AT 1 PM
K. Gordon P^{ro} D^{ep} R^{eg} G^{en}.

P115 187287
1697681
 THE WITHIN LAND IS DISCHARGED FROM MORTGAGE
 No. 1756018 VIDE No. 2323777 PRODUCED 13/22/1961 AT 11.30
K. Gordon P^{ro} D^{ep} R^{eg} G^{en}.

Portion of THE WITHIN Sec 366 has been
 VESTED IN the District Council of Lincoln
 FOR ROAD VIDE SEC. 14 TOWN PLANNING ACT 1929.
 1957 (DOCKET No. 1311 OF 1962)
Bd. Wain D^{ep} R^{eg} G^{en}.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND
 NOW IN PLAN No. 7311) AND A NEW CERTIFICATE OF TITLE
 ISSUED VIDE L.T.O. 4731 OF 1961 VOL 3137 FOL 111
Bd. Wain D^{ep} R^{eg} G^{en}.

PORTION OF THE WITHIN LAND (BURNHAM ROAD, BURNHAM ROAD, RITA STREET, AND RITA STREET)
 IN DEPOSITED PLAN No. 7311 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 731 OF 1961
Bd. Wain D^{ep} R^{eg} G^{en}.

PORTION OF ALLOTMENTS 164, 63 & 65, 69, 72 & 75, 107, 123 & 128, 137 and 138
 IN DEPOSITED PLAN No. 7311 SUBJECT TO
 AN EASEMENT TO THE Municipality of Works
 BY VIRTUE OF SEC. 14A. TOWN PLANNING ACT 1929-1957
Bd. Wain D^{ep} R^{eg} G^{en}.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND
 NOW IN PLAN No. 7312) AND A NEW CERTIFICATE OF TITLE
 ISSUED VIDE L.T.O. 4731 OF 1961 VOL 3137 FOL 112
Bd. Wain D^{ep} R^{eg} G^{en}.

PORTION OF ALLOTMENTS 54 & 27, 30 & 34, 56 & 60, 62, 119 & 122, 123, 124, 125 & 126
 IN DEPOSITED PLAN No. 7312 SUBJECT TO
 AN EASEMENT TO THE Municipality of Works
 BY VIRTUE OF SEC. 14A. TOWN PLANNING ACT 1929-1957
Bd. Wain D^{ep} R^{eg} G^{en}.

PORTION OF THE WITHIN LAND (BURNHAM ROAD, BURNHAM ROAD, RITA STREET, AND RITA STREET)
 IN DEPOSITED PLAN No. 7312 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 731 OF 1961
Bd. Wain D^{ep} R^{eg} G^{en}.

PORTION OF THE WITHIN LAND (RESERVE)
 IN DEPOSITED PLAN No. 7313 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 4731 OF 1961
Bd. Wain D^{ep} R^{eg} G^{en}.

CANCELLED
 as regards portion of the within land
 AND Neis CERTIFICATE OF TITLE
 ISSUED VIDE L.T.O. 4731 OF 1961 VOL 3137 FOL 113
Bd. Wain D^{ep} R^{eg} G^{en}.

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

ANNEXURE B



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 6210 Folio 879

Parent Title(s) CT 5796/570, CT 6197/20
Creating Dealing(s) RTU 12796779
Title Issued 27/07/2018 **Edition** 1 **Edition Issued** 27/07/2018

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF PORT LINCOLN
OF PO BOX 1787 PORT LINCOLN SA 5606

Description of Land

ALLOTMENT (RESERVE) 76 DEPOSITED PLAN 116510
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON D116510 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

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 6210/879
Status: CURRENT
Parent Title(s): CT 5796/570, CT 6197/20
Dealing(s) Creating Title: RTU 12796779
Title Issued: 27/07/2018
Edition: 1

Dealings

No lodged Dealings found.

ANNEXURE C



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 5796 Folio 568

Parent Title(s) CT 5542/515
Creating Dealing(s) RT 8934130
Title Issued 07/08/2000 Edition 1 Edition Issued 07/08/2000

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF PORT LINCOLN
OF PO BOX 1787 PORT LINCOLN SA 5606

Description of Land

ALLOTMENT (RESERVE) 70 DEPOSITED PLAN 11045
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

BEING A RESERVE

Easements

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED A ON DP 11045 FOR SEWERAGE PURPOSES TO SOUTH AUSTRALIAN WATER CORPORATION (223LG RPA)

SUBJECT TO SERVICE EASEMENT(S) OVER THE LAND MARKED B ON DP 11045 FOR DRAINAGE PURPOSES TO THE COUNCIL FOR THE AREA (223LG RPA)

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 5796/568
Status: CURRENT
Parent Title(s): CT 5542/515
Dealing(s) Creating Title: RT 8934130
Title Issued: 07/08/2000
Edition: 1

Dealings


No lodged Dealings found.

DEPOSITED PLAN NUMBER
DP11045
S.P.O. SOCKET NO.
8006 / 60
ACCEPTED FOR DEPOSIT
26/11/1983
Reference Map No.
26/11/1983
COUNCIL
CITY OF PORT LINCOLN
OUTER BOUNDARY X 21135
SURVEY
F.P. 12125
AMENDMENT TO COUNCIL
BOUNDARY WIDE DKT 428/83
PRO P00 22-11-83

MICROFILMED
28.11.1983

Total Area - 8.406 ha

We, **Woolan Investments Pty. Ltd. and Carika Pty. Ltd.**, having interests in the land depicted hereon (S.P. 4174/1985, 9971/403896) as Registered Proprietors, hereby consent to the proposed subdivision.



Portion of Lots 36 to 65, 67 to 68, 70 to 655 marked C one to be subject to an easement to the Minister of Water Resources free of cost for sewerage purposes.

We, Commonwealth Trading Bank of Australia, having interests in the land depicted hereon, being the Mortgagees (M-4727592) hereby consent to the proposed subdivision.

PIA No. 37794

Portions of lot 70 marked A and B are subject to existing easements to the Minister of Water Resources for sewerage purposes and the City of Port Lincoln for drainage purposes respectively vide SES 11044 A and SES 11044 B respectively.

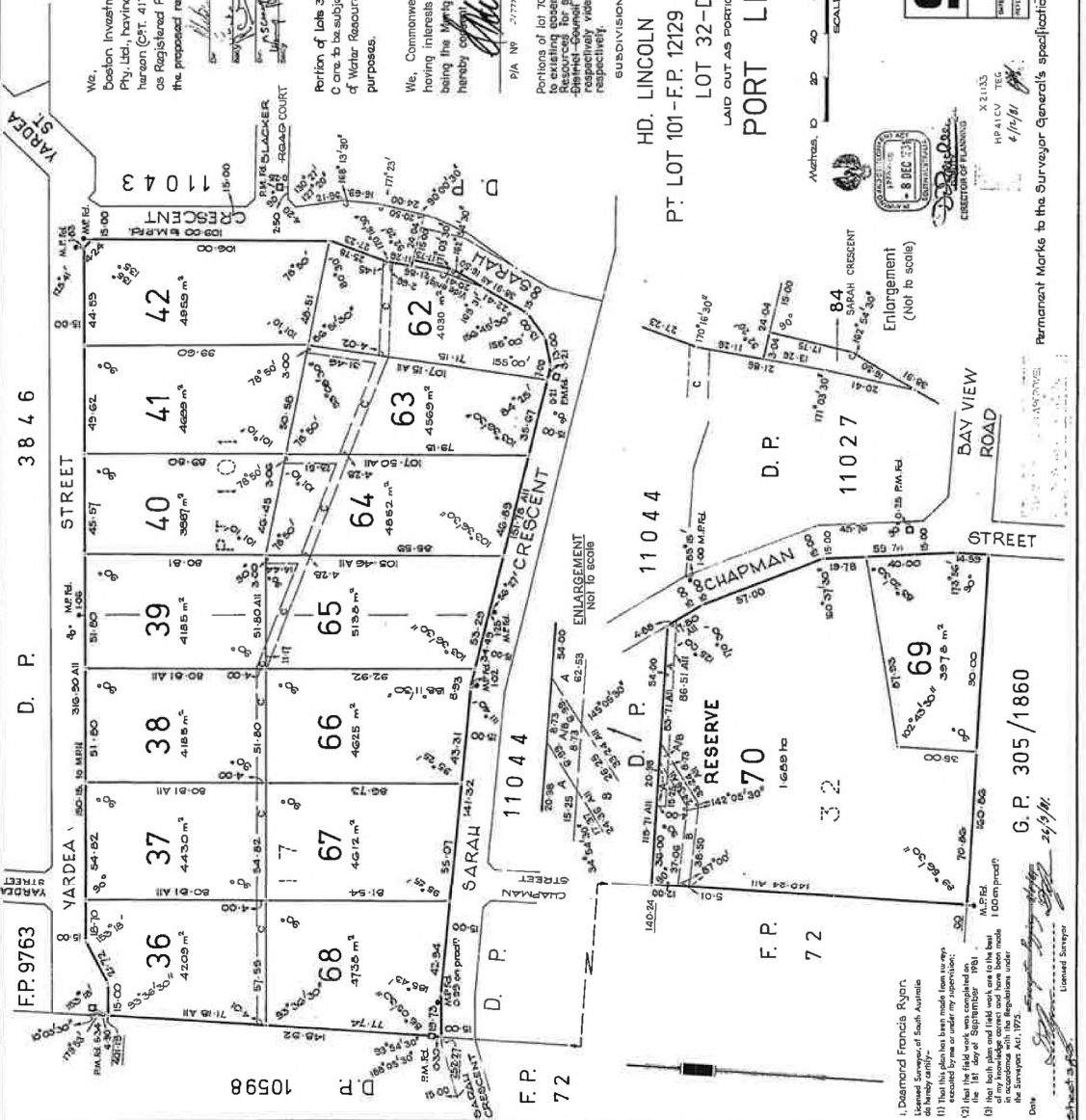
SUBDIVISION OF
HD. LINCOLN PT. SEC. 15
P.T. LOT 101-F.P. 12129 LOT 17-F.P. 12651
LOT 32-D.P. 11044
LAID OUT AS PORTION OF THE TOWNSHIP OF,
PORT LINCOLN

Scale: Metres, 0 20 40 60 80 100 METRES

SRC
SYMONDS RYAN & CORNISH PT.
SURVEYING AND ENGINEERING CONSULTANTS
100 BAYVIEW ROAD, PORT LINCOLN, S.A. 5151
TELEPHONE 842271/73 FAX 842271/73

X 21133
HPA1EV TEG
4/19/83

Permanent Marks to the Surveyor General's specifications shown thus: □ P.M.



I, **Desmond Francis Ryan**,
Licensed Surveyor of South Australia,
do hereby certify that this plan has been made from a survey executed by me or under my supervision;
(2) that the field work was completed on
15/11/83
(3) that both the field and office work on this plan have been checked and found to be correct and that I am a duly qualified and registered surveyor under the Surveyors Act, 1975.

Date: 25/11/83
D. P. Ryan
Licensed Surveyor

ANNEXURE D



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 5520 Folio 195

Parent Title(s) CT 4324/935
Creating Dealing(s) CONVERTED TITLE
Title Issued 01/04/1998 **Edition** 1 **Edition Issued** 01/04/1998

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF PORT LINCOLN
OF PO BOX 1787 PORT LINCOLN SA 5606

Description of Land

ALLOTMENT (RESERVE) 103 DEPOSITED PLAN 22525
IN THE AREA NAMED PORT LINCOLN
HUNDRED OF LINCOLN

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 5520/195
Status: CURRENT
Parent Title(s): CT 4324/935
Dealing(s) Creating Title: CONVERTED TITLE
Title Issued: 01/04/1998
Edition: 1

Dealings

No lodged Dealings found.

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

DEPOSITED PLAN NUMBER

DP 22525

ACCEPTED FOR DEPOSIT

Signature
pro Registrar-General
26/9/1988

Reference Map No.

COUNCIL
CORPORATION OF THE CITY OF
PORT LINCOLN
Development No. 931 : 0008 : 86

Plan, Sea View Ave. closed &
merged vide DP 46428
pro R.G. 21/2/87

PLAN EXAMINATION		Date Approved
Checked	Plan Examined	
<i>Signature</i>	<i>Signature</i>	25/12/1988
pro Principal Drawing Officer		

Licensed Surveyor of South Australia
do hereby certify—
(1) That this plan has been made from surveys
executed by me or under my supervision;
(2) That the field work was completed on
the _____ day of _____ 19____
(3) That the plan has been made from the best
information available and has been made
in accordance with the Regulations under
the Surveyors Act, 1975.

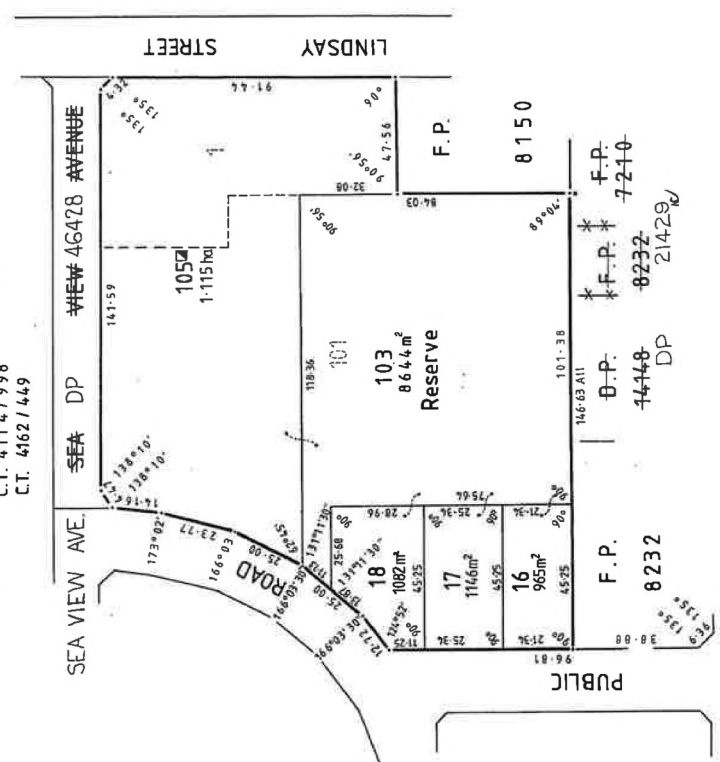
Date _____

Licensed Surveyor

PLAN OF DIVISION
Allotment 101 of F.P.8232 & Allotment 1 of F.P. 4407 of Sec.14
HUNDRED OF LINCOLN
in the area named
PORT LINCOLN



Authority for Data Vide F.P. 18413



VALLEY VIEW ROAD

O'CALLAGHAN, HENNIG & CO. PTY.
LICENSED SURVEYORS
CADASTRE HOUSE
108 GILLES STREET, ADELAIDE, 5000
PHONE 229 8846 REFER 4 652-R7

Remnant marks shown thus... [Symbol]

ANNEXURE E

South Australia. (CERTIFICATE OF TITLE.)



Register Book,
 Vol. 2058 Folio 124

Pursuant to Memorandum of Transfer No.1586774 Registered on Vol.1747 Folio 132

SOUTH AUSTRALIAN HOUSING TRUST of Adelaide

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 situate in the HUNDRED of LINCOLN COUNTY of FLINDERS being PORTION OF SECTIONS 181 and 182 containing together nine acres one rood and nineteen perches or thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green

Which said Section s are delineated in the public map of the said Hundred deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *twelfth* day of *January* 1950

Signed the *12th* day of *January* 1950, in the presence of *J. W. Davis*

G. Hentelow



Acting Registrar-General

ROADS and RESERVE in Deposited Plan 4606 now REDESIGNATED as Allotment(s) 50, 51, 52, 53



TRANS. R. 1664444 FROM South Australian Housing Trust to Lloyd Herbert George of Port Lincoln Store Keeper OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE 1 DAY OF March 1951 AT 2.30 pm *Hentelow*

March 20 1951

over

CANCELLED AS REGARDS PORTION
OF THE WITHIN LAND (LAND NOW IN
PLAN No. 4606) AND A NEW
CERTIFICATE OF TITLE ISSUED VIDE
L.T.O. 1376 OF 1957 VOL. 2153
POL. 134
apfeanus
DEP. REG. GENL.

Balance of THE WITHIN LAND *{ Chigg Street
George Street
William Street
and Reserve }*
IN DEPOSITED PLAN No. 4606 VESTED IN
THE *Corporation of the Town of Port Denison*
BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
OF 1929 VIDE L.T.O. DOCKET No. 1376 OF 1957.
apfeanus DEP. REG. GENL.

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL



Proposed Revocation of Community Land Q & A Sheet

Q. What's happening?

- A. Council is reviewing a small number of underused properties.

These properties are currently classified as community land, which means they can't be sold unless the status is changed. Revoking this classification would enable Council to sell or dispose of the land or use it for other purposes in the future.

We're now asking for community feedback to consider the potential opportunities to repurpose these sites.

The reason for this review is that Council knows that Port Lincoln is short of childcare, aged care and housing and we want to use Council land proactively to address this need.

Q. Why encourage childcare, aged care and housing?

- A. Over the last two (2) years, based on community demand, Council completed a review of housing availability in Port Lincoln. Based on the work done, it was clear that there was a significant and worsening shortage of houses in Port Lincoln and that there was a need for Council to actively pursue opportunities to do something about it. These actions were captured in a Council adopted Housing Strategy 2024-2029. One of the solutions identified in this strategy was to repurpose Council land to encourage housing development. This is exactly what Council is looking to do.

However, at the same time, Council also completed a strategy on living and ageing well in Port Lincoln which identified, based on feedback from the community and aged care providers, that there was a significant shortage in aged care in Port Lincoln which is going to get significantly worse over the next ten (10) years due to an ageing population.

A further strategy on Childcare was also developed by Regional Development Australia which identified that across the Lower Eyre Peninsula, there was a need for in the order of 300 additional childcare spaces.

All three of these are significant community issues and although not necessarily a Council responsibility, without Council support may not be addressed. For this reason, Council is proactively pursuing solutions to assist in encouraging developers to construct housing, aged care and childcare in Port Lincoln.

Q. What sites are Council wanting to re-classify (revoke)?

- A. Council have identified five (5) community land parcels that could be used to benefit the community and wider region. These are:
- Harbourview Reserve – Highview Drive
 - Seaview Park - Monalena Street
 - 25 Chapman Street
 - 10 Oswald Drive
 - Trigg Street Reserve - Willison Street

Q. What is community land?

- A. Community land is a category of land created under the Local Government Act – this is the Act that instruct council's on how to operate. This category of land is specific to local governments (councils) therefore many people have not heard of this concept. Community land is land for public use and is typically used for parks, reserves or community facilities. Council can also own land that is not community land which is generally land used for council's depot/workshop or for example the Civic Centre, or land council may purchase to develop and resell at a future date.

The reason this category of land was created was to ensure that if a council wanted to sell land that was categorised as Community land, a thorough consultation and approval process had to be followed.

Q. Are any of these sites Crown Land?

- A. No. Crown land is owned and managed by the State Government and is generally not held under freehold. The five identified sites are classified as Community Land, which means they are owned by Council.

Q. Can Council sell or dispose of the land for other purposes now?

- A. No. First, the land's 'community land' status must be changed – and that can only happen after a formal revocation process to remove that classification is undertaken pursuant to section 194 of the Local Government Act - public consultation, and approval from the Minister of Local Government is required.

Q. Why has Council chosen these five parcels of land?

- A. Although Council owns a reasonable number of lots of land, there are only a few that may be suitable for repurposing into aged care, housing or childcare.

To identify these five (5) lots, Council did a comprehensive review of all its owned land and after a multi criteria analysis and commonsense test, identified these five lots specifically due to their size, zoning, topography, location, current infrastructure and overall pattern of community use.

The kinds of development being proposed for the sites are:

- **Harbourview Reserve – Highview Drive**
 - Development of aged care/retirement living
 - identified in Council's Empowering Our Elders Strategy the significant need for future aged care and ancillary services in Port Lincoln

- **Seaview Park - Monalena Street**
 - Development of Residential housing/affordable housing
 - identified in Council's Housing Strategy 2024-2029 significant shortage in housing across the local area
- **25 Chapman Street**
 - Development of Residential housing/affordable housing
 - identified in Council's Housing Strategy 2024-2029 significant shortage in housing across the local area
- **10 Oswald Drive**
 - Development of Residential housing/affordable housing
 - identified in Council's Housing Strategy 2024-2029 significant shortage in housing across the local area
- **Trigg Street Reserve - Willison Street**
 - Development of a child centre (behind the Bishop Kindergarten)
 - identified in a recent report of the Regional Development Australia Eyre Peninsula the need for increased access to childcare centres

Q. Are the land parcels currently zoned for development, or is rezoning also required?

A. As listed below, the identified land, is correctly zoned for the proposed developments.

- | | |
|---|-----------------------------|
| • Harbourview Reserve – Highview Drive | Suburban Neighbourhood Zone |
| • Seaview Park - Monalena Street | Suburban Neighbourhood Zone |
| • 25 Chapman Street | Rural Neighbourhood Zone |
| • 10 Oswald Drive | Suburban Neighbourhood Zone |
| • Trigg Street Reserve - Willison Street | Suburban Neighbourhood Zone |

Suburban Neighbourhood Zone – Desired outcome:

Low density housing is consistent with the existing local context and development pattern. Services and community facilities contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

Rural Neighbourhood Zone – Desired outcome:

Housing on large allotments in a spacious rural setting, often together with large outbuildings. Easy access and parking for cars. Considerable space for trees and other vegetation around buildings, as well as on-site wastewater treatment where necessary. Limited goods, services and facilities that enhance rather than compromise rural residential amenity.

Q. Will any proposed development block or impact existing views?

A. Depending on the location and design of any future development there may be changes to the current outlook or view.

While views from private properties are not protected under planning legislation, Council understands that they are valued by many residents.

Where required, as part of the development approval process, appropriate community consultation will be undertaken to ensure residents have the opportunity to provide feedback and raise any concerns before final decisions are made.

Please be advised that not all development applications are legally required to undergo a Public Notification process. Depending on the nature of development proposed for each site, adjoining or surrounding land owners may not be afforded an opportunity to have a say pursuant to Planning, Development & Infrastructure Act 2016.

Below are the current South Australian Planning & Design Code Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF) for Building Height for each site.

Rural Neighbourhood Zone

DTS/DPF 2.1 Building Height (excluding garages, carports and outbuilding) is no greater than 2 building levels and 9m and wall height no greater than 7m (not including a gable end).

Suburban Neighbourhood Zone

DTS/DPF 4.1 Building height (excluding garages, carports and outbuildings) is no greater than:

(a) The following:

Maximum building height is 9m

Maximum building height is 2 levels

(b) In all other cases (i.e. there are blank fields for both maximum building height (metres) and maximum building height (levels)) – 2 building levels up to a height of 9m.

In relation to DTS/DPF 4.1 in instances where:

(c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.

(d) Only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Harbourview Reserve – Highview Drive Maximum Building Height is 2 levels (9 metres)

Seaview Park - Monalena Street Maximum Building Height is 2 levels (9 metres)

25 Chapman Street Maximum Building Height is 2 levels (9 metres)

10 Oswald Drive Maximum Building Height is 2 levels (9 metres)

Trigg Street Reserve - Willison Street Maximum Building Height is 2 levels (9 metres)

Q. Will there be enough parks and reserves available to the community?

A. Yes. When preparing the Open Space Strategy, adopted by Council in 2021, it was clear that by both population and area, Port Lincoln has an oversupply with respect to public open space. With this understood, Goal 1 of the Open Space Strategy put action onto Council to carry out the review which has identified these sites as surplus and pursue their disposal or reutilisation.

The five parcels of land identified for potential development make up approximately 60,000 square metres – or just 3.2% of the City's total community land. As Port Lincoln continues to grow, Council must consider how to best balance public land use with housing, infrastructure, and community needs.

Council has recently made significant investments in upgrading key open spaces and reserves, including Whait Reserve, Puckridge Park, the Foreshore Playground and Nelson Square. These upgrades have better met community needs by providing new play equipment and park infrastructure, improving useability, attractiveness, and safety.

By having fewer parks and open spaces to maintain, Council can direct more resources into enhancing and maintaining the parks it retains.

Q. What impact will development have on local wildlife and birdlife, including kookaburras and koalas?

- A. Council recognises the importance of protecting local wildlife and the value placed on animals such as kookaburras, koalas and other species that may inhabit the area.

The assessment of any development proposal that involves removal of native vegetation would require formal investigation into flora and fauna impacts. This assessment helps ensure that important habitats are considered and, where possible, preserved or offset through appropriate design and landscaping.

Council is committed to balancing growth with environmental responsibility. Accordingly, any future development proposals will be assessed in accordance with the South Australian Planning and Design Code, which includes provisions for the protection of native vegetation.

Where relevant, the Native Vegetation Overlay within the South Australian Planning and Design Code will guide how development must avoid, minimise or appropriately manage the clearance of native vegetation. This ensures that environmental values are carefully considered as part of the planning and assessment process.

An application that requires native vegetation removal may also be referred to the Native Vegetation Council for further assessment.

Q. What impact might the development have on property values in the area?

- A. Well-designed development that is in-keeping with the local character, provides needed housing, and improves infrastructure or amenity can have a positive influence on property values.

Council's planning process is designed to ensure that any development is appropriate for the site and surrounding neighbourhood, and that potential impacts, including on amenity and traffic, are considered in accordance with the South Australian Planning & Design Code.

Q. Will there be an increase in traffic? If so, how will it be managed?

- A. There may be an increase in local traffic volumes if a future development were to occur. As part of the planning and assessment process, a traffic management assessment would typically be required to evaluate potential impacts on local roads, intersections, and parking availability.

For example, if an aged care or childcare facility proceeds to full development approval, any necessary traffic improvements would be implemented as part of the development conditions to help manage impacts on the community.

Q. What impact will the development have on parking in my area?

- A. Any development proposal will be required to meet the South Australian Planning & Design Code-off-street parking requirements, which are designed to reduce pressure on surrounding streets.

Council is aware that some residents currently use the vacant land for informal or overflow parking, particularly on Willison Street. If the land is sold and developed, this informal parking use will no longer be available, and nearby parking demand may change.

Q. What is the process for revoking the community land status?

A. The Council must undertake a formal revocation process in line with section 194 of the Local Government Act.

The revocation process involves:

- Preparing a detailed report outlining the reasons for the proposal,
- Advising of any dedication, reservation, or trust to which the land is subject, and the potential future use of the land
- Advising whether revocation of the classification is proposed with a view to sell or dispose of the land and, if so, details of any Government assistance given to acquire the land, including how any sale proceeds would be used.
- Assessment of the potential impact of the proposal on the community and local area.
- Releasing the report for public consultation in line with Council's Public Consultation & Community Engagement Policy and, ensuring the community understands the proposal and can provide feedback.
- Consider 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, disposal or use the land for another purpose.

Q. What will happen, if, the community land status is revoked?

A. If the Minister for Local Government approves the proposal of each site, council staff will prepare and present a report to Council with the resolution revoking the classification of the land, as community land, at a meeting of Council. Council will also need to give notice of the revocation to the Register-General to make appropriate amendments to any relevant instrument of title or other public record.

Q. What happens next, if, the community land classification is revoked?

A. In accordance with a long-term divestment strategy to be established by Council, Council may look to sell or dispose of the land or use it for other purposes now or in the future. Any future sales of the land would be in accordance with Council's Disposal of Land & Assets Policy 16.63.7 adopted in accordance with Section 49 of the Local Government Act.

Council's intention for each site is:

Harbourview Reserve – Highview Drive

To seek expressions of Interest from reputable aged care providers to develop a retirement village or aged care facility or a combination of both, and, to retain a portion of the land as a reserve with a new playground to be constructed.

Seaview Park - Monalena Street

To seek expressions of interest from non-for-profit affordable housing providers to develop approximately 40 residences which can be used for social and affordable housing.

25 Chapman Street

To list the parcel of land for sale through a competitive market process to secure the best price in accordance with Council's Disposal of Land & Assets Policy 16.63.7. This would allow the site to be used for housing.

10 Oswald Drive

To list the parcel of land for sale through a competitive market process to secure the best price in accordance with Council's Disposal of Land & Assets Policy 16.63.7. This would allow the site to be used for housing.

Trigg Street Reserve - Willison Street

To commence an expression of interest process for the development of a childcare or early learning facility to assist the growing needs of the community.

Q. What will happen to the proceeds if the land is sold?

- A. Any funds generated from any future land sales will be placed into the Council's Land and Building Reserve. These funds can then be reinvested into other community assets and infrastructure projects, as approved by Council.

Q. How can the community provide input on this proposal?

- A. The Council will undertake public consultation as part of the process. Community members will have the opportunity to provide feedback before any decision is made.

Public consultation on the proposal will open from Thursday, 15 May 2025 to 10am on Thursday, 12 June 2025.

People wanting to make a submission on the proposed sites can do so by making a written submission to Council.

Written submissions can be made to the City of Port Lincoln via:

- Online Engagement Hub: yoursay.portlincoln.sa.gov.au
- Email: yoursay@plcc.sa.gov.au
- Post: PO Box 1787, Port Lincoln SA 5606
- In Person: Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln SA 5606

Q. What happens after the public consultation process?

- A. Council staff will consider, summarise and analyse all submissions received.

A report will be presented to Council summarising all community feedback received during consultation and will include the broader outcomes presented. A recommendation will be put to Council for consideration. Council will then consider whether to proceed with the revocation of each parcel of land and, if so, submit the report together with a report on all submissions made on it as part of the public consultation process to the Minister for Local Government for approval.

It is intended the report will go to the Ordinary Council Meeting in July 2025.

If, (and only if), the Minister of Local Government approves the proposal for each site, can Council then proceed to make a resolution revoking the classification of the land as community land.

Contact

Council Administration

Level One, Civic Centre
60 Tasman Terrace,
Port Lincoln SA 5606
PO Box 1787, Port Lincoln SA
5606

Telephone: 08 8621 2300

Email: plcc@plcc.sa.gov.au

Facebook: facebook.com/cityofportlincoln

www.portlincoln.sa.gov.au



City of
Port Lincoln
Seafood Capital of Australia