

12.4 REVOCATION OF COMMUNITY LAND STATUS – SEAVIEW PARK – MONALENA STREET – PUBLIC CONSULTATION SUMMARY REPORT

REPORT INFORMATION								
Report Title	Revocation of Community Land Status – Seaview Park – Monalena Street – Public Consultation Summary Report							
Document ID	84901							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	Chief Executive Officer - Eric Brown							
	Manager Places and Presentation – Brad Tolley							
Report Attachment/s	Yes 84891 Consultation Summary Report – Redacted 84477 Consolidated Consultation and Engagement Records							
REPORT PURPOSE								
The purpose of this report is to: • Present to Council the submissions received in connection with the Public Consultation process for the Council's proposal to revoke the classification of land as Community Land under section 194 of the <i>Local Government Act 1999</i> (the Act) for 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; and • Make recommendations to proceed following the completion of the consultation process and taking the submissions into account.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Choose an item.							
Strategic Alignment	SDP GOAL: Goal 2: Liveable and Active Communities SDP ACTION: 1.3 Continue to implement Council's Housing Strategy to expand fit for purpose housing options, including through the release of Council land and reassessing Council's City masterplan and associated zoning.							
Annual Business Plan 2023/24	ABP INITIATIVE: Housing strategy ABP PROJECT: Choose an item.							
Annual Business Plan 2024/25	ABP INITIATIVE: Choose an item. ABP PROJECT: Choose an item.							
Legislation	Local Government Act 1999							
Policy	Public Consultation & Community Engagement 2.63.1							
Budget Implications	Moderate Variation > \$10,000 < \$50,000 <table border="1" data-bbox="651 1791 1362 1860"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td>See body of report</td> <td>-</td> <td>-</td> </tr> </tbody> </table> Budget assessment comments:		DESCRIPTION	BUDGET AMOUNT \$	YTD \$	See body of report	-	-
DESCRIPTION	BUDGET AMOUNT \$	YTD \$						
See body of report	-	-						

	Should the land be revoked of the classification as Community Land and disposed of, there is a potential saving to the annual operating budget of approximately \$30,000 excl. GST.
Risk Implications	Low Risk
Resource Implications	Moderate Variation > 5 hours < 20 hours
Public Consultation	Yes - Mandatory
IAP2 Commitment	INVOLVE - We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.

OFFICER'S RECOMMENDATION

That Council:

1. Is satisfied the public consultation process undertaken as outlined in this report has met the requirements of the Local Government Act 1999 and the Council's Public Consultation & Community Engagement Policy; and
2. Receives and note the submissions received in connection with the Public Consultation process, which are as contained in the attachment to this report; and
3. In the exercise of the power contained in section 194 of the *Local Government Act 1999* and having considered the outcomes of the public consultation process, submits to the Minister for Local Government:
 1. the Proposal to Revoke Community Land Classification of Land Report and attached appendices; and
 2. a report addressing all submissions made in connection with the public consultation process; and
 3. all other documentation as required or as the CEO determines,

For the purposes of seeking the Minister's approval for the Council to revoke the community land classification attaching to 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.

BACKGROUND

At the March Ordinary Meeting of Council held 17 March 2025, a Statutory Report (the **Report**) was presented to Council which detailed the proposal to revoke the classification of land as Community Land pursuant to section 194 of the Act for five (5) parcels of land. The Report addressed the criteria prescribed by section 194(2) of the Act in relation to each parcel of land. This criteria is:

- a summary of the reasons for the proposal;
- a statement of any dedication, reservation or trust to which the land is subject;
- 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;
- an assessment of how implementation of the proposal would affect the area and the local community; and
- 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 - as the Council owns all the land identified in the Report, this is not a relevant consideration for the current revocation proposal.

The Report arose following growing pressures within the community for an increase in accessibility to housing, childcare and aged care¹, which initiated a review of the Council's land holdings for sites that would be suitable to be used for these purposes. The review was progressed by the Council in an effort to address the community concerns by Council playing a facilitative role and, where practicable, removing barriers to meaningful developments for these essential services by releasing suitable land which, due to being held by Council, could be leveraged to achieve much needed outcomes on behalf of the community. In assessing the suitability of land for this purpose, consideration was given to land size, topography, land zoning, neighbourhood amenity and access to open space, service levels, ownership status (not Crown Land), native vegetation, and reasonable assessment of viability of a project.

The 5 parcels of land for which the proposal and Report pertains were identified to be, without dismissing their current use by the community, undeveloped or underdeveloped open space, that is surplus to the broader community's needs. This determination was made having regard to the current underutilised state and condition of the land compared to the potential outcomes they can deliver for provision of the much-needed essential services, and, the quantum of open space in the council area².

Having considered the Report and supporting information, the Council resolved as follows.

13.1. PROPOSAL FOR REVOCATION OF COMMUNITY LAND – PUBLIC CONSULTATION ON SECTION 194 STATUTORY REPORT

CO 25/072 Moved: Councillor Linn

Seconded: Councillor Staunton

That in the exercise of the power contained in section 194 of the Local Government Act 1999, the Council commences the process to revoke the community land status of the parcels of land identified in the Report comprised in Appendix A (66906) by:

- ***adopting the Report included as Appendix A (66906) for consultation purposes; and***

¹ Refer to [City of Port Lincoln Housing Strategy 2024-2029](#), [Empowering our elders Strategy 2025-2029](#), [RDA Eyre Peninsula Early Education and Care November 2023](#) and [Strategic Directions Plan 2025-2034](#).

² Refer to City of Port Lincoln [Open Space Strategy 2021-2026](#).

- ***undertaking public consultation on the Report in accordance with the Council's Public Consultation and Community Engagement Policy, pursuant to section 194(2) of the Act.***

CARRIED

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 was one (1) of the 5 identified parcels of land subject of the revocation proposal set out in the Report

As identified in the council report that contextualised and presented the Report– having undertaken public consultation in relation to a revocation proposal, the next steps required to be undertaken are:

1. Consider, summarise and analyse all submissions received; and
2. Prepare a report for Council that addresses the consultation outcomes and includes recommendations to proceed to facilitate the Council determining whether or not to progress the revocation proposal.

If, following consideration of the consultation outcomes, the Council wishes to proceed then it must submit the Report together with a report on all submissions made on it as part of the public consultation process to the Minister.

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

This report serves the purpose of informing the Council of the consultation outcomes and making recommendations to facilitate a decision by the Council regarding the next steps. In doing so, this report:

1. details the consultation process undertaken;
2. summaries the consultation outcomes; and
3. sets out the Administration's response to the matters raised in the submissions that were received.

CONSULTATION AND ENGAGEMENT PROCESS

The Council has an adopted policy regarding public consultation and engagement, *Public Consultation & Community Engagement 2.63.1* (the Policy). Further, section 194 of the Act is prescriptive regarding the requirement of the consultation process as it relates to a proposal to revoke the classification of land as community land.

Specifically, section 194(2)(b) of the Act confirms that the Council must consult upon the Report by following the relevant steps set out in its public consultation policy. To that end, the Policy prescribes the following steps that must be undertaken (that comply with the requirements under section 50(4) of the Act):

- (1) *Prepare a document that sets out Council's proposal in relation to the topic and publish a public notice:*
 - a. *in a newspaper circulating within the area of the Council; and*
 - b. *on a website determined by the Chief Executive Officer,*

describing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period (which must be at least 21 days) stated in the public notice.

(2) When submissions have been received by the closing date, Council staff will:

- a. Consider, summarise and analyse all submissions received;*
- b. Prepare a report for Council or the relevant Council Committee which: ☐ summarises the public consultation outcomes;*
- c. presents the information in the broader context of the matter under consideration;*
- d. makes recommendations for Council or the Committee to consider when deciding on the matter/s; and*
- e. is included on the agenda for a suitable Council or Committee meeting.*

(3) Council will consider the report and relevant recommendation/s and decide on the matter/s.

Additionally, the Office of Local Government has a published guidance paper - Section 194 – Revocation of Community Land Classification Guidance paper no. 5 April 2022 – which was referred to when conducting the consultation process.

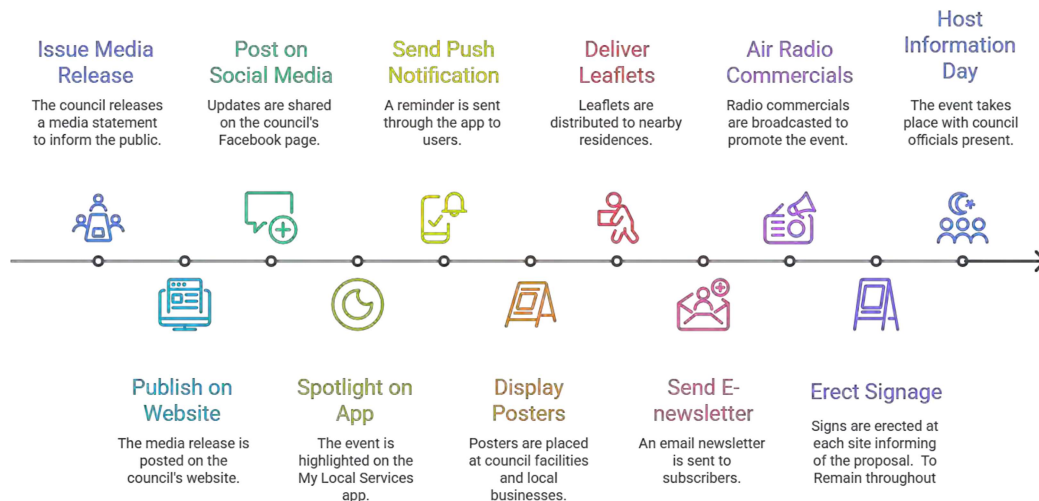
As per Council's policy, Council takes every reasonable step to ensure the community is informed on matters of Council and of decisions that may affect the local and wider community through effective communication and consultation processes.

The formal consultation process in relation to this revocation proposal ran from 15 May 2025 until 10am on 12 June 2025 with submissions able to be made through Council's YourSAy

Below is a detailed, step-by-step, summary of the promotional activities that were undertaken by the Council to ensure the local and wider community was aware of the proposal to revoke the classification of land as Community Land from Seaview Park separated by actions taken to promote the Information Day prior to commencement of formal consultation, and those actions taken relevant to the formal consultation. These activities where to promote:

- (1) the information day (including a public meeting) arranged by the Council relating to the proposal; and
- (2) the formal consultation process and opportunity to make written submissions, which included publishing notice of the proposal that invited submissions on both the Council's website and in the local paper as required by the Policy.

PROMOTION OF INFORMATION DAY HELD SATURDAY, 10 MAY 2025



Media Release – Issued 28/04/2025 – Doc 72973

- Issued to All Staff, Elected Members and Media Distribution List
- Published on Council's website home page as a News Item

To inform residents and community of upcoming public consultation on the proposed revocation of community land and to drop by and find out more on site and ask questions – Information Day 10 May 2025

Website – Home Page Hero Banner – published 28/04/2025, 4.08pm – 14/05/2025, 4.23pm

- Linking to Media Release issued 28/04/2025

Social Media Posts - Published on Council's Corporate Facebook Page:

- 29/04/2025 – 9.35am
- 8/05/2025 – 9.00am
- 10/05/2025 – 7.31am

Spotlight through the My Local Services App – As of 1 May 2025 – 1119 people have downloaded the app.

- Published 1/05/2025 – 11.47am – 10/05/2025, 4.37pm

Push Notification sent through the My Local Services App – 9/05/2025 – 6.30pm

- To remind the community of the Information Day on Saturday, 10 May 2025

Promotion of Proposal for Revocation of Community Land – Information Day Poster – displayed at various Council facilities and local business display board on 3/05/2025 – Doc 83651

- Council Office reception area
- Port Lincoln Civic Centre
- Port Lincoln Library
- Porter Street Plaza Fruit & Veg
- Port Lincoln Leisure Centre
- Cruisers Café
- Port Lincoln Boat Supplies

Project Team hand delivered Poster, Letter & Q&A Sheet to residences nearby between Monday 5 and Friday 9 May 2025 - Doc 74546

- Seaview Park – Monalena Street – 120 delivered

For comparison:

- Harbourview Reserve – Highview Drive – 146 delivered
- 25 Chapman Street & 10 Oswald Drive – 30 delivered
- Trigg Street Reserve – Willison Street – 40 delivered

Image depicting letter drop area:



Corporate E-newsletter – April 2025 – Doc 72943

- 479 recipients are subscribed to the Corporate E-newsletter, (189 Opens and 31 clicks)
- E-newsletter sent 2/05/2025, 3.11pm

Radio Script – 30 second commercial on Eyre Peninsula Broadcasters – Doc 72904

- 84 commercials to air between 3/05/2025-10/05/2025 (5 to 6 adverts per station per day)

Signage erected at site – Erected 9 May 2025 – in place throughout full consultation period

- Sign erected as encouraged by the DIT Guidance Paper summarising the proposal and advising on where to locate further information including a QR code linking directly to information held on the Engagement Hub.
- The sign was placed in a prominent location nearest to existing improvements on the land along Monalena Street, Port Lincoln.
- The sign was 600mm W x 450mm D with legible font type and size.



COMMUNITY LAND REVOCATION PROPOSAL



Notice is given under section 194(2)(b) of the Local Government Act 1999 that public comment is invited on a Council proposal to revoke this land from classification as Community Land.

Land Name: Seaview Reserve

Address: Lot 120 Monalena Street, Port Lincoln SA 5606

Title Reference/s: Volume 6210 Folio 878

This land has been deemed to be surplus to Council's requirements as a reserve and has been identified as an ideal site for future residential development of which the community has a high demand.

To view the detailed report on the proposal, or to make a written submission, please go to Council's YourSay page at yoursay.portlincoln.sa.gov.au or use the **QR Link**. Alternatively, you can contact Council on 08 8621 2300 to discuss the proposal.

Submissions must be provided by 10am 12 June 2025.



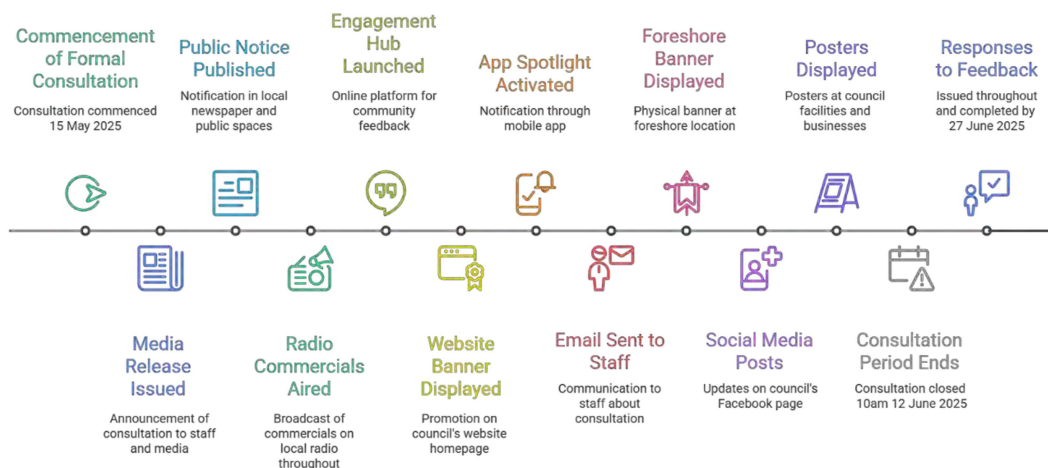
Information Day on site – 10 May 2025 – 12.30am to 1.30pm

- Council's CEO, Manager Economic Development & Tourism, Manager Places & Presentation, and Elected Members present.
- Proposal for Revocation of Community Land – Reader-friendly version - Doc 83651 – available as hand out for attendees.
- Bound copies of related Council Plans available for attendees to view.
 - Strategic Directions Plan 2025-2034
 - Housing Strategy 2024-2029
 - Empowering our Elders Strategy
 - Economic Development Strategy 2023-2026
 - Open Spaces Strategy 2021-2026
- 2 persons attended the session.

For reference:

- Harbourview Reserve – Highview Drive – 11.00am to 12.00pm
 - Approx. 85-90 people in attendance
- 25 Chapman Street – 12.30pm to 1.30pm
 - 13 people in attendance
- 10 Oswald Drive – 11.00am to 12.00pm
 - 29 people in attendance
- Trigg Street Reserve - Willison Street – 2.00pm to 3.00pm
 - 14 people in attendance

PROMOTION OF FORMAL CONSULTATION – INVITATION FOR WRITTEN SUBMISSIONS – 15/05/2025-12/06/2025 – 10AM



Media Release – Issued 13/05/2025 – Doc 74659

- Issued to All Staff, Elected Members and Media Distribution List
- Published on Council's website home page as a News Item

To inform and invite feedback on the proposal to revoke the community land status of multiple parcels of land – consultation open and written submissions invited from 15/05/2025 to 12/06/2025 – 10am

Public Notice – Published in the Port Lincoln Times 15/05/2025 – Doc 74903

- Public Notice displayed at Council Office reception pin up board
- Civic Centre Display Cabinet at front of building
- Council's website (public notice news item)

Radio Script – 30 second commercial on Eyre Peninsula Broadcasters – Doc 75323

60 commercials to air between 21/05/2025-11/06/2025

Website – Home Page Hero Banner – published 14 May 2025, 4.23pm – 12 June 2025 – 10.07am

- Linking to Council's online Engagement Hub

Spotlight through the My Local Services App – As of 1 May 2025 – 1119 people have downloaded the app.

- Published 14/05/2025 – 4.20pm – 12/06/2025, 10.07am

Engagement Hub – Proposal for Revocation of Community Land promoted through Council's online Engagement Hub - 15 May 2025

- YourSAY page link - [City of Port Lincoln / Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln](#)
- Seaview Park – Monalena Street – Doc 83435

Email sent to All Staff – 15 May 2025, 9.18am – Doc 74673

- Advising of formal consultation on the Proposal for Revocation of Community Land sites has begun and attached copy of Poster and Q&A Sheet

Have your say Banner displayed on Port Lincoln Foreshore – Tasman Terrace

- 19/05/2025 – 9am to 2/06/2025 – 9am (14 days)

Social Media Posts – Published on Council’s Corporate Facebook Page:

- 15/05/2025 – 1.10pm
- 21/05/2025 – 10.04am
- 27/05/2025 – 10.00am
- 4/06/2025 – 12.00pm
- 10/06/2025 – 9.00am

Promotion of Proposal for Revocation of Community Land – Formal Consultation Poster – displayed at various Council facilities and local business display board on 15 May 2025 – Doc 83651

- Council Office reception area
- Port Lincoln Civic Centre
- Port Lincoln Library
- Porter Street Plaza Fruit & Veg
- Cruisers Café
- Port Lincoln Leisure Centre
- Port Lincoln Boat Supplies
- Port Lincoln Aboriginal Community Council

Proposal for Revocation of Community Land – Reader-friendly version (includes Q&A Sheet) – Doc 83651 + Annexures A-E – Doc 66721 + original report presented and adopted by Council at the Ordinary Council Meeting - Doc 66906 all made available 15 May 2025

- 50 printed copies were available during the consultation period
 - 25 at the Council Office
 - 25 at the Port Lincoln Library

Email sent to Port Lincoln Aboriginal Community Council 15 May 2025, 11.24am – Doc 74749

- Corporate Communications Officer spoke with Sharon Betts at the PLACC Office to deliver post for display and followed up with an email providing copy of Poster and Proposal for Revocation of Community Land (consultation document) to share with their contacts.

Email to Local Schools – Proposal for Revocation of Community Land – Poster and Facebook Image asking to share with parents/students and staff

- Port Lincoln High School – Doc 79954
- St Joesph’s School
- Port Lincoln Primary School
- Navigator College
- Port Lincoln Special School
- Kirton Point Primary School
- Port Lincoln Junior Primary School
- Lincoln Gardens Primary School

Corporate E-newsletter – May 2025 – Doc 78991

- 494 recipients are subscribed to the Corporate E-newsletter, (212 Opens and 21 clicks)
E-newsletter sent 29/05/2025. 8.59am

Media Enquiry received from ABC Eyre Peninsula 30 May 2025 and response provided 2 June 2025, 9.28am – Doc 76505

Email to All Staff advising consultation has closed 12 June 2025 – 10.57am – Doc 78965

Engagement Hub –updated after consultation closed – 12 June 2025

Acknowledgement of Submissions sent to all respondents during the process and after the consultation closed. All Acknowledgements sent by 27 June 2025 via:

- Engagement Hub
- Email - Doc 74939
- Letter – 83211 (4 letters)

As is evident from above, the consultation process, which has culminated in the preparation of this report to satisfy step 2 of the Policy (as identified above), has occurred in compliance with the Policy and the Act.

CONSULTATION FEEDBACK SUMMARY

A total of 44 submissions (0.29% of council population) were received as part of the consultation process, this includes two (2) submissions received late on the 13 June 2026. Where multiple submissions were made by the same respondent, these have been treated as one (1) submission and have been compiled together in the Attachment. It is important to note that only eighteen (18) submissions were provided as direct feedback for the proposal of Seaview Park, with the remaining twenty-six (26) being submissions received where the respondent provided feedback broadly across the 5 sites identified by Council for revocation.

Submissions were primarily received through the YourSay engagement hub (50%) and via direct email (48%) with the remainder being received by physical letter.

Of all the 44 of submissions received in relation to the revocation proposal for Seaview Park:

- 7 indicated support for the proposal; and
- 37 expressed objection to the proposal.

The main grounds for the objections raised are reflective of the grounds that are commonly raised in connection with revocation proposals and included residents' strong attachment to local open space, uncertainty about future land use, and an expectation of transparency and community benefit.

The key themes that emerged from the consultation, both in support for and in opposition to the proposal are set out in detail below.

Key Themes of Support

A minority of submissions expressed support for the proposal, with the following themes:

1. Urgent Housing Need

- Acknowledgement of the housing crisis in Port Lincoln.
- Support for using underutilised land to address homelessness and overcrowding.
- Belief that social and affordable housing is a strategic and necessary use of public land.

2. Strategic Alignment

- Supporters referenced alignment with Council's Housing Strategy 2024–2029 and broader community benefit.

3. Adequate Alternative Open Spaces

- Some noted that nearby upgraded reserves (e.g., Whait Reserve) sufficiently meet recreational needs.

Response to Key Themes of Support:

Respondents raised concern about the growing demand for housing within Port Lincoln and implied an urgency for a need to address the issue.

These submissions are support for the Council taking proactive steps to facilitate practical, long-term solutions where land has been identified as suitable for housing when considering nearby open space alternatives.

As above, such action aligns with the Council's Housing Strategy 2024-2029 and the feedback received from the community during its development.

By proactively managing its land portfolio, the Council can contribute to ease housing pressure in a responsible and strategic manner. This provides greater opportunities for diverse and affordable housing options within the city, without compromising access to important public spaces.

Seaview Park is ideally located to be utilised for residential development since it adjoins another Council-owned parcel of land on Passat Street and, therefore, would maximise the ability for Council land to be made available for housing stock. Indeed, project proposals received by the Council for the Passat Street site, which were received as part of an earlier expression of interest process, identified an opportunity to construct 67 residences across the two sites, which would address a considerable need for housing.

With the completion of works to upgrade the nearby Whait Reserve, the Open Space Strategy 2021-2026 identified the opportunity to reutilise Seaview Park for other purposes including by way of the land being disposed of. This is because there is considered to be ample open space in this vicinity for the benefit of the public, which means Seaview Park could reasonably be utilized for other strategic outcomes to benefit the community, including residential housing. The revocation proposal seeks to realise this strategic opportunity. Indeed, when considering the nearby neighbourhood and local level reserves, along with the quantum of open space in hectares within the city area against the dire need for increased access to affordable housing, the revocation of the classification of Seaview Park as community land aligns well with the Council's Strategic Plan.

Key Themes of Opposition

The majority of submissions received indicated opposition towards the revocation proposal and the following common themes were identified:

1. Loss of Green/Open Space

- Concern that once green space is lost, it is irreversible.
- Seaview Park is seen as a valued community asset, even if underdeveloped.
- Many submissions cited the importance of nature for mental health, recreation, and community wellbeing.

2. Underutilisation Disputed

- Residents challenged the claim that the park is underused.
- Descriptions of daily use by families, children, dog walkers, and youth using the skate rink.
- Requests for greater transparency, including data on park usage and maintenance costs.

3. Equity and Social Impacts

- Concerns that lower-income areas are being disproportionately targeted for social housing.
- Calls for more equitable distribution of such developments across the city.

4. Infrastructure and Amenity Concerns

- Fears that local infrastructure (sewer, power, roads) cannot support 40 new homes.
- Concerns about increased traffic, parking, and strain on services.

5. Environmental and Biodiversity Impact

- Worries about the impact on native vegetation, wildlife, and climate impact.
- Some submissions noted the park's role in stormwater management and biodiversity.

6. Alternative Solutions Suggested

- Suggestions to:
 - Use privately-owned land for development.
 - Retain part of the park (e.g., 30%) and develop the rest.
 - Improve the park rather than sell it.

Response to Key Themes of Opposition:

	Key Theme/Concern Raised	Council Response
1	Loss of Green/Open Space - Concern that once green space is lost, it is irreversible. - Seaview Park is seen as a valued community asset, even if underdeveloped. - Many submissions cited the importance of nature for mental health, recreation, and community wellbeing.	The City of Port Lincoln is committed to providing access to a range of open spaces varying in quality, appearance and amenity in a well-distributed manner, and maintaining an 'open space network' within the city. Council has recently invested in significant upgrades of reserves within reasonable proximity to Monalena Street, including nearby Whait Reserve (located 350m away) and the Foreshore Playground (located 2km away). Specifically, Whait 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 (located on Dickens Street, Cronin Avenue and Argent Street). Assessment shows, when referring to the Open Space Strategy, that there is surplus open space within the city when compared to quantitative planning standards that seek to ensure at least 12.5% of land in a development is dedicated open space (refer 198 of the Planning, Development and Infrastructure Act 2016). When applying these quantitative planning standards, the City of Port Lincoln has significantly more than 12.5% public open space. In proportion to the population of the City, there is approximately four (4) times the amount of open space referred to in the planning standard identified above. In this calculation, Council has excluded over 50% of the area of its underdeveloped reserves. If these were included, the amount would be closer to eight (8) times. The below table taken from the Council's Open Space Strategy provides a high-level analysis when looking at the total open space area within the city.

		<table><thead><tr><th></th><th>Amount of Open Space Necessary in Port Lincoln</th><th>Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016</th><th>Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026</th><th>Amount of Open Space as a % of the Residential area in Port Lincoln in 2016</th><th>Amount of Open Space as a % of the Residential area in Port Lincoln in 2026</th></tr></thead><tbody><tr><td>City of Port Lincoln</td><td>14,064</td><td>16,200</td><td>185ha*</td><td>Approx. 15%</td><td>44.2ha</td></tr></tbody></table> *Murray's Point Reserve (119ha), Grantham Island Reserve (50ha) and two-thirds of the Caravan Park Reserve have been excluded from the calculation of total public open space given that they are substantial areas of open space that are not readily accessible/usable to most residents/visitors (i.e. accessible only by boat or fenced).		Amount of Open Space Necessary in Port Lincoln	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026	Amount of Open Space as a % of the Residential area in Port Lincoln in 2016	Amount of Open Space as a % of the Residential area in Port Lincoln in 2026	City of Port Lincoln	14,064	16,200	185ha*	Approx. 15%	44.2ha
	Amount of Open Space Necessary in Port Lincoln	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026	Amount of Open Space as a % of the Residential area in Port Lincoln in 2016	Amount of Open Space as a % of the Residential area in Port Lincoln in 2026									
City of Port Lincoln	14,064	16,200	185ha*	Approx. 15%	44.2ha									
	It is important to note that, although there are increased maintenance and ownership costs, it is not necessarily a detriment to the city to hold surplus open space. However, this position changes when such land is needed to meet increasing demands for other competing essential services that the community expects be made available.													
2	Underutilisation Disputed - Residents challenged the claim that the park is underused. - Descriptions of daily use by families, children, dog walkers, and youth using the skate rink. - Requests for greater transparency, including data on park usage and maintenance costs.	Given that Seaview Park has been found to be suitable for residential development when considering its location, zoning, size etc. and that spatial assessment shows that there is reasonable access to several other local and neighbourhood level open space reserves nearby (including the recently improved Whait Reserve), Seaview Park, on an objective assessment, is underutilised. This is not to say that the reserve is not used. The Council acknowledges that members of the community use the land from time to time for passive recreation. However maximising utilisation requires assessment of the best use of the land weighing up competing factors. Use of this land for passive recreation is not considered to be the best use having regard to the above. It is, therefore, considered reasonable to repurpose Seaview Park to address the significant demand for affordable housing instead of maintaining its current use as a local open space reserve.												

	As above, the Council's Open Space Strategy 2021-2026 previously identified the opportunity to reutilise Seaview Park for other purposes, and the revocation proposal aligns with this and the Council's strategic objectives to deliver increased access to affordable housing. While it is noted that Councillors have formally visited the site twice during the assessment process, it is important to note that Council staff and contractors have routinely visited this site. Site visits were also integral to the development of the Open Space Strategy 2021–2026. A subsequent review was then conducted utilising key criteria, such as land tenure, size, native vegetation, environmental value, proximity to other parks and reserves, service availability, topography, use, current improvements, and zoning to evaluate the site's suitability for retention as public open space or redevelopment. These evaluations have informed the current proposal and underscore the Council's commitment to evidence-based decision-making. In respect of maintenance costs, whilst the revocation proposal has been driven primarily due to the suitability of the land for use in addressing housing shortages, there are some positive financial outcomes that could also be realised should the land be disposed of and repurposed, which are shown in the below table.																		
	<table><tr><th>Seaview Park - Monalena Street</th><th>24/25</th></tr><tr><td>Playground cleaning</td><td>\$ 1,820.00</td></tr><tr><td>Insurance</td><td>\$ 142.35</td></tr><tr><td>Depreciation</td><td>\$ 1,949.00</td></tr><tr><td>Water</td><td>\$ 314.40</td></tr><tr><td>Mowing/Slashing</td><td>\$ 1,251.99</td></tr><tr><td>Playground inspections</td><td>\$ 170.00</td></tr><tr><td>Seaview Park annual Expenses</td><td>\$ 5,647.74</td></tr><tr><td>Potential annual Rate revenue</td><td>\$ 7,546.89</td></tr></table>	Seaview Park - Monalena Street	24/25	Playground cleaning	\$ 1,820.00	Insurance	\$ 142.35	Depreciation	\$ 1,949.00	Water	\$ 314.40	Mowing/Slashing	\$ 1,251.99	Playground inspections	\$ 170.00	Seaview Park annual Expenses	\$ 5,647.74	Potential annual Rate revenue	\$ 7,546.89
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		Potential Disposal Price based on OVG value Interest on funds @ 4.15% Total Annual opportunity cost \$ 490,000.00 \$ 20,335.00 <u>\$ 33,529.63</u> The suitability of this site for affordable housing has taken into consideration its location and has been well-informed by the past EOI process for the adjoining land at 2-4 Passat Street. Project viability considers many factors, and in this case, the cost of the land and the cost of any future constructed residence are key components of the calculation.
3	Equity and Social Impacts - Concerns that lower-income areas are being disproportionately targeted for social housing. - Calls for more equitable distribution of such developments across the city.	Social and affordable housing is seen as an important response to address overcrowding and increased homelessness within the City of Port Lincoln area. A need for housing of all varying sizes and affordability levels was identified in Council's Housing Strategy and Strategic Directions Plan as being necessary (outlined further below). It is also understood that there is a significant wait list for social housing with very limited affordable housing available. The identified lot has significant potential to address this need in particular. However, Council is committed to ensuring that any future development has a clear management strategy to prevent any anti-social behaviour or unintended consequences. The advantage of the proposed use of this site is that as it is a Council owned site, it is possible for Council to incorporate conditions of disposal (through appropriate preconditions included in a contract for sale) which would operate in addition to existing planning requirements, to avoid anti-social or unintended consequences as well as ensuring that key concerns/constraints are dealt with. It should also be noted that 3 of the 5 parcels of land identified in the Report were identified as being suitable for residential use and these parcels are located across the City in areas of varying affluence. That is, the Council is seeking to ensure that affordable housing is made available across the city and not just in lower socio-economic areas.

4	Infrastructure and Amenity Concerns - Fears that local infrastructure (sewer, power, roads) cannot support 40 new homes. - Concerns about increased traffic, parking, and strain on services.	Any development completed on site will require a full development approval process, including referral to external agencies (including those dealing with Sewer and Power such as SAPN and SAWater). Further, any development application will be independently assessed through the Regional Assessment Manager or Regional Assessment Panel, depending on delegations. As such, the concerns raised as part of this objection will be independently assessed and be addressed in a manner consistent with normal planning and infrastructure outcomes (i.e. which include requirements on private developers to deliver strategies to mitigate adverse development impacts). This includes careful consideration of access roads to ensure traffic is appropriately managed and ensuring provision for off street parking. Relevantly, the internal assessment undertaken to determine suitability of Council for residential development did include consideration of existing infrastructure and stormwater management within the broader network. This land was still identified as being suitable having regards to these matters, including on the basis that any works required to facilitate changes to its function and performance would reasonably be achievable.
5	Environmental and Biodiversity Impact - Worries about the impact on native vegetation, wildlife, and climate impact. - Some submissions noted the park's role in stormwater management and biodiversity.	Any future development of the site would be subject to compliance with the <i>Native Vegetation Act 1991</i> and <i>Planning Development and Infrastructure Act 2016</i>. The requirements of this legislation operate such that if the proposed development at the site has a negative impact upon the environment, it is offset via a Significant Environmental Benefit (SEB) outcome within the region. It is likely that a future project would require the removal of vegetation on the site, however, there may be mandatory requirements for some to be retained or for other open space to be established in the development. An SEB offset established within the region is likely to be of greater value than vegetation on this site (noting that a greater portion of the vegetation is contained within the adjoining site at Passat Street) since the existing vegetation has provided harbourage for persisting undesirable behaviour, including illegal dumping and arson. An accredited Native Vegetation consultant has already prepared a Native Vegetation Clearance Report for this land pursuant to the <i>Native Vegetation Regulations 2017</i>. The report, following a site visit and data collection, indicates that

	- the site has a single vegetation association, <i>Eucalyptus diversifolia</i> Low Mallee with a sclerophyll shrub understorey. This remnant patch of vegetation is isolated within a residential setting, adjacent to native bushland located on the allotment immediately to the east. No threatened species were observed.; - the vegetation is relatively homogenous across the site, interspersed with both small and large clearings; - numerous informal tracks, evidence of vegetation damage, and scattered litter were observed throughout and several declared weed species of concern were present. Parts of the area have previously been affected by fire, contributing to further disturbance. <i>Eucalyptus diversifolia</i> or Low Mallee with sclerophyll shrub understorey, is not a threatened plant community under the EPBC Act or a threatened ecosystem under the DEW Provisional list of threatened ecosystems. The native vegetation clearance report also noted only a very small area of vegetation will be impacted relative to the amount of similar vegetation in the local vicinity, and the proposed clearance is not likely to have a significant impact on any threatened species which may use the vegetation, as: - It will not lead to a long-term decrease in population size, - The reduction of the local area of occupancy will be minimal, - Existing populations will not be fragmented, - The site is a small, isolated remnant in a residential area and not part of a vegetation corridor, - It will not result in the establishment of invasive species which could be harmful to threatened species. Availability and/or quality of habitat will not be modified, destroyed, removed, or isolated to the extent that any species are likely to decline.
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		In light of the above, the existing vegetation on the land is not considered to be extraordinary and its removal in connection with any development would not give rise to dire impacts for biodiversity in the city.
6	Alternative Solutions Suggested - Use privately-owned land for development. - Retain part of the park (e.g., 30%) and develop the rest. - Improve the park rather than sell it.	Unfortunately, as indicated in Council's Housing Strategy, there is a shortfall in available housing within the City of Port Lincoln. There are also many privately approved developments that have not progressed to construction to various factors that have limited their financial viability. For this reason, it is not possible to rely on privately-owned land to alleviate the under-supply. Further, affordable/social housing affect the financial viability of a development, which in turn, makes a private development targeting social and affordable housing less likely to proceed. It is considered appropriate for Council to take positive action to assist in addressing key community needs since the private market has consistently failed to do so. There is, of course, still the ability for private land to be developed for other residential uses that do not constrain profit outcomes in the same way as affordable housing projects do. Unfortunately, due to the layout of the park, retaining 30% and developing the rest is unlikely to make the project viable. It is also noted that there are several reserves/parks within the nearby vicinity (within 400m) including Whait Reserve at 350m which was upgraded significantly in the 2024/25 financial year. As indicated above, the current level of open space/reserve is in the order of four times the required under planning guidelines based on population numbers. However, Council has a recognised shortage in housing, particularly in the affordable/social housing space.

ALIGNMENT WITH COUNCIL STRATEGIES:

Housing Strategy 2024-2029 and Community Needs

The revocation proposal aligns with the City of Port Lincoln's Housing Strategy 2024–2029, which identifies a significant shortage of housing in Port Lincoln. This shortage is evident in both the rental and residential markets and is recognised as a major community issue. One of the Strategy's key actions is to consider the use of Council-owned land for residential development. The Council received over 260 submissions in preparing this plan noting the challenges the broader community face that are creating obstacles for housing supply.

Strategic Directions Plan 2025–2034

Following broad community consultation, the City's Strategic Directions Plan 2025–2034 identifies a specific action, Action 1.3, which states: "*Continue to implement Council's Housing Strategy to expand fit-for-purpose housing options, including through the release of Council land and reassessing Council's City masterplan and associated zoning.*" This outlines the importance of this initiative to the broader community and iterates Council's commitment to addressing community needs and planning for sustainable growth, being objectives that underscore the reasoning behind undertaking this revocation process.

Open Space Strategy 2021–2026

The Open Space Strategy 2021–2026, developed by the City of Port Lincoln, identifies under Goal 1, Action 2: "Dispose of existing surplus land," and Action 3: "Identify and dispose of surplus land during reserve planning processes where appropriate after consultation with the community." The strategy also assesses the access and environmental value of the Seaview reserve as 3–4 (out of 10) and its play and recreation scores as 5–6 (out of 10). This strategy involved significant community consultation and provides a framework for managing public open spaces in a way that aligns with community needs and resources.

SUMMARY & RECOMMENDATION

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 was identified as potentially surplus in the Open Space Strategy 2021-2026.

Further investigations have confirmed this position. There has also been strong interest for development from the proponent seeking to develop the adjoining land at 2-4 Passat Street, which has presented an opportunity for Council to proactively address the shortage in affordable housing. Revoking the classification of Seaview Park as Community Land is required in order to realise this objective and enable the land to be developed for this purpose.

The consultation process for the revocation proposal has been comprehensive. It occurred in compliance with the Act and the Policy and was informed by the state government guidance paper.

18 of the 44 submissions received in connection with the revocation proposals for all 5 parcels of land identified in the Report related to Seaview Park. The majority of the submissions opposed this proposal.

Whilst it is acknowledged that the loss of this reserve would affect members of the community, primarily the nearby residents, there are still considered to be compelling reasons to progress the

proposal. Indeed, this is necessary if the Council wishes to take steps itself to address the affordable housing issue, as Council committed to do in Action 8 of Goal 1 of the Housing Strategy 2024-2029.

When assessing the positive strategic outcomes versus the immediate impacts upon residents and taking into consideration the investment made into nearby neighbourhood reserves, and that funds generated from disposal can be put back into further improvements, this revocation proposal is significantly beneficial for the community.

Accordingly, It is the recommendation of the Council Administration that Council proceed with the revocation process in accordance with Section 194 of the Act and for this purpose, prepare and submit a report to the Minister seeking approval of the revocation of 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.

If the Council resolves in line with the Administration's recommendation, then:

- The application to the Minister will be submitted inclusive of all relevant documents and supporting information seeking approval for the Council to revoke the of the classification of the land as community land; and
- A further report will be presented to Council once a response from the Minister has been received.



84891

Project Name : Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln

Submission Summary

15 May 2025 - 12 June 2025

Report generated on 19 June 2025

Project Overview

The City of Port Lincoln sought community feedback on a proposal to revoke the community land classification of Seaview Park - Monalena Street, Port Lincoln. This would enable the potential development of social and affordable housing. A portion of this site, referred to as 2-4 Passat Street, falls outside the red-marked area shown in the image, as this section is no longer classified as community land, having been revoked previously.

Reasons for Revocation Proposal

The City of Port Lincoln's Housing Strategy 2024-2029 identifies a significant shortage of housing across the region, particularly in Port Lincoln. This shortage is evident in both the rental and residential housing markets and is recognised as a major community issue. One of the Strategy's key actions is to consider the use of Council-owned land for residential development.

Seaview Park is currently open space with low utilisation, largely unimproved, featuring a skate rink and bowl. It was identified in the city's Open Space Strategy 2021-2026 for potential disposal, subject to upgrades of nearby reserves. Since then, Council has completed significant improvements to Whait Reserve (at 350m), away, and the Port Lincoln Foreshore Playground (at 2km). There are also three other open space reserves within 400 metres of Seaview Park, Dickens Street, Cronin Avenue and Argent Street.

Council has received an expression of interest to develop the site for approximately 40 dwellings comprising 2-3 bedroom residences for social and affordable housing. If the revocation proceeds, Council would seek further expressions of interest from non-for-profit affordable housing providers to develop the site.

Other considerations

- 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).
- 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.
- 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.

Report generated on 19 June 2025

Community Impact

If the land is sold, the proceeds would be allocated to Council's Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

While the proposal would result in the loss of some open space, Council notes that nearby reserves continue to serve the community's recreational needs. The proposed development offers broader community benefits, including a significant increase in the supply of affordable housing, to addressing current issues of homelessness and overcrowding.

Council is consulting with the community to help inform its decision. If the proposal proceeds, the land's reserve status would be revoked under Section 195(1) of the Local Government Act 1999, allowing for future residential development.

A detailed Proposal for the Revocation of the Classification of land as Community Land Statutory Report, including Annexures A-E, is available to view in the Key Documents section on the right. We've also prepared a reader-friendly version, which includes a Q and A Sheet at the back. Both versions cover all five Council-owned parcels currently under consideration. Hardcopies were also available at the Council Office and Port Lincoln Library during the public consultation period.

Proposal for Revocation of Community Land – Seaview Park – Monalena Street, Port Lincoln

Number of Submissions : 44

Respondent	Subject	Description	Attachments
1	Monalena Street	I support Revocation of this land for the concept of housing as it has significant strategic benefit to the larger Port Lincoln community. Housing shortages are prevalent in Port Lincoln, and it is appropriate that the Council address this; and there is sufficient unused and recreational land within Port Lincoln to more that meet the needs of the community despite revoking this lands status.	-
2	Council Resolution CO 25/072 - Proposal for Revocation of Community Land - Public Consultation on Section 194 Statutory Report	Please retain the area with trees for a public reserve - feel free to sell the rest!	-
3	Community Spaces	I strongly object to the Council's proposal to revoke Community Land. It is not ok to do nothing with this land and then suggest it is of no Community value. All of these community spaces are important to the City and its people. Rather than seeking to sell them off	-

Report generated on 19 June 2025

Respondent	Subject	Description	Attachments
		Council should be looking to how their benefit can be maximised. I am no town planner but surely with some native trees, lawns (watered from the waste water system) and recreational facilities such as tables, chairs, bbq, nature play etc they can be extremely valuable to nearby residents. I also find this process of consultation frustrating in the extreme - really you want people to fill in a different form for each space. No doubt few will and you can tick the consultation box and move on. Come on Council - with climate change, increased housing density and an explosion of mental health issues people need places to connect to nature.	
4	Seaview Park	Seaview Park has the potential to be revitalised as a native bush park but the need for social housing is also great. I can support this decision if 30% is left as a park and a substantial amount of money spent to revitalise the parklands, playgrounds and provide facilities to the growing families who will live here as well as a regular bus service into the town to assist with the distance from facilities. Many people in need of social housing are also in need of transport and without it become alienated and isolated and so these considerations must be part of the budgeting for this project.	-
5	Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln	Dear Council of Port Lincoln: I understand the need for expansion - I do - and I am sensitive to the requirements of a growing city. However, I am going to make the same two points for all five submissions: 1. Once open spaces / green spaces are developed, there is no getting them back. They're gone. Port Lincoln is a lovely and desirable community in *large part* to its layout - a rolling city bordered by the sea with plenty of parks and open areas. Once these areas are developed, it will lose that magic. By all means - improve the green spaces. But if you develop them, they are lost forever and the city will lose much of its charm.	-

Respondent	Subject	Description	Attachments
		2. Port Lincoln is also blessed with space to sprawl. I've lived in many places that have natural borders. The community CAN'T expand and so discussions like these become much more fraught and weighted. However, Port Lincoln doesn't have that problem. There is plenty of space outside of the town centre to add infrastructure and more residential housing. That is where you should be looking first - not to the green spaces. Thank you very much for reading my opinion and I hope you will take it under consideration.	
6	Revocation of Chapman Street	██████████'s Submission Re-Revocation of Community Land at Harbourview Reserve, Seaview Park, Chapman Street, Oswald Drive and Trigg Street Reserve. I am formally objecting to the City of Port Lincoln's Revocation Proposal for the above community land on following grounds. .1 The Proposal for the Revocation lacks probity, as outlined in my Letter to the Editor published on 29th May 2025 in the Port Lincoln Times, does not comply with Council's values as it lacks integrity, including honesty and transparency. .2 The Council Employees who compiled the Proposal have breached Councils Employee Conduct Policy, (of which Councils management were too incompetent to review by February). .3 The Council' CEO's lack of due diligence, by allowing unsubstantiated spin to be relied on in the Proposal, will/has prevented ratepayers from making an informed submissions, plus prevented elected Councillors from making informed decisions. I believe that, in the interim the Revocation Proposal should be advertised as being withdrawn and, subject to being investigated (as per other legislation), all Council managers deemed to have breached councils policies (or failed to document their concerns) should have their employment terminated as they can no longer be seen as being trusted. This includes any employee who continues to breach	-

Respondent	Subject	Description	Attachments
		council policies by failing to immediately terminate the above proposals and advertise their withdrawal.	
	Revocation of Seaview Reserve	██████'s Submission Re-Revocation of Community Land at Harbourview Reserve, Seaview Park, Chapman Street, Oswald Drive and Trigg Street Reserve. I am formally objecting to the City of Port Lincoln's Revocation Proposal for the above community land on following grounds. 1. The Proposal for the Revocation lacks probity, as outlined in my Letter to the Editor published on 29th May 2025 in the Port Lincoln Times, does not comply with Council's values as it lacks integrity, including honesty and transparency. 2. The Council Employees who compiled the Proposal have breached Councils Employee Conduct Policy, (of which Councils management were too incompetent to review by February). 3. The Council' CEO's lack of due diligence, by allowing unsubstantiated spin to be relied on in the Proposal, will/has prevented ratepayers from making an informed submissions, plus prevented elected Councilors from making informed decisions. I believe that, in the interim the Revocation Proposal should be advertised as being withdrawn and, subject to being investigated (as per other legislation), all Council managers deemed to have breached council policies (or failed to document their concerns) should have their employment terminated as they can no longer be seen as being trusted. This includes any employee who continues to breach council policies by failing to immediately terminate the above proposals and advertise their withdrawal.	-
7	Do not sell our Community Land	Best practice principles of town planning say that social housing should be integrated into the general community. Where is this push to develop our Community Land coming from? It is such a short-term	-

Report generated on 19 June 2025

Respondent	Subject	Description	Attachments
		vision that does not appear to value the benefits that green space offers to local residents. If council truly wish to promote an inclusive and connected community they would not seek to remove resources that already contribute to these worthy goals.	
8	Revocation of Community Land - Trigg Street Reserve	Seaview Park	Refer Attachment 1
9	OBJECTION to Revocation of Community Land	Refer Attached	Refer Attachment 2
10	Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln	I am opposed to the revocation of the community land classification for Seaview Park on Monalena Street. While the need for social and affordable housing is important, it should not come at the cost of diminishing public open space. Parks like Seaview Park offer vital recreational and environmental benefits and contribute to the health and cohesion of our community. Once community land is lost, it is rarely regained. The City should explore alternative, already-cleared or underutilised sites for housing developments that do not impact public green space.	-
11	Seaview Park	I am writing this submission to protest against the councils attempt to change this park into a money maker for them.	-

Respondent	Subject	Description	Attachments
		This park has been for the publics use for many, many years. it is one of the most used parks in Port Lincoln. Every day grandparents, children, pet owners, joggers, mums and dads use this park. The kids adore the play ground and families have BBQs. The people that have invested plenty into homes around this park are concerned about their property values and views. If this park is turned into an aged care building complex or housing all of a sudden we have no parkland within this vicinity. Once this parkland is gone it will never be replaced. Lets look to the future and keep this valuable asset as it is for the future generations.	
12	Submission - Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln	Please keep the community land as community natural land for the future of generations to come. Please consider the need to retain green outdoor playing spaces for the future of the generations to come. Please listen to the voice of the residents.	-
13	Submission - Proposal for Revocation of Community Land - Seaview Park - Monalena Street, Port Lincoln	I live on Monalena st and do not agree with the council's proposal. I see kids use the park and playground most days. They use the swings and slide, play in the sand, ride bikes/scooters and skateboards around the rink, kick the football around and use remote control cars in the park area. The only reason that Seaview Park is underdeveloped is because council refuse to develop the park further. My son and I use that park, we kick the football there, he rides his scooter on the rink, we fly kites there and use the swings after work. Why is it that the lower income earning area of Port Lincoln is lumped with having the development proposed for social and affordable housing. Why can't 25 Chapman st or 10 Oswald drive be developed into social and affordable housing. Just because they	-

Respondent	Subject	Description	Attachments
		have a higher income community, and we have a lower income community doesn't mean you should put social and affordable housing in our area. If and it's a big IF the proposal went through it should be for people who are going to BUY houses. If you want to improve the Lincoln South area STOP building community housing in it. If the council wants to build more community housing, they should also be looking at building out and expanding the city, not trying to cram in as many buildings into an area as they can. Not only does this create issues for the current residence by losing the park but it also puts a lot more pressure on the current infrastructure. The sewage, power, water and internet would not be able to cope with another 40 houses. The area was not designed to support that many extra buildings. On another note, if in direct correlation to the many houses being built the crime rate goes up and people start getting broken into or the area becomes a violent place to live due to the housing being affordable living, I can bet you the council won't do anything to reimburse the current residents or help them out even though this was the council's decision. I have lived here for 14 years and have witnessed the area slowly start to become a nicer and nicer area to live. I don't want to see this part of town go backwards. I want to see this area improve, and I'd really like to see Seaview Park stay as a park and even slowly be turned into a nicer park. I want the area in which my family live to be a safe place to grow up, and if this proposal goes through, I don't see that being the case. Once again, I do not agree with this proposal and hope the Port Lincoln Council take into consideration what the residents of the area want. I do not support this proposal.	
14	Submission - Proposal for Revocation of Community Land	I disagree with the Proposal for Revocation of Community Land	-

Report generated on 19 June 2025

Respondent	Subject	Description	Attachments
	- Seaview Park - Monalena Street, Port Lincoln	All recreational community land should remain as recreational land for parks & recreation purposes. As our city grows the need for recreational spaces are extremely important to give families place to be able to exercise & relax & take time out of their busy life. Parks & outdoor recreational spaces promote healthy wellbeing; spaces for families within the community a sense of belonging & promoting good mental health & healthy families. It would be better for this land to be kept as is and developed into safe park spaces for families to be able to be used.	
15	Submission – Proposal for Revocation of Community Land – Seaview Reserve	Refer Attached Letter	Refer Attachment 3
16	Concern Regarding Proposed Revocation of Community Land – Seaview Park, Monalena Street	Dear Port Lincoln Council, I visited Seaview Park this morning with my son and wanted to share some thoughts on the proposed revocation of its community land status. The skate park there is excellent — well-built, clean, and clearly a great space for local kids. It's hard to imagine that it's not regularly used by families and young people in the area. Given that, I'm surprised by the suggestion that the park is underutilised. I'd also like to ask whether it's really necessary to revoke the community land status for the entire reserve. Couldn't the skate park, playground, and at least part of the surrounding scrubland be kept as community space?	-

Respondent	Subject	Description	Attachments
		Even with some development, keeping these key areas would still give local families access to recreational space, especially important as the area continues to grow. The park has value beyond just its footprint — it's a place for activity, connection, and spending time outdoors. I hope Council will consider a more balanced approach and retain at least the playground and portion of native vegetation (unstructured/nature play is so important for our children), Seaview Park for public use.	
17	Community land revocation submission	I am pleased to provide the attached submission for consideration. I am available for further discussion to clarify my conclusions, and/or for Council to clarify its position. Please note that I am away from home base between 27/5 and 26/6.	Refer Attachment 4
18	Submission – Seaview Park		Refer Attachment 5
Submissions received added below relating to all submissions.			
19	Revocation of Community Land	Please record and note my total rejection of the proposal by Council for revocation of community land. This includes all five locations. Open space is a fundamental requirement for the health and wellbeing of residents and once disposed of it is gone forever. For Council to place a greater need to satisfy "market interests" in developing community land for commercial use is unacceptable. The Minister for Local Government will be strongly informed of the need to listen to local residents and reject this proposal.	-

Respondent	Subject	Description	Attachments
20	Revocation of Community land	Hello Dear Council Members, I don't agree with any of our Green Spaces being taken away from the residents. Once they are gone they are gone forever. Even if it is to simple take in view, is better than always looking at buildings. Im told that some of these spaces were donated to the city to be used as green spaces playgrounds or walking areas, whatever the residents would like to use them as. Please leave them alone. Thank you for the opportunity to have my say. There will be more land for the building your talking about.	-
21	Submission - Proposal for Revocation of Community Land - Trigg Street Reserve - Willison Street	I am 100% against Council selling any of the land that has been suggested. This proposal is trouble in the making, developers will do with it as they please (no doubt through State planning to circumvent Council) to the detriment of local community. NO SALE !	-
22	Revocation of Community Land, 25 Chapman Street, Port Lincoln	The attached letter applies equally to all of the proposed public reserve revocations.	Refer Attachment 6

Respondent	Subject	Description	Attachments
	Revocation of Community Land, Port Lincoln	Please consider the attached letter to Council and Staff when addressing all of the proposed revocations of community land	Refer Attachment 6 as same
23	Disapproval of all land revocation	I would like to formally object to all land revocation in port lincoln especially the allotment of 25 Chapman St. This property [REDACTED] and if full of native trees and wildlife. We bought the [REDACTED] to ensure the was no neighbouring houses around us. All these parcels of land we given to the council when subdivisions were originally done and the council has no right to PROFIT from this. Once green spaces are gone, they can never be replaced, and for many wildlife species, they are corridors for them to move about. There is an abundance of land around that is on the market and no need to sell these blocks at all. Maybe the council could work with people that actually want to subdivide there land and sell instead of making that process to hard. There is no greater In place that the sale of these lands will be used for the "said" purposes. There is no studies in place to look at traffic, sewage, power or water to see if it is even possible to achieve the councils said outcome. This land belongs to the public and you have no right to fill the council bank account from the sale of these properties. You say these parcels of land cost money to maintain well in my 6 years in the council I have never once seen or herd of any monies spent on the parcel at 25 chapman Street same as the Oswald drive allotment. The other ones are parks and the rates cover what is poorly managed on these sites anyway. This land should never be sold nor is there a need for this. I will strongly appose any move towards all of the 5 parcels being sold.	-

Respondent	Subject	Description	Attachments
24	Revocation Chapman street	The area planned for revocation in Chapman street is an area that needs to be preserved...it's an extension of the rustlers gully reserve and home to koalas, kookaburras, bearded dragons and other native species. There is also so much privately owned land on the south side of Port Lincoln that has already been cleared that could be subdivided further and zoned or rezoned residential. All other parks up for revocation should also be preserved for similar reasons and we as a community have an obligation to keep our green spaces for future generations.	-
25	Land Revocation and Greyhound Road / old dump	Please see attached my feedback and suggestions regarding the proposal for land revocation within the council area. Thank you for the opportunity.	Refer Attachment 7
26	Proposal for Revocation of Community Land - 10 Oswald Drive, Port Lincoln	This piece of land, on Oswald drive... along with the 4 other parks that are being threatened to be taken away, were either a gift from former residents for use as a green space, for generations to come. Or a forced "gift" given by owners of the land around, that were subdividing the area for residential purposes. Council asked for this particular green space on Oswald to be left for residents, to have as a green space, for the future, noting how important it was to have such a space! Every piece of research into mental health, shows that the outdoor parks provided to residential areas and green spaces which take us back to nature, are of great importance to help toward building resilience, with mental health and physical health. Our space has significant trees that support so much native life, kids go there to climb these trees and the rocks outcrops. The new Holland honey eaters, kookaburras, hunting Kytes and a local wedge-tail eagle couple, have all been sending foraging and hunting, every day!! If you haven't seen this, then you haven't been looking!!	-

Respondent	Subject	Description	Attachments
		Adelaide is in the process of expanding green areas in the northern suburbs, just look at the state premier's Facebook page! I new parkland is being developed because of mental health and community.. and it's going to be huge!! If you let these precious pieces of land go, you will never get them back... and you have no way of knowing what developers will be coming in and what they'll be doing. They are big business and have no care for the surrounding community, they know how to get around council to build whatever they want. It is sad to think you can get rid of these so quickly, just remember that you'll be known for this for generations to come.. the council that took these precious green spaces, when there were other options. Just because of some temporary budget cuts that you couldn't fight or failed to fight. This is written on behalf of myself and my husband [REDACTED] and our 3 children (that you are taking this from).	
27	Nature Reserve	Hello, I, like many other residents of Port Lincoln, disapprove of the council's intent to sell off our reserves to private developers. These reserves serve as important community spaces and wildlife nesting grounds.	-
28	Harbourview Reserve and others	As a Port Lincoln resident since birth, and a Surveyor who has worked in Port Lincoln and Eyre Peninsula for 30 years, I oppose the revocation of any community land in Port Lincoln. I am writing this in relation to Harbourview Reserve, but also regarding the other reserves. As a Surveyor I just shake my head of what is being proposed, it is just bad. This is land that was provided as a requirement for Subdivision. Every resident in Port Lincoln should have been notified by letter drop not just residents facing the Reserve. There are residents out there that have no idea about what is being proposed. It is quite disgusting, it is as though the council has done minimum work so there is minimum blowback. The Council should be more engaged with the public if they are concerned about lack of development happening. Not only is there over a hundred houses for sale in Port Lincoln at the	-

Respondent	Subject	Description	Attachments
		moment but there is so much vacant land in Port Lincoln that could be divided up and developed, but for various reason there are roadblocks stopping it from happening. Whether it is because sewer and water cost are too expensive to extend, Native Veg makes things hard or the zoning. There is so much vacant large parcels of land which will stay vacant for ever because of these issues. The development of Community Land should be a last resort, in the future this land will be invaluable, but once it is gone its gone for good. Whoever came up with this idea mustn't live in the council area and or spends their free time sitting inside watching TV. I would much rather have Community land for everybody to enjoy than have the Council own a half empty Civic Centre.	
29	Submission - Proposal for Revocation of Community Land - Harbourview Reserve - Highview Drive, Port Lincoln	To the CEO and Councillors, I believe this and all the additional pieces of land subject to Revocation should absolutely not be sold off by Council or otherwise Transferred they are reserves and green space. In some cases the original owners who are still alive were forced to give this land up in order to get development approval. These open spaces are for the community... not to be sold off by Council and its employees and representatives who in most cases will be gone or moved on in the next few years	-
30	PLCC's proposal to revoke Community Recreational Reserves (5) status.	You proposal to revoke Community Recreational Reserves makes two unsubstantiated statements. 1. The high cost of maintenance and up keep. SHOW US THE FIGURES TO PROVE YOUR CLAIM! PLCC's new trees, seating and paving at Liverpool St pedestrian crossing costs what? Just one of those benches would care for Harbourview Reserve for the year. 2. You claim under use of Reserves.	-

Respondent	Subject	Description	Attachments
		NOT ON HARBOURVIEW! People of Lincoln come from across the city to use Harbourview. They are there from 7am to 7pm. Your very expensive upgrade of Waite reserve is an abject failure. Looks good but no one uses it. SHOW US YOUR SURVEY DATA, and EMPIRICAL EVIDENCE TO PROVE UNDER UTILISATION! (for Harbourview specifically) You, our Councillors, your duty to your community is very clear, open your ears and then it is a simple YES or NO. When you vote on this proposal, feel your communities wishes. On Sat, 24 May 2025, 10:18 am [REDACTED] wrote: Our members, both state government and local Councillors are elected to represent their constituents. Fact. The majority of our community of Port Lincoln are clearly against this PLCC proposal. I would expect you Councillor's to listen to your community and do what you were elected to do. PLCC are burying their heads in the sand if they choose to exclude/ ignore social media. All information is power. We who are also forwarding submissions of objection are very concerned that the PLCC will "summarise or paraphrase submissions" before the Minister receives them. We do not want anyone amending, redacting or otherwise our submissions.	

Respondent	Subject	Description	Attachments
	Revoking community reserves	I have serious concerns about the PLCC's proposal to rezone 5 community reserves. Good land use practice recommends 15% allocation to community green, recreational reserves. Many very recent and authoritative articles reinforce the correlation between these spaces and healthy physical and mental outcomes. Please read one or two. I've looked at the "survey monkey" questionnaire and who will understand it? Council should publish that handout information page in it's totality into the Lincoln Times. A very small percentage of our community would be aware of that document.	-
31	Harbourview Reserve	To: City of Pt Lincoln Council Mayor & elected members & officials. Re: Having my say regarding the Revocation of Community Land Proposal I am taking time to write to you to convey my strong wish to protect Harbourview Reserve along with other parcels of community land identified by council as surplus to council needs. I acknowledge there is a need for more housing & age & childcare facilities in our city, along with the whole of our state & I believe our nation. There is also a huge need in mental health & drug rehabilitation due to a lack of services & facilities in our city & beyond. I believe very strongly in promoting health & wellbeing, physically, socially & emotionally.	-

Respondent	Subject	Description	Attachments
		Having a green & open recreational space for simple, accessible & affordable activities which is available for the whole community of Pt Lincoln is a massive asset in providing adequate space to safely to be active, not just in this short term but the long term. Not all people can afford the cost of competitive sports, gyms etc, therefore making these spaces so important to health & wellbeing to many. It is well researched & documented that our younger generations are impacted with increased health problems & conditions due to a more sedentary lifestyle meaning less activity, increased screen time & social media engagement. These include overweight & obesity, early onset diabetes, depression & anxiety & limited socialisation just to name a few. To replace a community green space with buildings is dismissing the value of the environment in assisting in the wellbeing of a community at grassroots level. After raising my children opposite Harbourview Reserve, I now care for 4 grandchildren most weeks for varying lengths of time. The benefits Harbourview Reserve has offered to my family & others over these years is an open green, space to engage in many activities. These activities include running, bike riding, kicking footballs, soccer balls, exercising the family dog, climbing rocks & trees, playing chasey & hide & seek, looking for lizards & other creatures, observing nature, building structures out of sticks as well as the playground equipment, digging & playing in the sand. Most times I have my neighbours 3 children join us also as they enjoy playing with my grandkids & they all play well together. This not only benefits these kids but their mum as her partner works away most	

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Respondent	Subject	Description	Attachments
		weeks, she is able take a break from her busy work / home life balance & catchup at home while experiencing some peace & quiet. All aspects are of significant benefit in the development of positive physical, social & emotional well-being. I am able to encourage the kids to observe & discuss the flocks of galahs that feed on the seeds on the ground in the reserve in season, along with other bird life that frequent the area. We have a family of magpies who nest near & frequent the park, bringing their new family each year to visit our deck. We also wake to the sounds of other birds each morning which I taught my kids & grandkids to listen out for. They often say they know it was nearly morning as they can hear the birds chirping. As I am in the reserve each week I meet young families from the area, mums with their babies &/or kids catching up, families with kids, dads with their kids while mum is home catching up with chores at home, kids from other areas who are visiting relatives living in the area, bigger kids who have the space to hang out. Most times I engage with one or two people / families each time I am in the reserve. When not in the reserve I observe individuals, children & families every day doing anything from utilising the playground, riding bikes, exercising dogs, practicing golf shots, running timed sprints, flying kites, hosting birthday parties, the list goes on. Harbourview Reserve in my opinion is a valued & frequently used space in our beautiful city. It provides a space that is easily maintained, offering children / families / individuals the room to ride, run, walk, play, roam, explore, practice, host & hang out safely, significantly enhancing physical, social & mental health. The long-term health benefits of this green space to the community are significant. Primary Health Care was formally established in the late 1970s. Key aspects being:	

Respondent	Subject	Description	Attachments
		-It is a holistic approach to health care encompassing both preventative measures to improve health & curative services to treat illnesses. -the importance of community participation in planning & implementing health services. -primary health care should be accessible to all people, regardless of their social or economic status. Promoting improved health & wellbeing (primary health) aims to educate (empower) individuals & communities about healthy behaviours such as physical activity, nutrition & smoking cessation as examples to decrease the long-term burden of health problems. Transforming an accessible, affordable, community reserve that provides a space for relaxation, socialising & being active at a grass roots level into buildings, extra traffic, driving birds & animals away etc is a complete contradiction to this initiative in my opinion. Also mentioning briefly, the detrimental impact developing this reserve will have on safety & congestion on the roads with increased traffic, the bird life, the peace & tranquility & the devaluation of surrounding properties. I implore council to please consider alternative options to developing community green space. It is difficult to offer a solution without knowing what land & how seriously council have explored options for housing, aged & child care previously, but I believe there has to be alternatives. I am also shocked & concerned as to how many people I have spoken to who are unaware of this proposal. Can I please request that council outline the criteria / processes undertaken to measure / conclude that the 5 spaces listed in the proposal are under-utilised. PLEASE, PLEASE don't cash in our city's valued green space for development. In my opinion it is a cheap, shortsighted fix which is ignoring the long-term benefit of precious spaces that enhance the health & wellbeing of our community.	

Respondent	Subject	Description	Attachments
		"Once this space is gone it is lost forever." Having my say,	
32	Proposed Community Land Revocation	REVOCATION OF COMMUNITY LAND Dear Sir/Madam I am writing this email to express my opposition the Port Lincoln City Council's proposed revocation of parcels of Community Land, with particular reference to the land known as "Harbourview Reserve". As a resident and ratepayer of this city I am concerned about the impact of redevelopment of these areas and the negative effects it would have on the immediate residents and the broader community as a whole. These public spaces offer – . Open area green space for all to enjoy now, and for future generations. . Recreational areas. . A buffer zone opening up neighbourhoods and reducing housing congestion. . Natural habits and wildlife space. I do appreciate the need for additional aged care infrastructure, but question why the Council has become the provider of land considering that there are large privately owned parcels of land not more than 10 minutes travel from our CBD. It is essential that the council continues to listen to the wishes and needs of the community in any decision making process. After all local government is elected by the community to serve the community, and also employed as such.	-

Respondent	Subject	Description	Attachments
		Again please register my opposition to any land revocation.	
33	Revocation of Community Land	The PLCC With respect I am not in favour of your proposal of the revocation of Community land for the following reasons: 1) Community land once sold cannot be returned and paradoxically with a growing population it might be required for public use. 2) Our water supply even with our Desal plant (when and if that's finished) may be insufficient to supply not only the existing population but an increase! 3) The topography of this town and the corresponding inadequate roads are making driving in this town at times difficult let alone significantly increasing the population. It's made more difficult with the B2, B3 and normal semis cluttering up the roads. Not helped by the rail closure. I have not seen any major street/roads undertaken in the 6 years I have lived here. Improving roads etc would be the first thing looked at before further development? 4) The cost to the city upgrading streets etc will be passed onto the ratepayers? Already rates are going past the CPI. Council needs to live within its means as the ratepayers something that seems to escape the council from the Mayor/down. Port Lincoln is a beautiful city but there is room for improvement/upkeep in existing areas before development community land. Budgets in the present economy, cost of living needs to be well checked before unrealistic development.	-

Respondent	Subject	Description	Attachments
34	HARBOURVIEW RESERVE - RESPONSE TO COUNCIL PROPOSAL TO REVOKE COMMUNITY TITLE	Minister, Mayor, Ceo and Councillors Thank you for the opportunity to comment on the proposed revocation of Community Land classifications and subsequent rezoning of five reserves within the City of Port Lincoln, with a view to selling those reserves to meet current and future needs for aged care, childcare, housing or community services. I am a property owner that would be directly impacted by the sale of land forming Harbourview Reserve. I wish to make some general comments about the broader proposal, then I will focus on Harbourview Reserve. At the outset, I have a general concern about the proposal to sell land currently zoned as Community Land for private developments in Port Lincoln, particularly when there does not appear to be a market failure in the private market at present. A search of residential land currently for sale in Port Lincoln at the time of writing included approximately 50 – 70 listings on each of domain.com and realestate.com, with some of those falling well into the ‘affordable’ bracket (for example 4,900m2 on Tennant Street priced at \$220,000 - \$240,000). Further, I would expect that any land to be sold by Council would be at a ‘going rate’ so as to provide the best possible return to rate-payers, and not disadvantage private land owners that may have land for sale (or be considering the sale of land) – that is, a property developer or aged care provider (for example) should not gain any greater benefit from purchasing land from Council than if they purchased from another landowner. Council’s documentation making the case for the revocation and sale of community land fails to identify or consider privately owned land that would be suitable for the purposes outlined. The sale of community land for residential development creates a greater population density, with many new allotments generally being smaller in size, bringing more residents into an area while at the same time reducing publicly available space. Council’s Open Space Strategy 2021-2026 notes that	-

Respondent	Subject	Description	Attachments
		South Australian children are spending less time outside than at any other time in the past, and cites research that unstructured outdoor play and immersion in nature is essential to the health and wellbeing of children. Indeed, the South Australian Government's 'Healthy Parks Healthy People SA Framework 2021-26' notes the benefits of spending time outdoors for the physical and mental health of all people by providing opportunities for social connection, physical exercise, connection with nature as well as the positive environmental effects of open space in built up environments. While Port Lincoln may have an 'oversupply' of community land on a population basis, it is also important to consider the accessibility, nature and diversity of that land, coupled with the 12.5% developer contributions required by Section 198 of the Planning Development and Infrastructure Act 1996 (the Act) By my calculation, the amount of accessible Public Open Space (excluding Murray's Point Reserve, Grantham Island Reserve and two-thirds of the Caravan Park Reserve) is 14.4%, which does not greatly exceed the 12.5% threshold. (Incidentally, looking at the map in the Open Space Strategy document of what is counted as 'council land' for this calculation some of it includes a large cemetery(?) and Sporting complexes (so not always accessible particularly on weekends) I would have thought at least the cemetery be excluded? As residential allotments continue to decrease in size, the demand for a range of open spaces in the council area will only continue to grow. Disposing of larger, under-developed reserves may limit Council's ability to meet future demands for recreational facilities including – but not limited to – dog parks, adventure playgrounds, nature reserves or sensory gardens. I note that Section 198 of the Act provides that developers may make a contribution prescribed by regulations, rather than contribute up to 12.5% of a land division to Council to be held as open space and – if Council's concern is funding its existing open space assets - I would support that approach in the future. With respect to Harbourview Reserve, it is my understanding this land was gifted to the Council by the former proprietor of the Port Lincoln Times, Mr M Hill and that it was to be preserved as open space for the community to enjoy. Residents are obtaining legal advice to establish whether the land is 'impressed with a trust' such that any Council action to revoke the Community Land classification is in	

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Respondent	Subject	Description	Attachments
		breach of that Trust. My research also establishes that the approval of the subdivision of land adjacent the Park had an open space requirement that now appears to be being totally disregarded by Council. The Council's information package indicates that the land is 'potentially surplus to community needs', presumably because the facilities on the land are quite limited, but this fails to recognise the informal use of the land that would be lost if only 1000m2 was retained as playground. Harbourview Reserve is a popular spot for dog walking, informal walking groups, kicking footballs, and many families have purchased homes in the area to appreciate these benefits, along with the sense of nature and open space – many of us enjoy the family of magpies and other birdlife that frequent the reserve and give a sense of tranquility to the neighbourhood, we use the reserve most days if not to walk the dog, enjoy the openness – this is a unique and rare open space left and should be preserved for its original intent – to be enjoyed for the local community – once it is gone it is gone forever. Blocks are getting smaller, houses more expensive, families NEED to have access to these open spaces. The unstructured nature of Harbourview Reserve creates opportunities for physical activity and social connections to be made and sustained throughout the week and particularly on weekends when sporting grounds are often being used for organised sport. Council's information package indicates that it has invested in upgrades of other reserves in proximity to Harbourview Reserve, however the closest of these is Heritage Walk (450m approx) which doesn't provide the types of opportunities described above – and other reserves require crossing either Flinders Highway or New West Road which means they aren't as safe and 'walkable' for many nearby residents (especially given the hilly nature of the surrounding area). This would appear contrary to the objective of creating more active communities through the distribution and use of open space in the council area. While Train Reserve doesn't require crossing a main road, it is situated on a main road, making it less safe for kicking footballs, for older children to run around, or for dog exercise. With respect to the potential use of Harbourview Reserve as a retirement village or aged care facility, I have more specific concerns, mainly around accessibility and traffic management.	

Respondent	Subject	Description	Attachments
		The streets surrounding the reserves are not wide, and accessing the site with emergency and service vehicles could be problematic and make the surrounding streets less safe for residents. The intersection of Highview Drive, Ocean Avenue and Paringa Avenue has poor visibility and would – presumably – be the fastest access for ambulance and / other emergency service vehicles which we could expect to increase in frequency with the development of retirement or aged care facilities on the site. In the event that the site was turned over to aged care, we would expect to experience higher numbers of service vehicles (eg laundry, cleaners, food services, etc) and staff, while even retirement living would bring with it an increase in services and visitors, creating much higher levels of traffic in the area. Our property has a frontage onto Highview Drive which, as you would probably be aware, is a reasonably narrow curved road, particularly at the Harbourview Reserve end. When there is a vehicle parked on either side of the road it is really only wide enough for one vehicle to get through which – combined with some steep driveways – can make visibility poor along the street. I am concerned that additional traffic would compound this problem. As you would be aware, the area surrounding Harbourview Reserve is quite hilly – even for a person of moderate fitness, some of the roads are quite steep and may limit the ability for older persons who may rely on gophers or other mobility aids to maintain a sense of independence and navigate the surrounding area safely – especially given the matters raised in the previous two paragraphs. Council's Q&A information sheet indicates that, as part of a planning and assessment process, a traffic management assessment would typically be required to evaluate potential impacts on local roads, intersections and parking availability. I would respectfully suggest that by that time it would be too late, and that a traffic management assessment be undertaken prior to the proposal for Community Land revocation proceeding, I would further suggest that assessment be made available for community feedback.	

Respondent	Subject	Description	Attachments
		With regard to aged care facilities, the ability for people to 'age in place' has been noted in the City of Port Lincoln's 'Empowering our Elders' strategy, as a means of maintaining social connections. Just as it is important to consider the spread of recreational facilities across the City of Port Lincoln, I would encourage Council to take the same approach in its planning for aged care. Currently the main locations for assisted living are Pioneer Village on Flinders Highway, Matthew Flinders on Oxford Terrace and Lincoln Grove on Marine Avenue. For those who have lived most of their lives in Lincoln South or Kirton Point and whose ability to move around in the community becomes more difficult as they age, it may be worth considering the opportunities to zone for retirement living/ aged care in those areas to support our elder population to sustain their social connections within those communities. Consideration might also be given to land that is relatively flat, thus encouraging mobility in elder residents. This obviously needs to be part of a broader approach of ensuring that existing aged care facilities are fully utilised, and that we are doing all that we can as a community to attract and retain aged care and ancillary workers to the region. I refer you also to my separate, confidential correspondence that I request not be made publicly available or disclosed as part of any Freedom of Information request. I will email that to the ceo@plcc.sa.gov.au email address only	
35	Revocation of Harbour View Park	To the City of Port Lincoln Council & SA Minister for Local Government As a lifelong resident and local business owner in Port Lincoln, I am writing to express my strong opposition to the proposed revocation of Harbour View Park and other community parklands. These green spaces are not just patches of grass — they are vital to our town's identity, health, and social fabric. To consider selling them off for development is not only short-sighted but deeply disappointing. It sends a message that convenience and financial gain are being prioritised over long-term community wellbeing.	-

Respondent	Subject	Description	Attachments
		Council has long upheld an “open space strategy,” a principle echoed by local governments across the country. To abandon this strategy now undermines public trust and suggests a worrying shift towards expediency rather than thoughtful planning. The perception that council is opting for the “easy sell” — sacrificing well-loved public spaces to developers — is growing, and this proposal only reinforces that image. While I understand the need to plan for future growth, including educational and aged care facilities, this should never come at the cost of our community’s green spaces. Once gone, they’re gone forever. Surely, there are alternative sites in town — underutilised or privately/government-owned land — that could be explored with greater creativity and determination. I urge the council to reconsider this proposal and demonstrate leadership that values sustainable, inclusive, and community-focused development. These parks belong to all of us — not just for now, but for generations to come.	
36	Proposed revocation of community land status	To Whom It May Concern I writing to submit my objection to the proposed revocation of community land in Port Lincoln, particularly that of Harbourview Reserve but also other open spaces that have been mentioned in this proposal. The reasons for the proposed revocation are important BUT do not outweigh the absolute importance of open green spaces in our communities. Council would have to change its own bylaws which mention the importance of close proximity to open green spaces to all community members. It is important to acknowledge that some of these open spaces have been donated to the people of Port Lincoln for the use of further generations. It looks to me council is more concerned about revenue raising than thinking of realistic solutions to providing future aged care, retirement living or childcare spaces. These issues are not for local government to solve at the expense of the generosity of past residents and/or developers. They are also not ‘core business’ for council but maintaining our parks is.	-

Respondent	Subject	Description	Attachments
		It is undeniable that the world is warming therefore is it vitally important that we preserve current parks and open space and vehemently protest against this type of dense urban development. This council does not have a mandate to make this change which cannot be reversed once development has occurred. If Council must pursue this issue, make it an election issue for the whole community to vote on. It won't pass 'the pub test'. Thank you for allowing me to express my opinion.	
37	Community Land	I have a young family and work long hours so don't get much time for anything else. I understand that the closing date for passing in a submission was yesterday but I haven't had a chance until now. Having open spaces for people to recreate, exercise, be in nature, walk their dog among many other pursuits is crucial to a healthy population. These five parcels of land should all remain open spaces. I'm disappointed this has even been raised as a potential option. Open spaces and parks should never be developed especially when they have been donated or bequeathed to remain as open space. Similarly where the land has been put aside as open space because there is development happening nearby it needs to remain as open space. Think back very recently to the covid pandemic and how important these spaces were for people's physical and mental health. Please for the sake of the community, people's health, recreation and a vibrant functioning rural city do not develop any of these green spaces. • Harbourview Reserve – Highview Drive • 10 Oswald Drive	-

Respondent	Subject	Description	Attachments
		- Seaview Park – Monalena Street 25 Chapman Street - Trigg Street Reserve - Willison Street I will be watching closely to see council's decision as will many others.	
38	Land Revocation	I am not in support of the proposed land provocation listed on Port Lincoln council website. Green space is vital for urban cooling and mental health. Maintenance cost should not be a reason council wish to sell of this land. Also mention that these areas are not used which is another sad reason to sell them off. Trees and green space provide habitat for us and other life forms to enjoy as needed. Please don't sell of our beautiful green spaces, its makes our Port Lincoln beautiful. And there are lots of areas of land already for sale that the council could buy. Please find attached our written submission regarding the Proposal for Revocation of Community Land.	-
39	Harbourview Reserve		Refer Attachment 8
40	Selling off council land	Hi, I am concerned about the council selling off land that has been previously donated to them, or land marked as reserves. I personally purchased my home at a significantly higher price than what the actual structure of the home would be worth, one massive factor was that there is a reserve adjacent to the property. I would think that this factor would have also been a consideration for all those in residential areas whose homes are near the planned reserves that are being considered to be sold off.	-

Respondent	Subject	Description	Attachments
		How disappointing for these residence whom are presumably long term council rate payers and in some proposed areas they have been high contributors to the community. I sincerely hope the council takes a lot of consideration before proceeding. This beautiful town and culture is slowly turning into just another ordinary place, bring the children up with trees, ocean, parks, wildlife and space, not all needs to be a concrete jungle. Thank you for your time	
41	Submission - Proposal for Revocation of Community Land	As someone who nearly didn't move to Port Lincoln because of the lack of childcare available and rental home options, I think the re-use of these parcels of land is a fantastic idea.	-
42	WCYCS Submission on the Proposed Revocation of Community Land From: West Coast Youth and Community Support (WCYCS) Date: 04 June 2025 Affordable Housing – The Need for Equity and Integration	See attached submission.	Refer Attachment 9

Respondent	Subject	Description	Attachments
	The shortage of affordable housing is having a significant imp		
43	Revocation of Community Land	We are currently travelling interstate. Before we left i emailed the Mayoress and every single councillor with my views. Only 2 had the decency to respond. My husband and i especially totally against the revocation of community land and want Harbourview Reserve Highview Drive left as is for the community to use. This along with other parks/ land council is trying to sell off for whatever reason. Please find my email- i could list other land around Port Lincoln that lies ugly and dormant which would be quite an enterprise for further planning. I vote NO to this proposal.	-
	Revocation of Community Land	Attention Brad Tolley My husband and myself, as ratepayers of Port Lincoln would like to put forward we are AGAINST councils proposals to revoke the classification of council owned sites - marked as surplus to councils needs. We would like it noted the whole plan is NOT in the interests of our city and its residents. Neither are you allowing enough consultation. We do not want these parks/ reserves turned into housing, ages care or community services as you've stated. Which, i might add there are no proposals, plans or costings for any of these. We agree these services are needed but just revoking and changing the classification is not the way, without future plans, budgets etc.	-

Respondent	Subject	Description	Attachments
		There are a number of sites in and around PL -that could be looked into- the rail yards and land along Le Brun Street and Porter Street for one. I don't intend listing more here- but ask your constituents for more ideas. My husband and i cannot attend any public forums as we will be travelling for an extended period of time. I urge you all to take note of the community's response - especially on social media. I have encouraged people to contact you as i am in person. Please think again, or give us some more details.	
44	Revocation of Community Land	Refer Attachment	Refer Attachment 10

Considerations for the revocation of Community Land in Port Lincoln

10 year Strategic Directions Planning may look like long-term thinking. However, it is not truly future proofing our city if the focus is on development and dollars, and not the entire city ecosystem any further than the next few decades.

We have the option to go up or out and we have seen countless councils and developers land grabbing whatever is convenient and destroying parks, reserves, community land, productive agricultural land, and native vegetation without real thought for the future needs of the whole community.

Many cities worldwide including New York, Paris, Hong Kong, and Tokyo are implementing strategies to balance urban growth with livability and sustainability. They are designing multi-use, high density living, repurposing older buildings, and constructing vertical communities with access to multiple green spaces within a close radius to ensure residents have access to the scientifically proven benefits of nature.

This is not a new trend or something the 'Greenies' thought up, Colonel William Light designed Adelaide with grid-like structure, including wide streets, terraces, and public squares, all surrounded by parklands in 1837.

1. As a bushfire prone area, the fire mitigation benefits of Port Lincoln community land should be taken into consideration:

Parks and reserves create safe buffer zones in urban areas.

Emergency access routes for firefighting, and escape routes for residents.

Slow burning native vegetation and grassy areas act as fire breaks, slowing the fire front to allow residents time to evacuate and giving firefighters a higher chance of controlling the fire before it gets into compact residential areas causing the loss of property and often the loss of human life.

2. Reduced Urban Heat Island Effect:

Vegetation provides shade and cools the air through evapotranspiration, helping to mitigate higher temperatures generated off roads and buildings.

3. Health Benefits:

Spending time in nature has been proven to lower cortisol, reduce stress and anxiety, and improve overall well-being. Cities with more greenery have lower heat-related health risks and are less reliant on the healthcare systems for mental and physical care.

4. Noise Reduction:

Trees and other vegetation can absorb and redirect noise, helping to reduce noise pollution in urban areas.

5. Flood Mitigation:

Green spaces, particularly wetlands and riparian areas, help to slow down and absorb stormwater runoff, reducing the risk of flooding. Green spaces also filter pollutants and microplastics from stormwater before they can be washed into the bay.

6. Crime:

Well-designed green areas are linked to lower crime rates through increased visibility, public activity, and surveillance by park users.

7. **Social Cohesion:**

Green spaces can create community gathering places, foster social interaction and community groups, creating a shared neighbourhood identity.

8. **Physical Recreation:**

Regular use of green spaces is linked to lower obesity and reduced cardiovascular disease rates. Opportunities for physical exercise improve overall long-term health and wellbeing which lowers the reliance on our aged care systems.

9. **Improved Air Quality:**

Green spaces act as natural filters, absorbing pollutants like carbon dioxide, nitrogen dioxide, sulfur dioxide, and particulate matter, leading to cleaner city air.

10. **Enhanced Biodiversity:**

Green spaces provide ecological corridors and habitats for plants and animals, supporting biodiversity and contributing to the health of the urban ecosystem. They preserve endangered plants, birds, animals, reptiles, and insects and provide places for children to learn.

11. **Economic and Urban Performance of Green Spaces**

Properties near green spaces have higher market values. Studies show increases of 5–20% in value.

Green, livable cities attract skilled workers, investors, business and tourism through enhanced city branding and global reputation.

Reduced health care costs due to improved public health.

Lower energy costs thanks to natural cooling and shading.

I strongly OBJECT to the proposal for the Revocation of All Community Land and more specifically the 25 Chapman Street Reserve.

The public meeting held on site on May 10 was an eye opener. The Council representative appeared unable to answer many of the questions raised which was very surprising. He was not even aware that lands surrounding the reserve had three different zonings and that there were different minimum site areas for subdivision purposes. When asked about minimum site areas for the reserve if subdivided he couldn't give a definitive answer. He was asked about services to the reserve and specifically sewer....his response. I don't know that would be up to the developer to ascertain. From the outset it appeared his view was that the reserve was not used, cost money to maintain and was just too much bother. It appears that that the pursuit of Council is one of financial gain despite saying the opposite.

According to Council

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.

This reserve may appear to be under utilised by council however it is used daily by local residents even if just for exercise and walking dogs. It used to be used more often until council stopped maintaining a fire break which ran through the middle of the reserve.

When I purchased my property I made enquiries as to the Reserve and any proposed Council Plans and was told in no uncertain terms that it was a Reserve and would stay that way and not be developed. Obviously Council is not to be trusted.

An aerial overview of the area for those that do not know it clearly shows that this Reserve forms part of a native vegetation and wildlife corridor that runs from

Walter Street down the hill through the subject property and down through the RuN zoned acre block area via additional Council land to the Oasis. This corridor also encompasses a natural waterway including a dam on the property immediately west of the reserve. The Reserve is a major part of the catchment that contributes to this waterway that has already been impacted over the years by council sealing local roads and diverting storm water. The native flora and fauna will be severely impacted by any development. The Native Vegetation Council in a report of the area noted that *Acacia Anceps* while not endangered is becoming scarce in Port Lincoln due to increasing development and land clearing. This flora species is very predominant throughout this reserve.

Current Zoning is Rural Neighbourhood: RuN

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.”

Limited Land Division:

“The long term use of land for primary production is maintained by minimising fragmentation through division of land

- *Land division does not result in the creation of an additional allotment*
- *No additional allotments are created”*

Native Vegetation

“Areas of native vegetation are protected, retained and restored in order to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.”

Water Resources

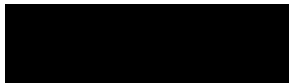
“Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures as a result of climate change.

Maintain the conveyance function and natural flow paths of watercourses to assist in the management of flood waters and stormwater runoff.”

Given the current Zoning restrictions and constraints this area does not sound like suitable prospect for a Housing Development.

Council appear to be pushing the point that Port Lincoln needs additional land for subdivision ergo housing. Port Lincoln has such areas in private ownership but to date development has not been undertaken. This includes a development to the north of this reserve that had approval but did not proceed. There are large areas of Hills Neighbourhood zoned land where subdivision is allowed without the limitations imposed by the zoning as per the subject property. In addition there a large areas of Suburban Neighbourhood and Deferred Urban Zoned land available for development without having to resort to selling existing Reserve Land.

Regards



Port Lincoln

10 JUN 2025

My name is [REDACTED] and I live out in Lincoln Gardens area. My thoughts to the revocation of land at Seaview Park are as below.

The homes around Seaview Park are mainly housing trust and this is a lower social economic area of Port Lincoln. I feel if you were to revoke this land to build houses that you would find many people would prefer to not live in this area of town, so it would be a waste of time. The crime rate around Port Lincoln and also in Lincoln Gardens is a big issue for the town, so that is another reason to not put more homes and people near Seaview Park. We don't want to end up being like Alice Springs with their crime issues.

Open green space is very important to people's wellbeing so we have to be aware of mental health of individuals and leave the park alone. I regularly walk my dog as many others do in the park. It is also a walkway to the local delicatessen.

Seaview Park gets inundated with young families coming up with their young children to play with their scooters, bikes and skate boards. It is so great to watch them and the laughter and joy they bring to the area. Many groups get together and put up gazebos and have birthday parties and picnics.

I think that many people from Lincoln Gardens district would not put much input into saving Seaview Park so it would be unfair of the council to make a decision of revoking the land because of input. Surely there are other areas available to build housing.

Please also remember that the Mayor and elected council members are elected by Port Lincoln constituents to work for the betterment of the town and also for the voters best interest towards the town. Revocating Seaview Park land into housing is not in the best interest for the town.

I urge you please do not revoke Seaview Park into housing.

SUBMISSION REVOCATION OF COMMUNITY LAND

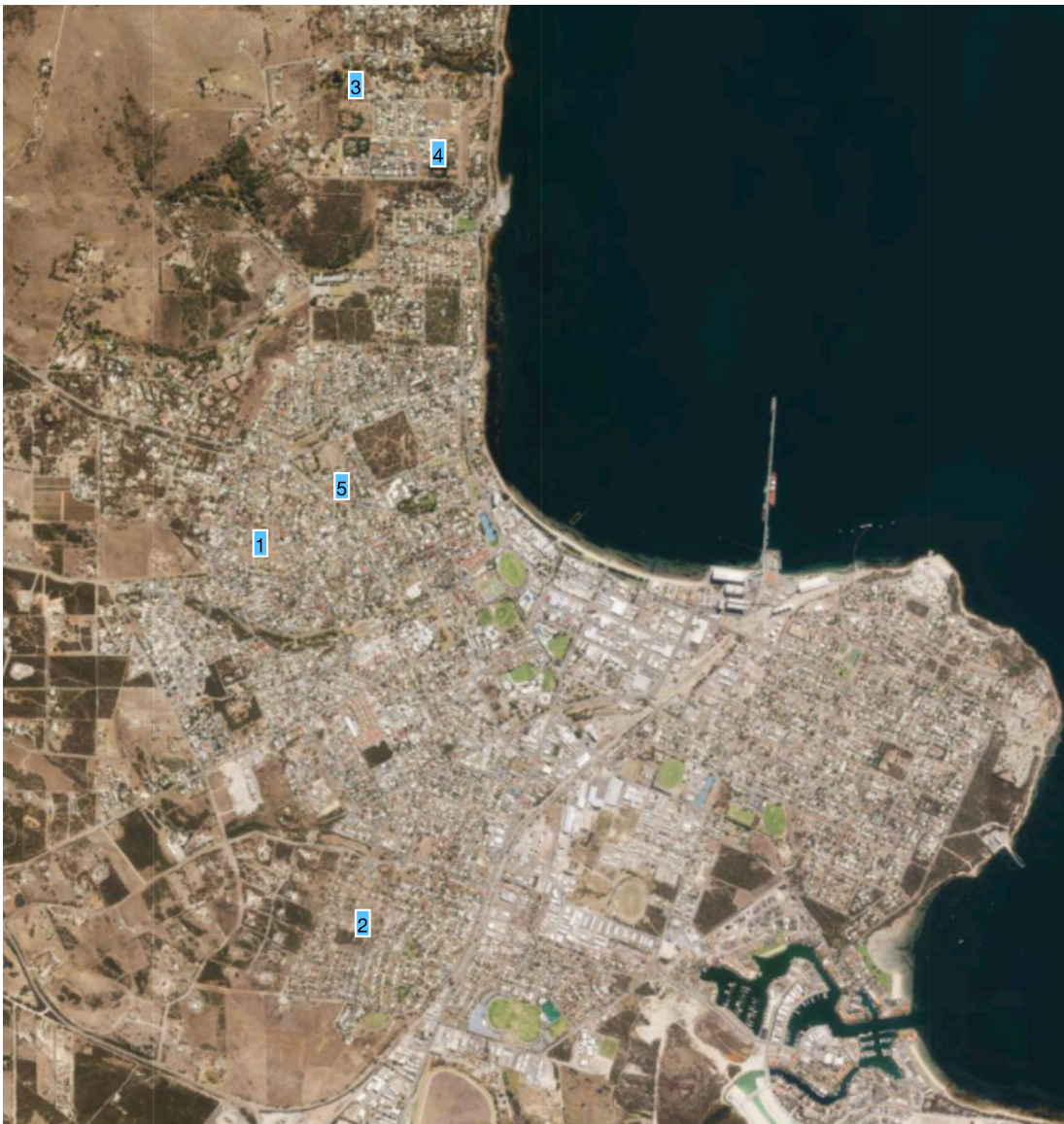


23 May 2025

INTRODUCTION

This submission is provided for Council's consideration and is in response to the public invitation for feedback. Information in the "Proposal" document has been examined and I have undertaken viewings of each of the five sites. To understand the general contextual arrangement of these sites, the following aerial photo of Port Lincoln depicts their locations.

Nature Maps is the reference source.



The “Proposal” report states (pg. 1) that;

- a. “Community land ... is set aside for the benefit of the greater public ... and for use by and the enjoyment of the public ...”
- b. “community expectations and priorities change in regard to how community land should be managed.”
- c. In terms of managing community land, factors considered are “cultural and historic relevance of the land, changing population demographics, community needs and shifts in leisure trends.”

The “Proposal” report then stated (pg. 2) “the land could be better used to deliver broader community benefits...”, and it referred to five Council strategy documents.

What could have been added to the assessment?

- Community expectations also include green space and vegetation, biodiversity plantings and habitat. In this sense, would not there be a greater benefit to the public to provide some focus on ecological restoration?
- It appears that no environmental nor biodiversity analysis has been factored into the individual site assessments. Sites 1, 2, 3, and 4 would have benefited accordingly.
- Council’s *Environmental Sustainability Strategy 2025-2034* contains three of five “Actions” (pg. 1) to which Sites 1, 2, and 3 are relevant, and maybe Site 4. The 10-Year Action Plan (pg. 8) attests to the inclusion of “Towards Net Zero”, “Climate Resilience”, and “Biodiversity” actions.
- Council’s *Strategic Directions Plan 2025-2034* Goal 4 - Sustainable Environment provides significant strategic actions directly related to Sites 1, 2, and 3.

The purpose of these areas

Although not clearly stated in the “Proposal” report, it is likely these parcels of land - or at least Sites 1, 2, and 3 - evolved from former residential subdivisions. Accordingly, they have become the responsibility for Council to maintain and manage for the public good in-perpetuity.

The public good also means the quality of the physical environment of a neighbourhood, and that includes the natural environment and one that has evolved as bare space.

“Broader community benefits” could have been produced many years ago if a vision involved a revegetated urban environment context, particularly one that may have replaced vegetation removal for residential development. Each of Sites 1, 2, and 3, and conceivably Site 4 could then have become a significant urban asset.

Summary

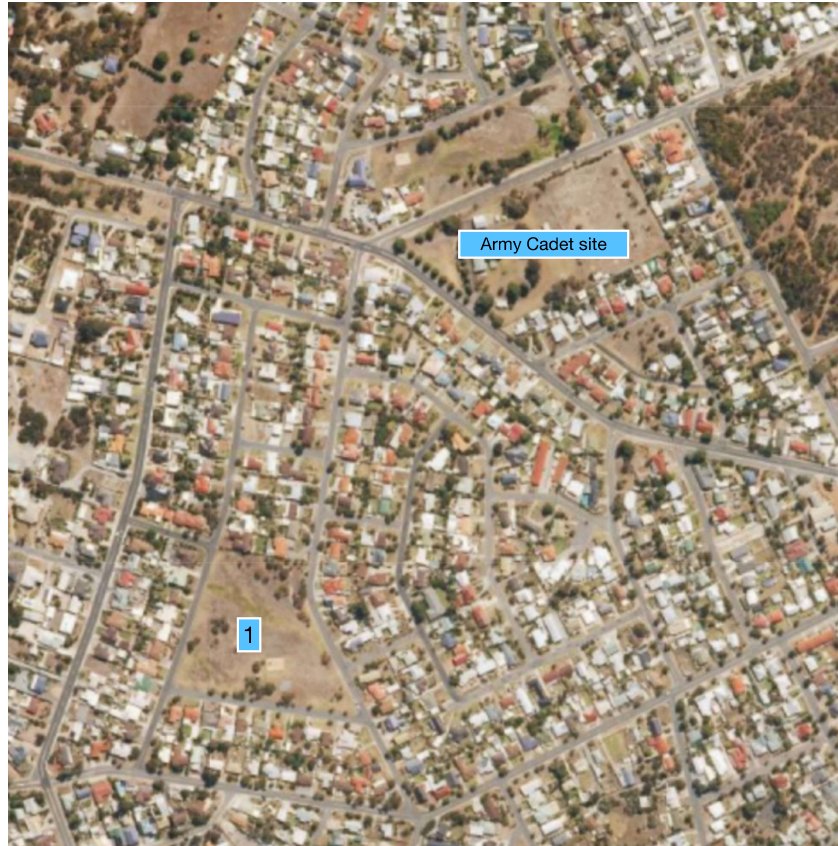
- (1) Site 1 should remain as community land but with a very different approach to how it is regenerated and managed. This land is not appropriate for redevelopment for housing, including aged care accommodation.
- (2) Site 2 has merit in substantial, but not whole, revocation for housing development. The caveat is that the existing vegetated area should be retained and combined with the adjoining land that appears to be a reserve.
- (3) The case for revocation of Site 3 has not been fully established given that it was originally created as a public “Reserve”. It is likely that the residential allotment yield would not be significant. The risk is that the property would not transform to expectations that would be hoped for. Site constraints (e.g. watercourse) should be registered accordingly.
- (4) Site 4 could be revoked as community land, given that it has low exposure, is a difficult site, has awkward access, and is near other Crown land that also needs attention. That may be the trade-off.
- (5) Site 5 is relatively small and has a strong connection with the adjoining early learning centre, therefore this parcel could be revoked as community land.

My reasonings are now described below.

SITE 1 - Harbourview Reserve

Observations

- Contains 3 titles produced from 1958 and 1965, and subsequently denoted "Reserve"
- Combined area = 2.05 ha
- Generally neglected space, very little investment has been directed to making it an important site for the general community and to support environmental and biodiversity goals.
- Lies in an area surrounded by residential development and is the only public space within a reasonable distance to another - the Heritage Trail.
- Within the context of Port Lincoln, this site has significant value as a revegetated urban space that aligns with Council's *Environmental Sustainability Strategy*.



Conclusions

- The case for revocation has not been comprehensively established, as the environmental benefit has not been included in the "Proposal" report, which also stated that "this land has been identified as potentially surplus to community needs in its current form" (pg. 4). It is submitted that as no alternative has been countenanced, other than for residential development, then the case for revocation has not been established. No other option outside the "current form" has been identified. The land is denoted "Reserve", thus implying a parkland setting.
- Similarly, the "Proposal" report did not identify that the parcel of land receives urban runoff at a point source. Therefore the land could be further assessed for a localised stormwater detention system involving a constructed wetland. This system could perform a vital function in local catchment management, including being a key part of a redesigned park.
- This site would better serve the whole community by being retained as public space, but with a significantly different appearance and role. Viewed as a 'wasteland' space it is waiting for the hand of care based on a landscape design and being suitably revegetated using organised volunteer effort with support from Council. As an example of what can be achieved, consider the Catholic Cemetery revegetation project which is still in progress, and which predominantly contains understorey and groundcover plants that provide much needed habitat. This example provides an example for many other open spaces (larger and small) using

volunteer input. One of the objectives of the proposed Eyre Peninsula Environment Centre at Mark Street is to establish “local” neighbourhood revegetation projects (called “Re-green Port Lincoln”).

- The “Proposal” report indicated the prospects of the parcel of land for aged care accommodation, which is said to be “a critical community need”. I submit that there are other sites available. For example, a better site is at the 3 ha Army Cadet property located on the aerial photo above. This aspect was noted in my brief submission on the *Housing Strategy 2024-2029* and also in my recent submission on the Master Plan, and would require Council’s initiative in finding an alternative location for the Army activity.

Another potential site is at Site 2 below (Seaview Park), which would give this locality a much-needed lift.

- The “Proposal” report stated that a 1000 sq.m. portion would be retained in the event of the land being resumed for development. It is submitted that this pocket size space is a poor trade-off and would not be useful in the context of community use. Such tiny spaces are at risk of becoming neglected spaces that suffer under-investment.

SITE 2 - Seaview Park

Observations

- Contains a single title
- Area 1.99 ha
- Generally has suffered under-investment and has low amenity value and low neighbourhood perceptions (see Image 2)
- Adjoins an existing parcel of open space that contains a tiny remnant of mallee woodland (see Image 2a)
- This woodland has recently suffered a fire and a considerable pile of rubbish is evident.

Conclusions

- The “Proposal” report states that the land would be used for “social and affordable housing”. Although it might initially seem to be acceptable, the concern is the continual aggregation of such accommodation in an existing low-income housing setting.
- In any respect the land is suitable for revocation from community purposes for the common good.
- It is submitted the site should retain the existing remnant native vegetation (see Image 2a and 2b) such that cleared land only is available for residential development.



Image 2



Image 2a



Image 2b

- This remnant could be combined with the adjoining 1.146ha of land, which presumably is Community Land.

SITE 3 - Chapman Street



Observations

- Single title created in 2000 from a survey plan prepared in 1981
- Denoted "Reserve" on the Title, area = 1.686 ha
- Lies in a locality that contains mixed property sizes, from usual residential size to larger size (0.5 ha to greater than 1 ha)
- A watercourse traverses the north-western corner of the property.
- A bore also lies on the northern side and in the watercourse.
- Acacia vegetation lies over the western portion, redgum lie in the watercourse.



Conclusions

- As a dedicated "Reserve", it is noted that almost no environmental investment has been undertaken on the land for 25 years, and not since the initial survey plan was created in 1981. This should not be the primary reason to abandon the "Reserve" status.
- Purported residential development might occur, but in the event of disposal of the land Council should consider environmental factors, and a density appropriate to the locality.
- Given a range of site constraints, this site would not yield many lots, therefore the reason for revocation on the basis of a "housing shortage" is questionable. Does Council merely wish to offload this land?
- The watercourse should be placed in an appropriate width easement, although other easements exist on the Title.

- The property may well be best to remain as an improved biodiversity site in support of Council's *Environmental Sustainability Strategy*.

SITE 4 - Oswald Drive

Observations

- Almost landlocked area of 0.86 ha, denoted "Reserve" on the title in 1988.
- A difficult site with limited scope for residential development.
- Stony outcrops and steep unusable space over the southern half, which contains a range of planted trees of some value.
- Two property drainage pits and sewer connection points lie adjacent the northern boundary, presumably for future development (that has not happened).
- The southern half is likely to be economically unviable to develop.



Conclusions

- It is agreed that there may not be a tangible community attachment to this land, given its present condition. Therefore revocation could occur, but only if supported with wider community analysis about its potential environmental benefit.
- The reason for revocation in the "Proposal" report on the basis of a "housing shortage" is questionable.
- Practical cost-effective housing yield might be at best two.
- This land lies near Crown land of approximate area 2 ha, as shown in the adjacent image. Council is presumably the custodian, and as is apparent there has been little if any investment in the environmental and amenity values that should be attributed to the land.
- As an alternative action, and on the basis of a tradeoff for better local environmental outcomes, it is submitted that proceeds from revocation and disposal of the subject Site could be directed to the Crown land parcel. As described in Site 1 above, this land could be part of a revegetation project involving community voluntary effort, with Council's support.



SITE 5 - Trigg Street Reserve

Observations

- According to Nature Maps, this site is contained on a single title on which also lies the early learning centre (see adjacent details)
- Area = 0.37 ha
- Located in a residential area.

Conclusions

- Given that the existing early learning centre lies on community land, then revocation of the whole would be appropriate to accommodate the intended purpose to develop a childcare centre.



Cadastral Boundaries

Parcel ID: D4606 A53

Title/Volume/Folio: CT/2058/124

Area (Hectares): 0.3758

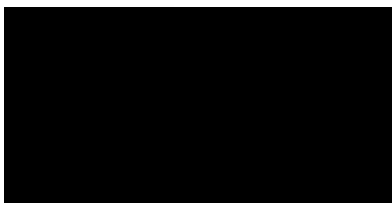
FINAL COMMENTS

The “Proposal” report states that the proceeds of sale would be placed in Council’s “Land and Building Reserve”.

In conformity with my assessment and excluding Site 1, an additional approach for consideration is that the loss of community land (Site 2, 3, 4, and 5 - nearly 4.5ha) could be used as a complementary offset elsewhere. In other words, 4.5ha loss of community land shall be allocated to a higher value community land project, so that there is no net loss.

As an example, Council land at Murray’s Point which is presently zoned “Deferred Urban” could be allocated this 4.5ha as a “significant environmental benefit” for the common good. I have presented a case for comprehensive assessment and rezoning of the Murray’s point locality in my recent Master Plan submission.

A tangible risk is presented at Sites 3 and 4 where revocation and subsequent sale could conceivably result in just two additional houses, resulting in a negligible addition to Port Lincoln’s housing stock. New owners could also hold the land without undertaking development. In this scenario, both sites could be better off by retention as community land but with creative design as biodiversity sites. In this way, Council would be upholding the *Environmental Sustainability Strategy 2025-2034* and the *Strategic Directions Plan 2025-2034*.



11 JUN 2025

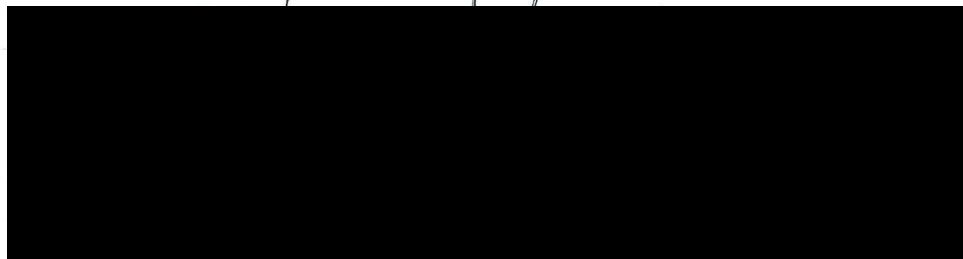
Y + R E V

11 + 6 + 25

REVOLUTION OF COMMUNITY
2nd

I AM LOOKING AT THE
HAPPY - REVIEW PARK -
MOUNTAIN VIEW - UPPER
THE NAME OF THE RELIGION
THE LEWIS & CLARK - HAPPY
AND THE VAH - THE HAPPY
FOR THE PURPOSE OF
HEAVENLY

HEAVENLY



To:

The City Council of Port Lincoln

From:

Port Lincoln

Date: 29 May 2025

Dear Councillors and Staff

Re: Submission regarding the City Council proposal to revoke public land reserves.

Public reserves are required as a condition of subdivision approvals. At first it seems ridiculous as there is so much surrounding open space but as the subdivided land is built upon, there is more need for the public open space. I have no doubt that this will become the case at each of the reserves proposed for revocation and sale.

It is much more appropriate to increase housing density and make better use of public reserves than to subdivide into sprawling suburbs. We cannot continue to clear native vegetation and overtake farmland indefinitely. Not only is it environmentally destructive, but it also greatly increases the cost of public infrastructure to service these properties, whilst limiting the number of rate payers who pay for that infrastructure.

A 600 square metre block costs approximately 20 percent more to service with roads, stormwater and footpaths (and to a lesser extent, waste management), than a 400 square metre block.

It makes no sense that the owner of a small unit in the town centre, pays similar rates to someone on the outskirts with a one hectare block. Council's cost to service the larger block will be about ten times greater but Council rates will be similar.

Yes, we already have excessively large blocks but in future, there will be more of these large blocks and the cost of supplying Council (and power, water, sewer, highway etc.) services to them will not change our current problem unless we start that change now. A rating matrix which includes a price per area would be much more equitable and reduce the percentage of Council costs per ratepayer, spent on public park reserves.

The price of land or the price of infrastructure built on it, bares little relevance to the cost of supplying Council infrastructure. Council service costs partially relate to the number of people and mostly to the space they live on. Council must market this idea to politicians to allow them to solve the current service cost crisis.

If public reserves are sold now, when Council eventually decides to restrict the size of blocks through rates and/or planning regulations, the cost to buy back reserve land to service the higher population density, will be astronomical.

A large proportion of the space on most housing blocks is excess to requirements. It contributes to public health, weed and fire problems and contributes to unsightly, overgrown and junk filled landscapes.

Larger allotments cost a greater amount of landholder's discretionary spending on property maintenance than small blocks. This spending would be much more appropriate on environmental or community services than on private 'shrines' to 'more is better thinking'. It is much more environmentally, socially, and economically responsible to improve the number and amenity of public reserves and reduce allotment size, than to sell off public reserves and allow larger allotment sizes, which greatly increases Council infrastructure maintenance costs.

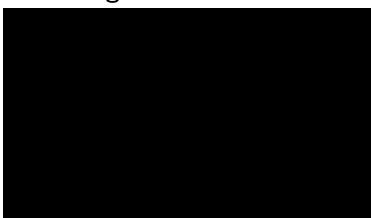
The time to limit the ongoing cost of building and maintaining public infrastructure such as roads and stormwater, is now.

It would be far more sensible to charge rates on the area of the allotment than on the sale price of land or infrastructure on it. This would encourage people to have smaller allotments and most people would save time and money on land maintenance and they would make better use of public park reserves. Yes, the cost of running public parks would increase but this would be a much smaller percentage of Council's infrastructure and maintenance costs.

The establishment of public parks at the time of subdivision was the work of forward thinking people. Selling them to save money is illogical and counterproductive thinking.

Please fix the cause of the funding problem, don't exacerbate the problem with short term thinking. The problem is not the cost of maintenance of reserves. The problem is the cost of supplying infrastructure to ridiculously large allotments. We will not easily educate people to have smaller gardens/house-yards because we have become accustomed to space being a status symbol. Payment of proportionate extra Council rates and the tax on the transfer of larger allotments, would be a much more appropriate method of restricting property allotment size. This however comes with a proviso. It must be accompanied by regulation that assists well planned increase in housing density by those who currently own larger allotments.

Kind regards



, Port Lincoln.

Port Lincoln 5606

20.05.2025

Dear Port Lincoln City Council,

Re: Revocation of Land and Greyhound Road

Thank you for the opportunity to provide comment on the recent proposal for Land Revocation within Port Lincoln City Council.

I note that there are a number of other matters currently relating to the development of the the City, notably the desalination plant and related infrastructure works and the Master Plan for Regional Development. I think it is best to consider these other plans and proposals in tandem with the proposals for the community land revocation.

My principal suggestion is that the land at Chapman Street, part of the Monalena land (NOT the scrub – retain for birds and amenity) and at Oswald Drive be sold and that the proceeds be put to good use in remediation work of the old dump and trainline/ponds at Greyhound Road. This is because the dump site and ponds at Greyhound Road are a disgrace and an environmental disaster currently and must be fixed as a matter of urgency. The ponds are a haven for birdlife and could be a major tourist attraction and a haven for the birds. They are near the new housing development at the Marina – surely these residents are adversely impacted by this mess?

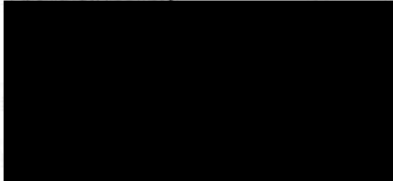
If the proposal for urban development in the Explorer Drive / Nootina Road area goes ahead, the retention of some of the Monalena land as open space will become more essential.

The Oswald Drive area would fetch a high price and could also be sold IF the money gained was used for the environmental works at Greyhound Road, in my view.

It seems reasonable to me to utilise the Willason Street / Trigg reserve land for childcare, but it is unclear to me whether or not the Council intends to sell or lease the land?

The Harbourview land seems ideally suited for a part and I am pleased to see that the proposal includes retention of a portion of the land for this purpose. I accept the need to build more aged care facilities.

Yours sincerely



TO WHOM IT MAY CONCERN

We OPPOSE the proposal of the PLCC to revoke the dedication of FIVE (5) Community Recreational Reserves to uses as determined by the PLCC. Although the Council has assured us that Port Lincoln has more than the mandated amount of Community Land, we feel that, if at all possible, this is an achievement they should be proud of and encourage rather than reduce it to a lesser standard.

We specifically object to the potential development of Harbourview Reserve, Highview Drive given we live directly opposite that reserve and can add qualified, firsthand comment.

CHALLENGES OF CONSULTATION and COMMUNICATION

Information regarding PLCC's proposal was initially mainly spread through 'word of mouth' and many people were not aware of it. In the days prior to the designated meeting times, some nearby houses received notice in their letterboxes. The community meetings were held on a Saturday morning, which is when young families - the very people who are the heaviest users of many recreational reserves - are at club sports. One landowner whose property actually borders Harbourview Reserve, only wandered over to that Saturday 11am meeting because he saw approximately 80 people gathering. We accept that ensuring information is received by all stakeholders is a difficult task and have since found ourselves that a concerted effort is needed for wider reach and more meaningful consultation.

The meeting at Harbourview Reserve for information giving and individual chats with Councillors or Council employees afforded little opportunity for those attending to respond. Since then, we have been assured that written responses will be considered and PLCC will listen to their community in this process. However, as there are still local residents who are unaware of the Proposal for Revocation of Community Land, it seems that a slightly more generous time frame may have been needed.

PLCC'S CLAIM OF UNDER UTILISATION

We can only make qualified comment regarding Harbourview Reserve that this reserve, being a larger area of comparably flatter open land in a low-traffic area, IS CONSISTENTLY patronised across every day of the week and over many hours of each day. We are retired, so we see the comings and goings.

Dog owners are there each morning and late afternoon/ evening. Throughout the day cars arrive, or people arrive on foot - Mums or Dads with babies in pushers and toddlers toddling. How many Port Lincoln kids had their first ever swing at Harbourview Reserve? School-aged children can safely walk or ride to the park from surrounding streets. At the meeting, we were told by a Council representative that everyone just "might have to drive to another park". Surely this is counterintuitive in today's context, where we are all encouraged to move more and pollute less?

Some weekends see a number of vehicles arrive and people gathered around the shed, table and BBQ facilities to enjoy family and friends' social gatherings and events. The Orienteering group and Emergency Services have also used this particular reserve for gathering and training purposes. The area is big enough to be safely used for ballgames, frisbee throwing and kite-flying without being too close to roads or residences. The suggestion that any development would see the playground retained in a new, smaller position would not cater for these possibilities.

We personally use Harbourview Reserve every day, taking our dog and our son's dog for their daily walk. Being larger than the dedicated Dog Park, it allows them to really run and still remain within the Reserve's boundaries. We see other dog owners with more active breeds who also use this park for the strenuous exercise their pets require.

Recent research papers expound the importance of Community Recreational Reserves in best practice city planning. Mental health continues to be a real and significant issue across our communities and research clearly highlights the correlation between community recreational reserves on both mental and physical health... 'proximity to green spaces and exposure levels were significant determinants of psychological well-being in individuals'.

(<https://www.csu.edu.au/social-impact/environment/greenspaces-and-mental-health>)

Some users of this park simply come to enjoy the space, peace and the views for which it is named. When walking the dogs and gaining valuable physical exercise ourselves, we too appreciate the quiet time to be in a natural environment with so much room to move and opportunity for reflection.

Such amenities as this reserve offer are used by many, many Port Lincoln people and visitors, not just those adjacent to it.

NATURAL ENVIRONMENT

As well as the green space and mature native trees, we have recognised at least 10 different species of birds that live in this park. From our observations, the numbers and variety of birds have certainly increased in recent years.

'Green spaces are not only beneficial to people but also vital for the environment. These areas serve as natural filters...They also play a crucial role in biodiversity conservation by providing a habitat for a wide range of plant and animal species.'

(<https://www.detsi.qld.gov.au/our-department/news-media/down-to-earth/why-are-green-spaces-good-for-us>)

PLCC'S CLAIMS MAINTENANCE AND UPKEEP COSTS ARE TOO HIGH

Costs to maintain Harbourview Reserve were said to be \$20000/ annum, covering intermittent mowing and more regular raking of the playground sand (by Bedford workers). There is very little other maintenance involved in this park. We do not consider this cost to be significant. As ratepayers, we have a right to these minimal Council services; and the benefits of this open space being easily accessible to such a large number of residents situated between New West Road and Flinders Highway (and beyond) ought to be seriously considered. Other smaller and steeper reserves in the vicinity are not able to be enjoyed in the same way as Harbourview Reserve is.

We see that users of this park also care for it, we and most others make sure they are picking up after their dogs and some of us remove the minimal litter to the Council's or their own bin.

PROPERTY VALUES

The PLCC said at the On Park Gathering “they do not foresee loss of property values” because of the potential of having an Aged Care facility or other development on Harbourview Reserve. Whilst it may not be a ‘right’ of residents to have a view, the views and proximity to a reserve certainly enhanced the amenity and increased the purchase price of nearby properties. Advice sought and gained from local real estate agents is that these properties would indeed decrease in value in the event that this Revocation of Community Land were to proceed.

Being adjacent to this open space was a major factor in our decision to purchase our house (from a past Mayor, Mr Tom Secker) in the early 1990s. Over this time, we have seen continued development and increased population within the area and countless families making the most of the open space that they specifically chose to be near. Undoubtedly, the privilege of easily accessing Harbourview Reserve was also a factor in the prices paid for land and properties, as well as the Council rates based on these values.

CONCLUSION

We also have firsthand experience of the need for Aged Care, having recently been unable to secure ‘a bed’ in either Matthew Flinders Home or Pioneer Village for a family member. The reasons given for their extensive waiting lists were a severe shortage of qualified staff. We were explicitly told that there were physical beds available within these facilities but nurses and Aged Care workers were not available to meet the ratios needed to operate at capacity. The Council CEO denied this but a nurse attending the meeting (and a number of others since then) informed us that there are currently agency nurses being accommodated within these facilities in place of those who so desperately need the service.

IF such staffing issues were able to be resolved, allowing an additional Aged Care home to be opened and effectively administered, there are surely other suitable locations without the need to destroy an established park?

The Council ‘is aware of market interest in Harbourview Reserve as a site for a retirement village or aged care facility’ (City of Port Lincoln Proposal document) but, once sold to developers, this land could well be used for other purposes with no guarantee of any such benefit to the broader community.

We and others have attempted to suggest alternative sites that have been spoken about in the community as being preferable for the development of housing or other facility/ies but we are not aware of all factors involved with various parcels of land. Discussion at the meeting indicated that private landholders have attempted to work with PLCC, over a number of years, regarding sale of their land for development and we sincerely hope that other possibilities are successful rather than the loss of Community Land.

Green spaces have been shown to foster happiness and wellbeing and spending time outdoors encourages physical activity, benefiting both physical and mental health. As well as improving the comfort, health and wellbeing of people living in towns and cities, open areas also enhance biodiversity and wildlife in urban areas

(<https://www.climatechange.environment.nsw.gov.au/impacts-climate-change/built-environment/green-cover-and-open-spaces>)

If PLCC proceeds with their plan to sell our Community Land for development, this loss becomes irreversible, with permanent impact on the people and the environment which make Port Lincoln a strong community in liveable, well-balanced surroundings. We strongly urge PLCC to retain Harbourview Reserve as an accessible open space for residents of our city to enjoy and continue to utilise for exercise, play, socialising and wellbeing.

We submit our feedback in good faith, and appreciate the Council and the responsible Minister giving their time and careful consideration to our concerns. Thank you

[REDACTED]

[REDACTED]

Submission on the Proposed Revocation of Community Land

From: West Coast Youth and Community Support (WCYCS)

Date: 04 June 2025

Affordable Housing – The Need for Equity and Integration

The shortage of affordable housing is having a significant impact on families, young people, and individuals across Port Lincoln. We commend Council for its proactive approach to addressing this issue by identifying land for potential development.

However, we urge Council to avoid concentrating all affordable housing developments within one area, particularly in Lincoln South. While this area is home to a warm, family-oriented primary school with a strong focus on student wellbeing, it carries an entrenched stigma that has resulted in low enrolments.

This school delivers inclusive, culturally responsive education with a clear emphasis on literacy, Aboriginal student engagement, social skilling, and emotional wellbeing in a safe and nurturing environment. It fosters a positive sense of self-worth in students and upholds strong community values. Importantly, its culturally diverse student population enriches the learning environment and builds empathy, cultural understanding, and resilience among all children.

Spreading affordable housing more broadly across Port Lincoln would not only help reduce the stigma attached to certain neighbourhoods but would also allow more families to engage with and benefit from schools like this one. It would promote equity, improve social cohesion, and strengthen community identity.

Childcare – A Barrier to Participation

The lack of accessible childcare services is a major issue for local families. It prevents many parents—particularly mothers, from returning to the workforce, creating economic pressure and reducing workforce participation at a time when NGOs and other employers are already struggling to attract and retain staff. We support the development of additional childcare facilities, including the proposed use of Trigg Street Reserve for this purpose, as a vital investment in our social and economic future.

Aged Care – Keeping Families Connected

With limited aged care availability in Port Lincoln, many older residents are being forced to leave the area to access appropriate care. This disconnection from family and community causes emotional distress and exacerbates isolation. Repurposing land such as Harbourview Reserve to support aged care development is a necessary and compassionate response to a well-documented and urgent need.

Conclusion

WCYCS supports the City of Port Lincoln's proposal to revoke the community land status of selected parcels to enable meaningful development aligned with community needs. We encourage Council to approach this initiative with a strong equity lens—ensuring housing, childcare, and aged care developments are distributed in a way that unites, rather than divides, our community.

Sincerely,
Narelle Biddell
Chief Executive Officer
West Coast Youth and Community Support (WCYCS)

The logo is a light blue speech bubble shape. Inside the bubble, the text "West Coast" is written in a light blue script font. Below it, "YOUTH AND COMMUNITY" is written in a bold, white, sans-serif font. At the bottom, "Support" is written in a light blue script font.

West Coast
**YOUTH AND
COMMUNITY**
Support

I acknowledge the traditional owners of country throughout South Australia, their spiritual heritage, living culture and our walk together towards reconciliation.

Telephone:
08 8683 0072

Address:
1/7 Mortlock Tce, Port Lincoln,
SA 5606

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reception@wcycs.com.au



An Australian Government Initiative



REGIONAL DEVELOPMENT AUSTRALIA EYRE PENINSULA

Chief Executive Officer
City of Port Lincoln
PO Box 1787
Port Lincoln SA 5606

BY EMAIL: yoursay@plcc.sa.gov.au

2 June 2025

Dear CEO

Revocation of Community Land

I hereby provide feedback on Council's proposal to revoke the community land classification at five Council-owned parcels of land at the following sites:

- Harbourview Reserve - Highview Drive
- Seaview Park- Monalena Street
- Trigg Street Reserve - Willison Street
- 10 Oswald Drive
- 25 Chapman Street

As the key regional economic development agency on the Eyre Peninsula, Regional Development Australia Eyre Peninsula (RDAEP) is committed to strengthening the region's economy through supporting economic growth and strong communities by investment in infrastructure across the region.

RDAEP commends the leadership being shown by Council to strategically address critical shortages facing the community in respect to housing, childcare and aged care. These are all issues that will be further exacerbated in coming years. As a result, RDAEP supports Council's proposal to commence a process to engage with the broader community about revoking the community land status for these parcels of land for the purpose of encouraging the private and/or not-for-profit sectors to specifically develop retirement villages/aged care facilities, affordable and social housing/standard residential housing and early learning/childcare centres.

5 Adelaide Place | Port Lincoln, SA, 5606
Phone: (08) 8682 6588 | Email: reception@rdaep.org.au

EYRE
STH • AUS

As Council is aware, RDAEP has been proactive in identifying the challenges and options in the provision of infrastructure relating to housing development across the Eyre Peninsula and in July 2024 commissioned a report from URPS defining the problem and outlining a proactive approach to possible solutions.

<https://www.rdaep.org.au/wp-content/uploads/2024/08/Infrastructure-Challenges-and-Options-Paper-Final.pdf>

RDAEP with support from the South Australian Government also commissioned a report to address the lack of available places for long day care, occasional care, and early childhood education on Eyre Peninsula to create a comprehensive business case to advocate for investment in early childhood education and care and to meet parent's capacity to work, industry needs and to address children's developmental needs.

<https://www.rdaep.org.au/wp-content/uploads/2024/01/Eyre-Peninsula-Early-Education-and-Care-November-2023-3.pdf>

In the new financial year, we also intend to commission a report on aged care demand across the Eyre Peninsula and have held initial discussions with providers and been receiving the common message that waiting lists and demand in Port Lincoln and surrounding region far outstrips available places. Aged accommodation and care, like childcare, operate on slim financial markets and any in-kind assistance that can get a project off the ground should be encouraged.

These proposed projects align with the goals of the Eyre Peninsula Strategic Regional Plan 2023-26:

Priority Area 1: Housing and Accommodation

Strategy: Increase housing supply, mix and choice to support population growth.

Action: Investigate opportunities to establish private and public partnerships for the delivery of regional housing developments.

Priority Area 3: Aged, Disability and Child Care

Strategy: Facilitate greater access to aged and childcare services to drive workforce participation in the region

Action: Work with State Government, Local Government, Schools and independent childcare operators to identify and remove barriers to facilitate investment in childcare centres.

Once again, I congratulate Council on this initiative to address the shortage of housing, aged care and child care facilities.

Yours sincerely



Ryan Viney
Chief Executive Officer
Director Regional Development