

To the Port Lincoln Council,

I am an adjoining landowner to 10 Oswald.

I bought my house 13 years ago.

It was built in 1985 (by [REDACTED]) [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED].

Having this (very pretty) and quite private vacant block of land with private access was the main reason I bought this house. It was a deciding factor.

I grew up in a very similar build house in Adelaide with vacant land on both sides and behind the house. Many hours of happiness were spent playing in the trees, making cubby houses and scrambling around in the scrub, discovering nature and having imaginary games. Later I walked our dog there every day and spend time training her to come, and behave, off leash, away from the distraction of other dogs and people.

10 Oswald is used every day, by myself, my family, our guests and extended family and also all of the surrounding neighbours. In the same way. To walk in, to enjoy nature, to walk the dog, for exercise, for fresh air, for space, for a safe, private, place for all or our children to play, away away from traffic, strangers and enjoy nature and peace. Without having to further away to another park where they would need transport and supervision – as the land adjoins all of the many surrounding houses, most of which have direct access from their back yards.

Most of the houses surrounding have no other access to the rear of their houses. Knowing that this block of land was set aside, never to be built on, has allowed the house designers to not have to include side vehicle access to their back yards. Any building works or emergency vehicle access to the rear of these houses can be accessed through 10 Oswald. This includes fire trucks. In the event of a house (or garden) fire, I don't know how a fire truck would be able to get access to a fire from any other place, especially if the fire was in the back of the house or the back yard.

The council don't maintain, or spend any money on this block, aside from a couple hours of whipper snipping once a year. The neighbouring home owners do. They have planted many trees, some of which are decades old and are home to many birds and even the occasional koala!

These trees act as a ground stabiliser on this rocky and extremely slopes land, and soak up and slow down stormwater run off from flooding the houses below .

Building on this block, only, even one house, I believe would cause possible land slipping, definitely flooding, as the groundcover and trees on 10 Oswald are what is stopping this, by slowing down and absorbing heavy rainfall.

There are huge granite rocks, y all though this block, impossible to remove in some areas. In heavy rain events there is even a small waterfall flowing over and down these rocks that then goes though a deliberately planted water easement garden in the house below it, preventing flooding across the road and land slippage further down the slope.

It seems to me it was a sensible and careful decision made at the time of the subdivision planning, to choose this particular block to be set aside, never to be built on, as Mr Gobin said, it was a legal planning requirement at the time to set aside a percentage of community land, never to be built on, and as this land is obviously, extremely unsuitable for a building, it seems the perfect choice, and all the surrounding houses were designed and built (and still are being built) with the understanding that this block will be left vacant.

This sudden, and seemingly very strange, decision by council to ask to change the law to allow this land to be sold and built on, has deeply upset all of the surrounding landowners and residents.

Many of who, have expressed their feelings to me. One said she actually felt sick to the stomach, another was crying, and several didn't want to tell their children at all, as they have such a strong attachment to being able to play there, they would be too devastated.

Unfortunately the council have put a large solid sign up, so most of the neighbourhood children now know and are, of course, predictably devastated.

There are so many concerns about this proposal that I haven't been able to address them all in this letter.

I cannot find one single positive to say about it.

It is just, really, extremely silly, and caused an enormous amount of unnecessary angst and upset, to a lot of very good kind people for no reason at all, except for, seemingly, the council wanting to let their ratepayers know, that they have 'the power over the people' to destroy their peace and happiness in living in their own homes, that they have worked hard for their whole lives and should be allowed to live in in peace.

I cannot stress enough to the council that this particular block of land should immediately be removed from this proposal- and council need to publicly apologise to the surrounding landowners and the children for upsetting them all so deeply.

For myself, I don't even want to be a resident of this town any more, if that's how the local council is going to insult and belittle their ratepayers.

Unfortunately for me though, if it goes ahead, the resale price of my house will be made less, so it will cost me more than I predicted to have to sell and move elsewhere. Not that the council, obviously will care, with this sort of disgusting decision making thrust down our throats.

Sincerely sad,

[REDACTED]

[REDACTED]

TO THE CITY OF PORT LINCOLN COUNCIL

Subject: Opposition to the Proposal to Revoke Community Land Classification at 10 Oswald Drive

We, the undersigned residents and community members of Port Lincoln, strongly oppose the City of Port Lincoln Council's proposal to revoke the community land classification of the reserve located at **10 Oswald Drive** for the purpose of constructing residential housing.

This reserve has long served as a valued and irreplaceable green space for our community, providing environmental, recreational, and social benefits that would be lost if the proposal proceeds. Our reasons for opposing this proposal include:

1. Preservation of Flora and Fauna

The reserve at 10 Oswald Drive supports a diverse ecosystem and serves as an important habitat for local wildlife. Removing this green space would destroy natural habitats and threaten native flora and fauna, undermining local biodiversity.

2. Community Trust and Expectations

Many residents who purchased property and built homes in the surrounding area did so with the clear understanding and expectation that this land would remain a protected reserve. Revoking its community classification would represent a breach of this trust and compromise the integrity of past planning assurances.

3. Vital Community Recreation Space

The reserve is a cherished area for local families, children, and pet owners. It provides a safe, accessible space for outdoor play, dog walking, and community interaction—contributing to the mental and physical wellbeing of residents.

4. Environmental and Urban Impact

Urban infill at the cost of green space sets a dangerous precedent and erodes the natural character of our neighbourhoods. Once lost, these reserves cannot be replaced.

We respectfully urge the City of Port Lincoln Council to **abandon** the proposal to revoke the community land classification at 10 Oswald Drive and instead commit to the **long-term protection and maintenance** of this vital public space for current and future generations.

[REDACTED]

To the Port Lincoln City Council,

29/05/2025

I am writing to express my deep concern and strong opposition to the proposed development plans that would see public green spaces near residential areas repurposed for various buildings and the inevitable car parks.

These plans are short-sighted and lack a long-term vision for the wellbeing of our community. As Port Lincoln grows and higher-density housing becomes more common, private front and backyards will inevitably become smaller. In this context, local green spaces will be more essential than ever—providing room for children to play, families to gather, neighbours to connect, and individuals to exercise and find peace in nature.

Instead of seeing these communal areas as convenient sites for infrastructure, we should be investing in their potential. Enhancing them with outdoor exercise equipment, shaded seating, inclusive playgrounds, and thoughtful landscaping would help foster a healthier, more resilient and socially connected community. These kinds of spaces are the bedrock of community wellbeing.

Once built over, these opportunities are lost—permanently.

I urge Council and those involved in this decision to pause and ask: what kind of future are we building, and who is it really for? Let's not trade away long-term liveability for short-term convenience. Instead of taking from what little communal green space we have, explore alternatives. Consider land already for sale, or locations more suited to development without encroaching on residential neighbourhoods.

For example—why not a beautiful aged care facility at the Marina? What about the extensive land holdings near the Bypass, or repurposing one of the disused fish factory sites overlooking Proper Bay? These locations offer more space for gardens, carparking, and thoughtful design—without removing vital public parkland.

I strongly oppose the current plan and respectfully call for a re-evaluation that prioritises sustainability, liveability, and the wellbeing of future generations. Please reconsider—because once these spaces are gone, we don't get them back.

Sincerely,

[REDACTED]

[REDACTED]

Port Lincoln SA 5606

Dear Minister Szakacs, Mayor Diana and Port Lincoln City Councillors,

I write to you all with great concern, wishing to indicate my disapproval and disappointment of your revocation project (currently under consultation) for all the nominated green spaces in Port Lincoln.

I am writing this letter specifically representing the surrounding neighbours and myself who regularly use the green space of 10 Oswald Drive - one of the proposed sites.

I am amazed that a 15-minute initial visit by councillors, standing at the highest point on this green space, have then made this decision to revoke an area that they previously were totally unaware was council land, as was mentioned at their information session.

This small pocket of land was relinquished to council by Mr Laurie Gobin and Mr Stan Lukin (as a government/council requirement for use as a green space for this neighbourhood) when they purchased a large parcel of land at this location. I believe the council inspection, prior to announcing this public consultation, didn't take the time to explore the challenges involved in development of this space, and also did not consider how this decision could create so much heartfelt anger and disappointment to those who border the area (many houses) along with the many users of this space. We all paid top dollar for our land knowing that this beautiful space would always be available as a recreational area to be enjoyed by the whole neighbourhood and locals.

The gradient of this land is steep, with a massive underlay of granite. With flooding rains, any water that doesn't run down the slope sits for days as it is unable to penetrate the sheet granite below. Mayor Diana commented at the information session that it would be a very challenged developer who chose to take on this project. How true!

At the much lower end of this block is an array of native vegetation including native trees, mallee trees and gum trees which are frequently visited by koalas and kookaburras, blue wrens and plovers who make nests amongst the granites. It is so special to see the visiting koalas, to hear the kookaburras laughing first thing in the morning, as well as hearing all the other birds throughout the day. We watch the plovers, which come each year to nest, showing off their young when they have been hatched. Most neighbourhood children and parents use this area, particularly on the upper level to kick a football, play cricket, exercise their dogs and build cubby houses in the trees at the bottom of the slope. My grandchildren love to have a picnic near the massive granite boulder and take a walk amongst the trees – they call it fairyland and it is a 'must do' when they come to stay.

In the very early stages of covid in Port Lincoln, I tested positive and was required to isolate for 14 days. It was a godsend to have this beautiful natural area to walk around for exercise, fresh air and mental peace in an uncertain time. It would be such a tragedy to see this beautiful fauna and flora disappear.

The size of this parcel of land in question is small, and with the terrain, granite and water issue, this would be a difficult sale. Many blocks in this area have passed ownership up to four times, as the new landowners realise it is just too expensive and challenging when tackling the massive granite base. A nearby neighbour's building process came to a quick halt when granite impeded his housebuilding process, costing him over \$50K in a bid to remove the massive granite boulders, causing many months delay in the building construction.

I too have been very concerned with this revocation plan as my house has cracks, (see images attached), a result of surrounding percussion treatment from nearby building sites on the granite boulders that plague this landform. We have had builders fix cracks, only to have others appear with recent digging and jackhammering two blocks away. I am despairing at what damage will possibly occur to my house if development goes ahead at our back fence.

It was indicated on the information day by a councillor that the estimated annual cost of maintaining this space was around \$2K. This is a small overall maintenance figure for this space and represents a half of my annual council rates. Generally, twice a year two or three men whipper snip the grass that grows on the land and around the rocks - a task taking usually up to two thirds of a day. It's a small maintenance cost indeed, for an area that is valued and used by this neighbourhood.

This space is surrounded by houses, and the only access in and out it is through a narrow easement. Safety concerns not yet addressed are for all vehicles, emergency service vehicles and heavy-duty vehicles who would be using this entry/exit, as it runs between two houses and would not support double lane traffic. The angle of emergence from this easement onto Oswald Drive is very sharp and steep, causing unclear vision of traffic travelling along Oswald Drive as well as traffic coming around the sharp corner at the top of the road.

It was mentioned on the information session by the council representatives that this space would be open for developers to build high end housing for 'high end' business executives moving to Port Lincoln. It has been indicated by the council that there is a need for more affordable housing so surely high-end housing shouldn't be a focus in this current economic situation. Has council done a survey to identify just how many high-end houses are currently available in Port Lincoln, compared to the 'need' for this type of housing? The number of proposed buildings on this site would be limited and the enormous cost of developing this area and the consequential cost of a completed build would indeed restrict the market, not to mention street lighting and pumps to push the excess water/sewerage back up the hill.

Our neighbourhood believes there are more suitable areas to consider by council for the purpose of residential, aged care, childcare and community services. A suggestion is to sell off a portion (1/3) of

Puckridge Park, (with street access) –and a portion of the street area of Pioneer Park, behind Pioneer Village (an ideal location for an aged care facility). This would be a win win situation both for council and citizens of Port Lincoln, as those green spaces would still be preserved, albeit smaller, and at the same time provide a space for new development. The 'railway' corridor along Porter Street and Mortlock Terrace junction would be an ideal central location as well for these needs.

When viewing the map of Port Lincoln, there are so many areas undeveloped that it seems unfair to the citizens to take away their 5 valuable allocated green spaces.

I do feel the same anger and disappointment as felt by the residents at all the designated green spaces being considered as we absolutely need them.

I ask council to seriously reconsider their suggestion to revoke these well used spaces and to consider other options.

Kind Regards,

[REDACTED]

[REDACTED]

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.

Revocation 10 Oswald Drive Port Lincoln

Dear members of council,

I am writing to you to voice my strong opposition to the revocation of community land at 10 Oswald Drive.

My family has utilised this green space for the past 13 years. The neighbourhood children, including my own, have created cubby houses, tree houses, played tag, had picnics, kicked the footy or sat and admired the wildlife and used their imaginations to make up games. I have had many phone calls over the years from neighbours asking me to call out to their children to send them home for dinner etc as they all played and enjoyed this natural green space. There are often dogs and their owners enjoying the space of this reserve running around and chasing a ball. To say that this green space is underutilised is questionable and I wonder how council gathered this information.

This parcel of land includes sensitive topography and a large granite outcrop that support biodiversity, and council should consider its conservation against future developments.

Just because it is located near other reserves does not negate Oswald drives value for passive use, biodiversity or ecological connectivity. Development of Oswald drive is disproportionate and inefficient when compared to larger better suited parcels of land. It will not contribute affordable housing, and as Mayor Mislov stated at our meeting, it is not suitable for an aged care facility nor a childcare centre.

It was estimated that this reserve costs the council \$2000 to mow twice a year, this amount does not equate the total cost of my own household yearly council rates.

Has the council looked at other options, considered the space on Hall and Happy Valley roads.

Is the council collaborating with the District Council of Lower Eyre of whom many of its residences live and play in Port Lincoln.

There is no denying that Port Lincoln council is land locked but isn't that more incentive to keep hold and value our green spaces for the future generations of residences. You may consider this community land surplus to your needs in the year 2025, but what about in years to come.

Mr Lawrie Gobin was made by council as part of his land development to allocate this land as a green space, now it is considered surplus, what has changed now 20 years down the track.

The proposal of revocation of 10 Oswald drive is legally questionable and procedurally flawed. It:

- Undermines public trust and procedural fairness
- Conflicts with environmental and planning laws
- Misapplies open space and housing standards
- Fails to adequately balance strategic objectives
- And risks unjustifiably alienating public land

I thank you for taking the time to read my letter and implore you to vote against the revocation of 10 Oswald Drive and hope that you will consider my reasons.

Your sincerely

A solid black rectangular box used to redact the signature of the sender.

I wish to express my concern regarding the proposed revocation of the site 10 Oswald Drive, Port Lincoln.

I have resided at 8 Oswald Drive since 2008 (17 years) and in that time frame there have been numerous times I have witnessed vehicles having extreme difficulty accessing Oswald Drive safely from the access easement between 8 and 12 Oswald Drive due to the very steep gradient when entering/exiting on to Oswald Drive. This is also due to the geographic design of Oswald Drive which gives vehicles very limited visibility to see traffic coming from both ways and coupled with the steep gradient, makes it a very restricted and challenging entry.

As stated by the Port Lincoln City Council CEO in reply to Ann Starke's email dated May 29th, the easement between 8 and 12 Oswald Drive is eight metres wide, the same width as Oswald Drive bitumen. It has not been taken into consideration that there is no extra width for footpaths given that the two private residences boundaries border the eight metres stipulated. It would prove to be an accident waiting to happen, and would ultimately have a disastrous effect on both these residences plus vehicles and their occupants accessing Oswald Drive.

It is also noted in the reply to [REDACTED]'s email, that there are "several well established and accessible green spaces within walking distance that serve similar recreational purposes". I challenge this comment "the 10.6 hectare Valley View Drive Reserve (Walter Court Reserve as referred by the CEO) is more developed and better utilised, offering facilities and amenities that support a range of recreational activities for the community". In all the time I have lived here, I have never seen any of these so called facilities and amenities at this reserve, let alone people walking through the virgin scrub which is extremely prevalent on the upper level of Valley View Road – providing a massive fire hazard as well.

I also note that it is mentioned that the steep gradient and underlying granite makes it difficult and expensive to maintain and develop as a park, yet council want to sell it to an investor to develop the same area as a housing development. It is obvious to me that the council want to acquire extra monies by simply selling the land, and then it is not their problem, but they have gained financially.

This area is utilised frequently by neighbourhood residents, children and pets, and it has never been a requirement of the surrounding residents for council to develop this area as a park with amenities. It was required by council, when Mr Laurie Gobin and Mr Stan Lukin purchased this large parcel of land, that they relinquish this referred portion to council to provide a green space for the people of this area. Why has this changed? We need our green spaces, and note that there is much more virgin scrub and fire hazardous council land that could be used for this project, rather than depriving ratepayers of their precious green spaces.

The cost of maintaining this area was identified as an ongoing concern. The cleared area is whipper snipped twice a year, a small expense in the council's overall budget. I have always maintained (mowed), a 20 metre fire break across the block, as well as spraying the weeds annually at no cost to the council. It was mentioned by the CEO that there were complaints about fire risk on this space. I along with a neighbour did complain – there had been a delay in council maintenance, and the inner grasses had grown too long and posed a fire risk. The council works section were prompt in addressing this matter.

The geographical underlay of this sloped land is sheet granite which prevents excess moisture penetrating the thin layer of soil thus causing extra run off to lower levels.

It has been proven that the giant boulders impose a massive challenge to anyone considering building here.

The trees at the lower level house native animals – koalas, kookaburras and many other bird species. I consider it would not be environmentally acceptable for these trees to be removed. They provide interest and education to all those who use this area.

In that regard I make myself available to any member of the council, including Mayor Diana and the Chief Executive Officer of Port Lincoln City Council to contact me for further clarification on the above mentioned points.

I look forward to your reply.

Yours Sincerely,

A large black rectangular redaction box covering the signature and any accompanying text or contact information.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

10.06.2025

Dear Minister Szakacs, Mayor Mislov and elected members of the City of Port Lincoln Council,

We are writing this letter to express our strong opposition to the proposed revocation of 'Community land' located at 10 Oswald Drive.

We purchased our parcel of land at [REDACTED] when the subdivision of this area was first approved in 2001. Our understanding and in our communications with Mr. Gobin, Mr Lukin and Jim Wright at the time were that Mr. Gobin and Mr. Lukin as the developers and subsequent vendors of this subdivision were given no option but to forfeit a designated amount of square meterage of the whole subdivision as 'Reserve' land which could never be built on or developed. It is our understanding that in order to meet this Council requirement, the least accessible, steepest and least usable piece of land was chosen. Most property owners in this immediate vicinity purchased their parcels of land with this knowledge and designed and orientated their homes to take in the views over the 'Reserve' to the bay and beyond. Any obstruction will certainly dramatically reduce the values of these properties.

We, along with every surrounding neighbour, faced huge challenges in the construction of our homes due to the steep gradients and large, dense deposits of granite all over this hill. Many blocks have changed ownership 2-3 times over due to the massive site preparation and construction costs quoted which have resulted in the abandonment of many planned house builds. One of the blocks which borders the proposed land subject to revocation of classification has to the best of our knowledge changed hands 5 times due to the aforementioned challenges resulting in prohibitive construction costs. The current owner has attempted to excavate the block but has now halted works due to massive underlying granite rocks which can be neither moved nor built on top of. The only way to break up this granite is to drill it and use an extremely expensive splitting compound which was the method employed by one of our immediate neighbours. The land at 10 Oswald Drive also appears to have extensive granite, both exposed on the surface and one would have to assume, underlying.

During extensive conversations with several councillors, it has been made clear that this parcel of land has been earmarked for 'affordable' housing. Given the difficulties we've just outlined which result in massive construction expense (the last known quotes given are well in excess of a million dollars), this area could never be considered an 'affordable' area to build. Our current home values and recent sales in the area reflect this fact.

The statement made by council that this site has “no community function” is completely untrue and entirely disputed by the people who actually live in the community surrounding it. This site has always functioned as our local ‘green space’, ‘reserve’, ‘park’ and has been used over the years by the whole neighbourhood. All of our children played on this land regularly as they were growing up and we’ve all utilised the space for dog walking and our own exercise. We as a community greatly value the beautiful native vegetation on this land; the birdlife and the occasional koala it attracts bring immeasurable delight to the entire neighbourhood. This dense pocket of well-established native gums would have to be removed to allow for development. For this to happen in a time when the whole world is acutely aware of climate change and it’s threats and the conservation of our green spaces is known to be of paramount importance in the pursuit of the best health of our planet and all living beings on it, why would we allow these multiple-decades-old gums to be cut down when the proposed development is certain to fail to achieve the desired outcome of ‘affordable’(or even remotely affordable)housing?

We as a community surrounding 10 Oswald Drive are outraged at the potential loss of a shared reserve we value so dearly and will never accept this proposed revocation of classification and consequent sale of our precious ‘Community’ land as a foregone conclusion. The general consensus is that we’re collectively prepared to take whatever further action is necessary to ensure this beautiful green space remains preserved for our future generations because once it’s gone we can never get it back.

Whilst we understand that every proposed site in this revocation scheme must be assessed on it’s own merits, we trust that the only right, fair and sensible decision will be made regarding 10 Oswald Drive and that will be that it is allowed to remain our “Community” land.

In appreciation of the time taken to read and consider our views,



[REDACTED]
[REDACTED]
Port Lincoln SA 5606

Dear Sir/Madam

RE: Submission Revocation of Community Land – 10 Oswald Drive

I wish to submit our objection to the revocation of community land classification of 10 Oswald Drive, Port Lincoln. Whilst we understand the need for much needed community services, housing, aged care or other developments that align with the community's needs and aspirations we believe that this land is unsuitable for this.

We purchased our land at [REDACTED] and built our home with the understanding that 10 Oswald Drive was green space/community land that would never be built on. Our home was designed around knowing this land would always be vacant. We paid a premium price knowing that the view across 10 Oswald Drive would never be affected. With the revocation and if housing was built this could disrupt our view and devalue our property.

The land itself has narrow and limited access that will affect the traffic entering and exiting this site. This includes council vehicles such as rubbish trucks, emergency vehicles – fire, ambulance etc. There is no ability to have two way access as the road is only wide enough for one vehicle and there is no ability for footpaths. The land is also very rocky, so if houses were to built it may affect the surrounding houses stability. The land is also regularly used by children and families in the area who explore the area, walk and exercise their dogs, view the birdlife and koalas so to lose this space will be a loss.

It is our understanding when the land was originally subdivided that Laurie Gobin had to relinquish a certain amount of land for open space. The proposed relinquishment of this open space raises serious concerns about fairness and due consideration.

We note that four other parcels of land are being considered for revocation and we consider these as a better option for community services and housing. These all allow bigger development with less impact to residents.

Yours sincerely

[REDACTED]

Legal Response to the Proposed Revocation of Community Land – 10 Oswald Drive, Port Lincoln

Prepared by: [REDACTED]

On Behalf of: [REDACTED]

Date: 9 June 2025

1. Introduction and Background

This submission responds formally to the City of Port Lincoln's proposal to revoke the community land classification of the land located at **10 Oswald Drive, Port Lincoln**, hereafter referred to as "*the Subject Land*."

[REDACTED] is a resident of the immediate neighbourhood and a stakeholder in the ongoing use and enjoyment of the Subject Land as a community open space under the *Local Government Act 1999 (SA)* ("the Act"). This document outlines procedural concerns, environmental planning inconsistencies, and community equity issues with the Council's proposed revocation.

2. Statutory Context and Procedural Requirements

Pursuant to **Section 194** of the *Local Government Act 1999 (SA)*, community land cannot have its status revoked without proper consultation and due consideration of public feedback.

We are concerned that Council's process to date undermines the intent of community consultation by:

- Issuing detailed rebuttals and justifications prior to closure of consultation, implying a predetermined outcome.
- Failing to transparently disclose whether alternative sites were assessed equally, or whether the decision to target 10 Oswald Drive was made prior to public input.
- Not disclosing the full basis for scoring the site as "low value" under the **Open Space Strategy 2021–2026**, despite clear neighbourhood use and maintenance (e.g., resident firebreak upkeep for 17+ years).

We submit that the current process may fail to satisfy the "**consultation with intent**" principle established in administrative law and affirmed in cases such as *Bruce v Minister for Environment and Conservation (2006)*.

3. Community Use and Local Benefit

Council's repeated references to proximity of other reserves ignore key legal and practical distinctions:

- Community land status is not dependent solely on size, formal facilities, or topography.
 - Courts and statutory interpretation prioritize **actual usage and value to the local community**, including passive recreation, social benefit, and environmental quietude.
 - [REDACTED] and neighbours **regularly use and informally maintain** the site. This is a protected community activity under the intent of Part 1 of Chapter 11 of the Act.
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4. Environmental Concerns and Inconsistencies

Council acknowledges that the land is subject to the **Native Vegetation Overlay**, yet claims this would not prevent future development. This appears contradictory:

- The **Native Vegetation Act 1991 (SA)** imposes strict limitations on clearance, particularly in urban-fringe biodiversity zones like this one.
 - Council has failed to provide examples of comparably difficult granite-based terrain that has been successfully developed while satisfying overlay restrictions.
 - Development pressure does not legally override conservation obligations, especially where other, less sensitive sites are available.
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5. Precedent and Equitable Treatment

The decision to target a small, valued, and community-maintained reserve instead of larger, underutilised parcels contradicts the **Open Space Strategy's** stated aim of strategic equity. Council's statistical reasoning around "oversupply" is flawed:

- Excluding over 50% of underdeveloped reserves from calculations while simultaneously using "surplus" logic to justify revocation is inconsistent and lacks integrity.
 - Community equity cannot be based on generic ratios divorced from neighbourhood context.
-

6. Legitimate Expectation and Procedural Fairness

Affected residents may reasonably claim a **legitimate expectation** that Council:

- Would genuinely weigh community opposition.
- Would not issue language (as in the CEO's letter) suggesting the proposal is effectively finalised.
- Would disclose all evaluation criteria used in reserve classifications.

Failure to meet such expectations may render a decision vulnerable to legal review on grounds of **procedural unfairness or unreasonableness** (cf. *Kioa v West* (1985) 159 CLR 550).

7. Conclusion and Request for Action

Given the legal, environmental, and community concerns raised:

1. **We request that Council pause the revocation process** pending an independent review of:
 - Community consultation outcomes;
 - Comparative site evaluations;
 - Ecological risk assessments;
 - Compliance with the Native Vegetation Act.
 2. **We request a public release of any legal, environmental, and financial reports** prepared by Council in support of the revocation.
 3. **We further request a meeting with Council staff or elected members** before any final resolution is passed.
-

Prepared on behalf of [REDACTED]

Name: [REDACTED]

Date: 9 June 2025

Mandy Bowyer

From: [REDACTED]
Sent: Thursday, 29 May 2025 4:55 PM
To: Minister Szakacs; Diana Mislov; Andrea Broadfoot; Dylan Cowley; Karen Hollamby; Peter Linn; Lillian Poynter; Shania Richards; Jack Ritchie; Robyn Rowsell; Valerie Staunton; YourSay
Subject: Oswald Drive Revocation
Attachments: IMG_9242x.jpg; IMG_9245x.jpg; IMG_9764x.jpg; IMG_9765x.jpg; IMG_9766x.jpg; IMG_9767x.jpg
Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from adstarke@bigpond.net.au. [Learn why this is important](#)

Dear Minister Szakacs, Mayor Diana and Port Lincoln City Councillors,

I write to you all with great concern, wishing to indicate my disapproval and disappointment of your revocation project (currently under consultation) for all the nominated green spaces in Port Lincoln.

I am writing this letter specifically representing the surrounding neighbours and myself who regularly use the green space of 10 Oswald Drive - one of the proposed sites.

I am amazed that a 15-minute initial visit by councillors, standing at the highest point on this green space, have then made this decision to revoke an area that they previously were totally unaware was council land, as was mentioned at their information session.

This small pocket of land was relinquished to council by Mr Laurie Gobin and Mr Stan Lukin (as a government/council requirement for use as a green space for this neighbourhood) when they purchased a large parcel of land at this location. I believe the council inspection, prior to announcing this public consultation, didn't take the time to explore the challenges involved in development of this space, and also did not consider how this decision could create so much heartfelt anger and disappointment to those who border the area (many houses) along with the many users of this space. We all paid top dollar for our land knowing that this beautiful space would always be available as a recreational area to be enjoyed by the whole neighbourhood and locals.

The gradient of this land is steep, with a massive underlay of granite. With flooding rains, any water that doesn't run down the slope sits for days as it is unable to penetrate the sheet granite below. Mayor Diana commented at the information session that it would be a very challenged developer who chose to take on this project. How true!

At the much lower end of this block is an array of native vegetation including native trees, mallee trees and gum trees which are frequently visited by koalas and kookaburras, blue wrens and plovers who make nests amongst the granites. It is so special to see the visiting koalas, to hear the kookaburras laughing first thing in the morning, as well as hearing all the other birds throughout the day. We watch the plovers, which come each year to nest, showing off their young when they have been hatched. Most neighbourhood children and parents use this area, particularly on the upper level to kick a football, play cricket, exercise their dogs and build cubby houses in the trees at the bottom of the slope. My grandchildren love to have a picnic near the massive granite boulder and take a walk amongst the trees – they call it fairyland and it is a ‘must do’ when they come to stay.

In the very early stages of covid in Port Lincoln, I tested positive and was required to isolate for 14 days. It was a godsend to have this beautiful natural area to walk around for exercise, fresh air and mental peace in an uncertain time. It would be such a tragedy to see this beautiful fauna and flora disappear.

The size of this parcel of land in question is small, and with the terrain, granite and water issue, this would be a difficult sale. Many blocks in this area have passed ownership up to four times, as the new land owners realise it is just too expensive and challenging when tackling the massive granite base. A nearby neighbour’s building process came to a quick halt when granite impeded his housebuilding process, costing him over \$50K in a bid to remove the massive granite boulders, causing many months delay in the building construction.

I too have been very concerned with this revocation plan as my house has cracks, (see images attached), a result of surrounding percussion treatment from nearby building sites on the granite boulders that plague this landform. We have had builders fix cracks, only to have others appear with recent digging and jackhammering two blocks away. I am despairing at what damage will possibly occur to my house if development goes ahead at our back fence.

It was indicated on the information day by a councillor that the estimated annual cost of maintaining this space was around \$2K. This is a small overall maintenance figure for this space and represents a half of my annual council rates. Generally, twice a year two or three men whipper snip the grass that grows on the land and around the rocks - a task taking usually up to two thirds of a day. It’s a small maintenance cost indeed, for an area that is valued and used by this neighbourhood.

This space is surrounded by houses, and, and the only access in and out it is through a narrow easement. Safety concerns not yet addressed are for all vehicles, emergency service vehicles and heavy-duty vehicles who would be using this entry/exit, as it runs between two houses and would not support double lane traffic. The angle of emergence from this easement onto Oswald Drive is very sharp and steep, causing

unclear vision of traffic travelling along Oswald Drive as well as traffic coming around the sharp corner at the top of the road.

It was mentioned on the information session by the council representatives that this space would be open for developers to build high end housing for 'high end' business executives moving to Port Lincoln. It has been indicated by the council that there is a need for more affordable housing so surely high-end housing shouldn't be a focus in this current economic situation. Has council done a survey to identify just how many high-end houses are currently available in Port Lincoln, compared to the 'need' for this type of housing? The number of proposed buildings on this site would be limited and the enormous cost of developing this area and the consequential cost of a completed build would indeed restrict the market, not to mention street lighting and pumps to push the excess water/sewerage back up the hill.

Our neighbourhood believes there are more suitable areas to consider by council for the purpose of residential, aged care, childcare and community services. A suggestion is to sell off a portion (1/3) of Puckridge Park, (with street access) –and a portion of the street area of Pioneer Park, behind Pioneer Village (an ideal location for an aged care facility). This would be a win win situation both for council and citizens of Port Lincoln, as those green spaces would still be preserved, albeit smaller, and at the same time provide a space for new development. The 'railway' corridor along Porter Street and Mortlock Terrace junction would be an ideal central location as well for these needs.

When viewing the map of Port Lincoln, there are so many areas undeveloped that it seems unfair to the citizens to take away their 5 valuable allocated green spaces.

I do feel the same anger and disappointment as felt by the residents at all the designated green spaces being considered as we absolutely need them.

I ask council to seriously reconsider their suggestion to revoke these well used spaces and to consider other options

Kind Regards,

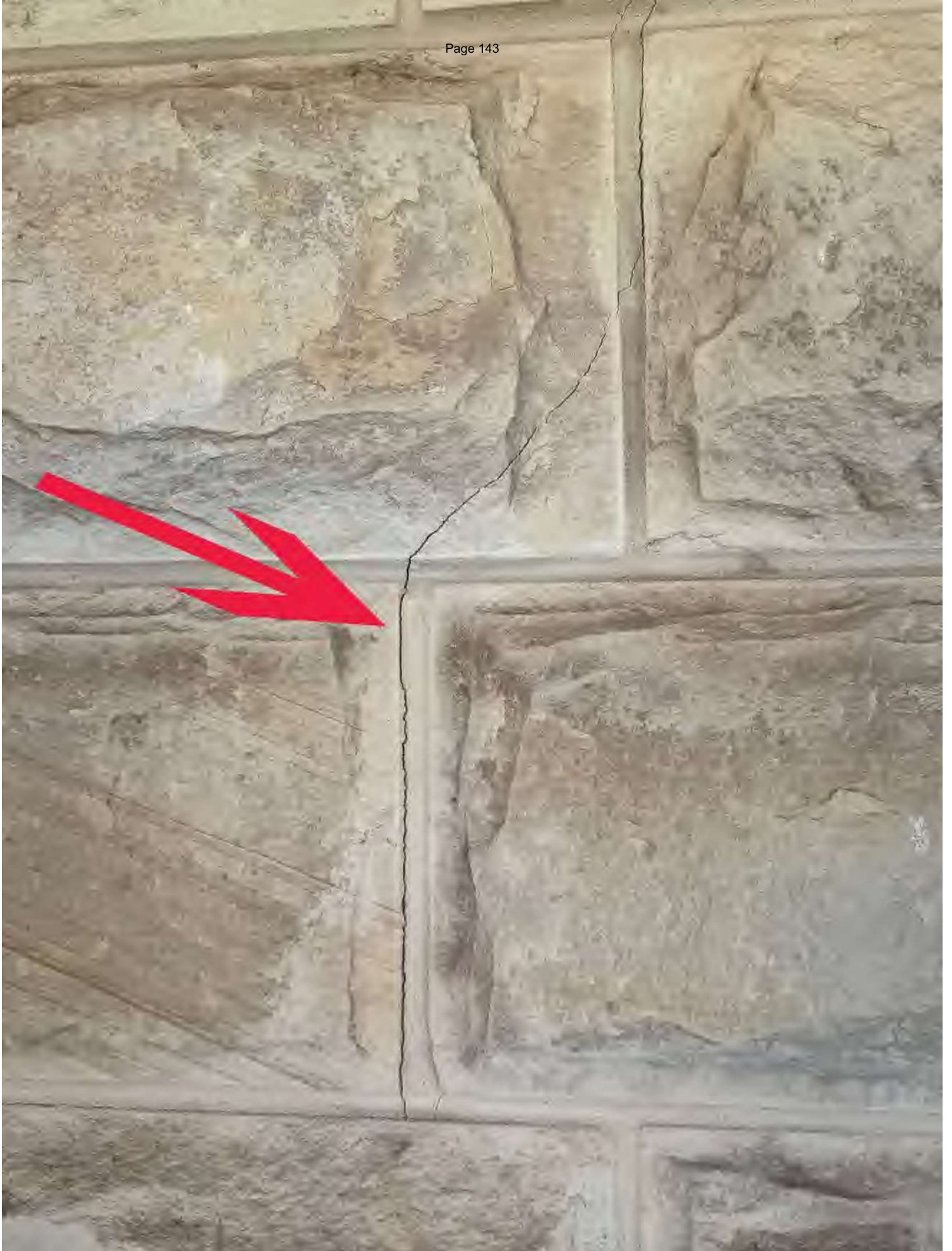
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14 MAY 2025



Port Lincoln City Council.

Dear Sir/Madam,

We live at [REDACTED], in front of the Oswald Drive Reserve. Some of our thoughts and objections to the development of this reserve are as follows:-

- We were told when we bought this property that the surrounding parkland would always remain as Parkland. Trees and shrubs (some now very large) were planted by home owners around the park. It is now home to Kookaburras, blue wrens, owls, bats,
- Carrawongs, and Lincoln Parrots, as well as Koala Bears, A great variety of lizards, and the occasional Kangaroo to name just a few.
- It is used by local children as a play area, for swings and for dog exercising and just to have a pleasant wander through.
- Vehicle Access onto this land is very limited.
- Existing rough track adjacent to Valley View Road needs to be retained and maintained for access to rear of existing homes in the event of a Bushfire.
- Terrain is sloping, with large areas of granite and would probably be cost prohibitive to developers.
- I enclose a copy of a letter from Port Lincoln City Council in June, 2001. Our next door neighbour at No.5 Lindsay St wished to purchase the block in the reserve behind his house to build a swimming pool on. Our response to that, and also the then Council's response to us is included.
- The Council talk of Oswald Drive Reserve been suitable for "affordable housing". Not many, if any, of the existing housing would be classified as "affordable housing" and we fear that existing house property values would plummet. There seems to be plenty of suitable land around Port Lincoln for "affordable housing" without doing away with parkland reserves, which have existed for years now. EG Barley Road, or land on the way to Billy Light's Point or Monalena St.

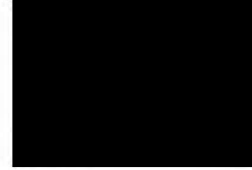
These are just a few of our thoughts,

PLEASE DO NOT CHANGE OUR BEAUTIFUL RESERVE !!!!!



Can this letter please be included for discussion in the next and August meeting of the General Purposes Committee?

CC Mr Alan Reynolds



Mr G Dodd

Director of Corporate & Community Services

Dear Mr Dodd,

In response to your letter of 15/06/01, I would like to register our total and absolute rejection to the proposal that [REDACTED] or any other adjoining residents or landowners, be allowed to purchase or develop any part of the Oswald Drive Reserve.

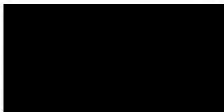
When we purchased our property at [REDACTED] about 10 years ago, much of the appeal of the property was the natural parkland behind the property. We were told that this land was given to the Council as Parkland when the land was sub-divided and as such, could never be sold or developed on.

The original owners of [REDACTED] had spent a lot of time planting native trees and making the area a charming wood-land. I think that the fact that this was park-land added a lot of appeal and value to our properties, as it was so much nicer than looking into somebody's back yard, as many properties do.

If [REDACTED] are allowed to purchase and develop the portion of parkland behind them, then it will only be a matter of time before the residents of Valley View Rd. whose properties back onto the reserve, wish to do the same, and the Parkland will soon be swallowed up into peoples gardens.

Once again, registering our strongest possible rejection of this proposal,

Yours faithfully,



Can this letter please be included for discussion in
the next and August Meeting of the General Purposes Committee?
C.C. Mr. Alvin Reynolds.

Page 147

Mr. G. Dodd,
Director of Corporate & Community Services.

Dear Mr. Dodd,

In response to your letter of 15/10/01, I would like to register our total and absolute rejection to the proposal that [redacted] or any other adjoining residents or landowners be allowed to purchase or develop any part of the Oswald Drive Reserve.

When we purchased our property at [redacted] almost 10 years ago, much of the appeal of the property was the natural parkland behind the property. We were told that this land was given to the council as parkland, when the land was sub-divided, and, as such, could never be sold, or developed on. The original owners of [redacted] had spent a lot of time planting native trees, and making the area a charming wood-land. I think that the fact that this was park-land added a lot of appeal and value to our properties, as it was so much nicer than looking into somebody's back-yard, as many properties do.

If [redacted] are allowed to purchase and develop the portion of parkland behind them, then it will only be a matter of time before the residents of Valley View Rd, whose properties back onto the reserve, wish to do the same, and the parkland will soon be swallowed up into peoples gardens.

Once again, registering our strongest possible rejection of
this proposal.

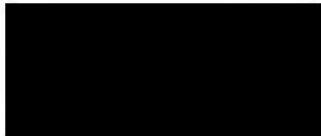




City of Port Lincoln

ABN 80 776 127 243

Municipal Office : Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln
Postal Address : P.O. Box 1787, Port Lincoln, 5606
Email : plcc@plcc.sa.gov.au
Telephone : (08) 8682 3033
Facsimile : (08) 8682 6252



21st August 2001

Dear 

Re: Oswald Drive Reserve

This letter is to inform you of Council's decision of the 21st August 2001, not to proceed with the reclassification of the reserve from community land to operational land.

Giving due consideration to responses received from adjoining landowners Council has resolved to leave the reserve as open space in its entirety.

Yours sincerely

Geoff Dodd
Director Corporate & Community Services.

1 2 JUN 2025

Chief Executive Officer

City of Port Lincoln

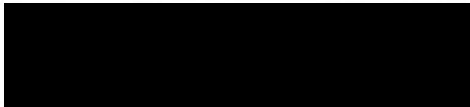
To whom it may concern

I am writing to express my concerns and opposition to the development of 10 Oswald Drive Port Lincoln. Having young children, we know how much time they spend in this particular area and would urge you not to take this area from the general public residing in this area. We feel that the park was created for the purpose of providing a free green space for all to explore and enjoy and when all the properties in the area were purchased it was with the understanding that the park would remain a reserve.

The park is also a place for native animals and flora to thrive with kookaburras regularly residing in the trees within the park.

We thank you for taking the time to read our concerns and hope that you can find alternative sites for these future developments

Your Faithfully

A solid black rectangular box used to redact the signature of the sender.

To:

The City Council of Port Lincoln

From:

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.

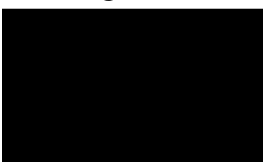
The time to limit the ongoing cost of building and maintaining public infrastructure such as roads and stormwater, is now.

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



Ratepayer, [REDACTED]

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 Moraleña 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 / Noolina Road area goes ahead, the retention of some of the Moraleña 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,



SUBMISSION REVOCATION OF COMMUNITY LAND

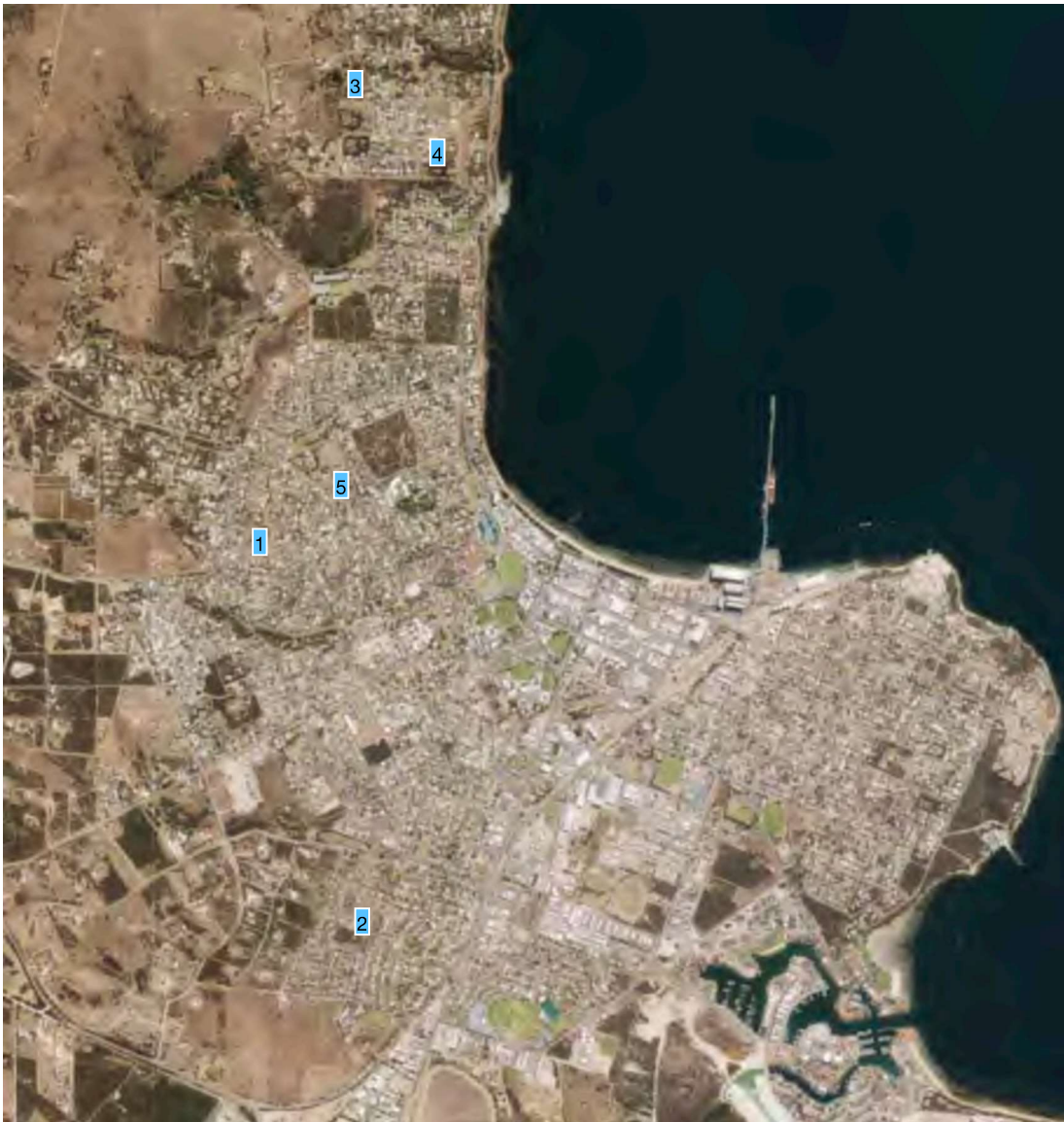
[REDACTED]

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.



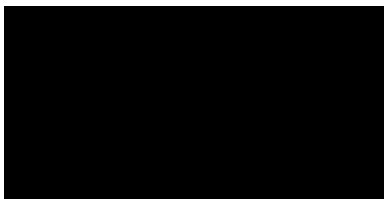
FINAL COMMENTS

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*.



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.

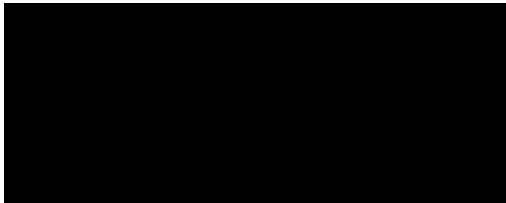
We and others have attempted to suggest alternative sites that have been spoken about in the community as being preferable for the development of housing or other facility/ies but we are not aware of all factors involved with various parcels of land. Discussion at the meeting indicated that private landholders 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



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 for West Coast Youth and Community Support (WCYCS) is a light blue speech bubble. Inside the bubble, the text "West Coast" is written in a light blue script font, "YOUTH AND COMMUNITY" is in a bold white sans-serif font, and "Support" is 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

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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