

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

REPORT INFORMATION								
Report Title	Revocation of Community Land Status – Seaview Park – Monalena Street – Public Consultation Summary Report							
Document ID	84901							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	Chief Executive Officer - Eric Brown							
	Manager Places and Presentation – Brad Tolley							
Report Attachment/s	Yes 84891 Consultation Summary Report – Redacted 84477 Consolidated Consultation and Engagement Records							
REPORT PURPOSE								
The purpose of this report is to: • Present to Council the submissions received in connection with the Public Consultation process for the Council's proposal to revoke the classification of land as Community Land under section 194 of the <i>Local Government Act 1999</i> (the Act) for allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln; and • Make recommendations to proceed following the completion of the consultation process and taking the submissions into account.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Choose an item.							
Strategic Alignment	SDP GOAL: Goal 2: Liveable and Active Communities SDP ACTION: 1.3 Continue to implement Council's Housing Strategy to expand fit for purpose housing options, including through the release of Council land and reassessing Council's City masterplan and associated zoning.							
Annual Business Plan 2023/24	ABP INITIATIVE: Housing strategy ABP PROJECT: Choose an item.							
Annual Business Plan 2024/25	ABP INITIATIVE: Choose an item. ABP PROJECT: Choose an item.							
Legislation	Local Government Act 1999							
Policy	Public Consultation & Community Engagement 2.63.1							
Budget Implications	Moderate Variation > \$10,000 < \$50,000 <table border="1" data-bbox="651 1791 1364 1862"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td>See body of report</td> <td>-</td> <td>-</td> </tr> </tbody> </table> Budget assessment comments:		DESCRIPTION	BUDGET AMOUNT \$	YTD \$	See body of report	-	-
DESCRIPTION	BUDGET AMOUNT \$	YTD \$						
See body of report	-	-						

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

OFFICER'S RECOMMENDATION

That Council:

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

For the purposes of seeking the Minister's approval for the Council to revoke the community land classification attaching to allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln.

BACKGROUND

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

- a summary of the reasons for the proposal;
- a statement of any dedication, reservation or trust to which the land is subject;
- a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds;
- an assessment of how implementation of the proposal would affect the area and the local community; and
- if the Council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification - as the Council owns all the land identified in the Report, this is not a relevant consideration for the current revocation proposal.

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

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

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

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

CO 25/072 Moved: Councillor Linn

Seconded: Councillor Staunton

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

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

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

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

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

CARRIED

Allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln was one (1) of the 5 identified parcels of land subject of the revocation proposal set out in the Report

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

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

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

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

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

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

CONSULTATION AND ENGAGEMENT PROCESS

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

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

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

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

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

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

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

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

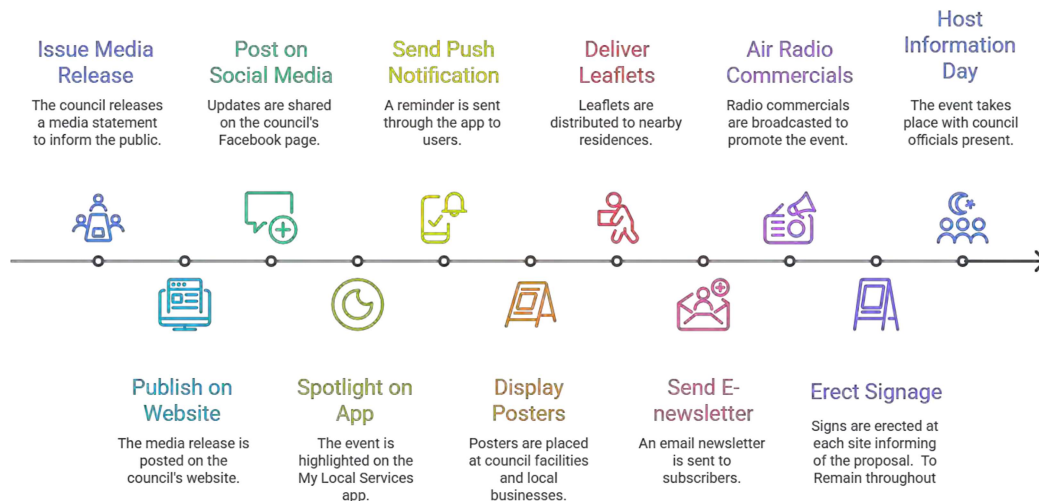
As per Council's policy, Council takes every reasonable step to ensure the community is informed on matters of Council and of decisions that may affect the local and wider community through effective communication and consultation processes.

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

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

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

PROMOTION OF INFORMATION DAY HELD SATURDAY, 10 MAY 2025



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

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

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

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

- Linking to Media Release issued 28/04/2025

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

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

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

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

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

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

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

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

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

- Seaview Park – Monalena Street – 120 delivered

For comparison:

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

Image depicting letter drop area:



Corporate E-newsletter – April 2025 – Doc 72943

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

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

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

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

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



COMMUNITY LAND REVOCATION PROPOSAL



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

Land Name: Seaview Reserve

Address: Lot 120 Monalena Street, Port Lincoln SA 5606

Title Reference/s: Volume 6210 Folio 878

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

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

Submissions must be provided by 10am 12 June 2025.



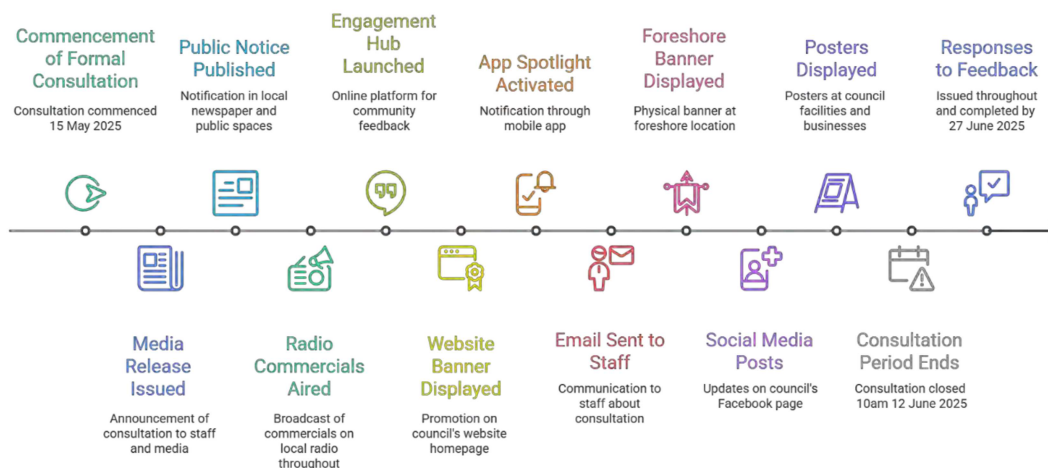
Information Day on site – 10 May 2025 – 12.30am to 1.30pm

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

For reference:

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

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



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

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

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

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

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

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

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

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

- Linking to Council's online Engagement Hub

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Corporate E-newsletter – May 2025 – Doc 78991

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

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

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

Engagement Hub –updated after consultation closed – 12 June 2025

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

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

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

CONSULTATION FEEDBACK SUMMARY

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

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

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

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

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

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

Key Themes of Support

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

1. Urgent Housing Need

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

2. Strategic Alignment

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

3. Adequate Alternative Open Spaces

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

Response to Key Themes of Support:

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

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

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

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

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

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

Key Themes of Opposition

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

1. Loss of Green/Open Space

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

2. Underutilisation Disputed

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

3. Equity and Social Impacts

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

4. Infrastructure and Amenity Concerns

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

5. Environmental and Biodiversity Impact

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

6. Alternative Solutions Suggested

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

Response to Key Themes of Opposition:

	Key Theme/Concern Raised	Council Response
1	Loss of Green/Open Space - Concern that once green space is lost, it is irreversible. - Seaview Park is seen as a valued community asset, even if underdeveloped. - Many submissions cited the importance of nature for mental health, recreation, and community wellbeing.	The City of Port Lincoln is committed to providing access to a range of open spaces varying in quality, appearance and amenity in a well-distributed manner, and maintaining an ‘open space network’ within the city. Council has recently invested in significant upgrades of reserves within reasonable proximity to Monalena Street, including nearby Whait Reserve (located 350m away) and the Foreshore Playground (located 2km away). Specifically, Whait Reserve has recently been improved, which has been received positively by the community. Further, there are three other open space reserves within 400m of this open space (located on Dickens Street, Cronin Avenue and Argent Street). Assessment shows, when referring to the Open Space Strategy, that there is surplus open space within the city when compared to quantitative planning standards that seek to ensure at least 12.5% of land in a development is dedicated open space (refer 198 of the Planning, Development and Infrastructure Act 2016). When applying these quantitative planning standards, the City of Port Lincoln has significantly more than 12.5% public open space. In proportion to the population of the City, there is approximately four (4) times the amount of open space referred to in the planning standard identified above. In this calculation, Council has excluded over 50% of the area of its underdeveloped reserves. If these were included, the amount would be closer to eight (8) times. The below table taken from the Council’s Open Space Strategy provides a high-level analysis when looking at the total open space area within the city.

		<table><tr><th colspan="7">Seaview Park Open Space</th></tr><tr><th></th><th>Existing Population in 2016</th><th>Anticipated Population in 2026</th><th>Amount of Open Space in Port Lincoln - Existing</th><th>Amount of Open Space as a % of the Residential area in Port Lincoln in 2016</th><th>Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016</th><th>Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026</th></tr><tr><td>City of Port Lincoln</td><td>14,064</td><td>16,200</td><td>185ha*</td><td>Approx. 15%</td><td>44.2ha</td><td>48.6ha</td></tr></table> *Murray's Point Reserve (119ha), Grantham Island Reserve (50ha) and two-thirds of the Caravan Park Reserve have been excluded from the calculation of total public open space given that they are substantial areas of open space that are not readily accessible/usable to most residents/visitors (i.e. accessible only by boat or fenced).	Seaview Park Open Space								Existing Population in 2016	Anticipated Population in 2026	Amount of Open Space in Port Lincoln - Existing	Amount of Open Space as a % of the Residential area in Port Lincoln in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026	City of Port Lincoln	14,064	16,200	185ha*	Approx. 15%	44.2ha	48.6ha
Seaview Park Open Space																							
	Existing Population in 2016	Anticipated Population in 2026	Amount of Open Space in Port Lincoln - Existing	Amount of Open Space as a % of the Residential area in Port Lincoln in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026																	
City of Port Lincoln	14,064	16,200	185ha*	Approx. 15%	44.2ha	48.6ha																	
		It is important to note that, although there are increased maintenance and ownership costs, it is not necessarily a detriment to the city to hold surplus open space. However, this position changes when such land is needed to meet increasing demands for other competing essential services that the community expects be made available.																					
2	Underutilisation Disputed - Residents challenged the claim that the park is underused. - Descriptions of daily use by families, children, dog walkers, and youth using the skate rink. - Requests for greater transparency, including data on park usage and maintenance costs.	Given that Seaview Park has been found to be suitable for residential development when considering its location, zoning, size etc. and that spatial assessment shows that there is reasonable access to several other local and neighbourhood level open space reserves nearby (including the recently improved Whait Reserve), Seaview Park, on an objective assessment, is underutilised. This is not to say that the reserve is not used. The Council acknowledges that members of the community use the land from time to time for passive recreation. However maximising utilisation requires assessment of the best use of the land weighing up competing factors. Use of this land for passive recreation is not considered to be the best use having regard to the above. It is, therefore, considered reasonable to repurpose Seaview Park to address the significant demand for affordable housing instead of maintaining its current use as a local open space reserve.																					

	As above, the Council’s Open Space Strategy 2021-2026 previously identified the opportunity to reutilise Seaview Park for other purposes, and the revocation proposal aligns with this and the Council’s strategic objectives to deliver increased access to affordable housing. While it is noted that Councillors have formally visited the site twice during the assessment process, it is important to note that Council staff and contractors have routinely visited this site. Site visits were also integral to the development of the Open Space Strategy 2021–2026. A subsequent review was then conducted utilising key criteria, such as land tenure, size, native vegetation, environmental value, proximity to other parks and reserves, service availability, topography, use, current improvements, and zoning to evaluate the site's suitability for retention as public open space or redevelopment. These evaluations have informed the current proposal and underscore the Council's commitment to evidence-based decision-making. In respect of maintenance costs, whilst the revocation proposal has been driven primarily due to the suitability of the land for use in addressing housing shortages, there are some positive financial outcomes that could also be realised should the land be disposed of and repurposed, which are shown in the below table. <table><tr><th>Seaview Park - Monalena Street</th><th>24/25</th></tr><tr><td>Playground cleaning</td><td>\$ 1,820.00</td></tr><tr><td>Insurance</td><td>\$ 142.35</td></tr><tr><td>Depreciation</td><td>\$ 1,949.00</td></tr><tr><td>Water</td><td>\$ 314.40</td></tr><tr><td>Mowing/Slashing</td><td>\$ 1,251.99</td></tr><tr><td>Playground inspections</td><td>\$ 170.00</td></tr><tr><td>Seaview Park annual Expenses</td><td>\$ 5,647.74</td></tr><tr><td>Potential annual Rate revenue</td><td>\$ 7,546.89</td></tr></table>	Seaview Park - Monalena Street	24/25	Playground cleaning	\$ 1,820.00	Insurance	\$ 142.35	Depreciation	\$ 1,949.00	Water	\$ 314.40	Mowing/Slashing	\$ 1,251.99	Playground inspections	\$ 170.00	Seaview Park annual Expenses	\$ 5,647.74	Potential annual Rate revenue	\$ 7,546.89
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4	Infrastructure and Amenity Concerns - Fears that local infrastructure (sewer, power, roads) cannot support 40 new homes. - Concerns about increased traffic, parking, and strain on services.	Any development completed on site will require a full development approval process, including referral to external agencies (including those dealing with Sewer and Power such as SAPN and SAWater). Further, any development application will be independently assessed through the Regional Assessment Manager or Regional Assessment Panel, depending on delegations. As such, the concerns raised as part of this objection will be independently assessed and be addressed in a manner consistent with normal planning and infrastructure outcomes (i.e. which include requirements on private developers to deliver strategies to mitigate adverse development impacts). This includes careful consideration of access roads to ensure traffic is appropriately managed and ensuring provision for off street parking. Relevantly, the internal assessment undertaken to determine suitability of Council for residential development did include consideration of existing infrastructure and stormwater management within the broader network. This land was still identified as being suitable having regards to these matters, including on the basis that any works required to facilitate changes to its function and performance would reasonably be achievable.
5	Environmental and Biodiversity Impact - Worries about the impact on native vegetation, wildlife, and climate impact. - Some submissions noted the park's role in stormwater management and biodiversity.	Any future development of the site would be subject to compliance with the <i>Native Vegetation Act 1991</i> and <i>Planning Development and Infrastructure Act 2016</i>. The requirements of this legislation operate such that if the proposed development at the site has a negative impact upon the environment, it is offset via a Significant Environmental Benefit (SEB) outcome within the region. It is likely that a future project would require the removal of vegetation on the site, however, there may be mandatory requirements for some to be retained or for other open space to be established in the development. An SEB offset established within the region is likely to be of greater value than vegetation on this site (noting that a greater portion of the vegetation is contained within the adjoining site at Passat Street) since the existing vegetation has provided harbourage for persisting undesirable behaviour, including illegal dumping and arson. An accredited Native Vegetation consultant has already prepared a Native Vegetation Clearance Report for this land pursuant to the <i>Native Vegetation Regulations 2017</i>. The report, following a site visit and data collection, indicates that

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

ALIGNMENT WITH COUNCIL STRATEGIES:

Housing Strategy 2024-2029 and Community Needs

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

Strategic Directions Plan 2025–2034

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

Open Space Strategy 2021–2026

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

SUMMARY & RECOMMENDATION

Allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln was identified as potentially surplus in the Open Space Strategy 2021-2026.

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

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

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

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

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

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

Accordingly, It is the recommendation of the Council Administration that Council proceed with the revocation process in accordance with Section 194 of the Act and for this purpose, prepare and submit a report to the Minister seeking approval of the revocation of the community land classification of Allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Seaview Park - Monalena Street, Port Lincoln.

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

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