

25/05/2025

Dear Port Lincoln City Council,

Re: Urgent Appeal to Preserve Harbourview Reserve

I am writing as a local resident and parent to express our deep concern regarding the potential redevelopment of Harbourview Reserve. This space is not just a patch of grass or a stretch of land — it is a vital part of our family's life, and indeed, the broader community's well-being.

As the parents of three energetic boys and a much-loved family dog, Harbourview Reserve has become an essential part of our daily life and routine. The open space allows our children to kick the footy, play cricket, ride their bikes, chip golf balls, and run freely with our dog — all while safely away from traffic and in plain view of passing locals. It provides a rare and precious opportunity for young children to be active, creative, and social in a secure, natural setting.

No other park in our area offers this level of flexibility or safety for families. While the Heritage Trail is a beautiful walk, it does not serve the same function. It is narrow, linear, and runs close to roads and secluded pockets that raise serious concerns for us as parents. Unlike Harbourview Reserve, the trail does not allow for open, active play, and unfortunately, its hidden areas may attract individuals with inappropriate intentions. We are genuinely worried about the safety risks of encouraging children to use isolated paths like the Heritage Trail, where visibility is limited and supervision is more difficult.

In contrast, Harbourview Reserve offers open sight lines, a central and accessible location, and the peace of mind that comes from knowing your children can roam and play freely within a safe, well-used, and visible public space. It is exactly the kind of environment we should be protecting for growing families.

In today's world, where children are often drawn indoors and away from unstructured play, spaces like Harbourview Reserve are more critical than ever. Removing it would be a step backward for community wellbeing and child safety.

We urge the Council to recognise what would be lost if this space is taken away. It's not just grass — it's where our children learn, grow, and thrive.

Please protect Harbourview Reserve — for our children, for our neighbourhood, and for generations to come.

Sincerely,

To the Port Lincoln City Council,

We are and we are writing to you because we are really worried about something important to us — our park, *Harbourview Reserve*.

We go to this park regularly. It's our favourite place in the whole neighbourhood. We play footy there, hit cricket balls, ride our bikes, chip golf balls, play on the playground and run around with our dog. It's where we feel happy, free, and safe. There's no other park around here where we can do all those things together. It's big and open, and Mum and Dad can see us. They trust us to play safely there, to explore and go on our own little adventures. We often play there with other neighbourhood friends too. That means so much to us.

We've heard that Harbourview Reserve might be taken away or changed, and that makes us feel really sad and worried. We don't want to lose our park. It's not just grass — it's *our* space. It's where we make memories, laugh with our friends, and spend time together as brothers. It's where we go when we need to burn energy, when we've had a rough day, or when we just want to play and be ourselves.

People have said we can go to the Heritage Trail instead, but it's not the same at all. That trail is long and skinny, and it goes near roads and bushy spots where no one can see us. It actually feels kind of scary sometimes, and Mum worries there could be people hiding there who shouldn't be. We don't feel safe there, and we definitely can't play footy or cricket like we do at Harbourview Reserve.

Please, please don't take away our park. We need it. Our dog needs it. Our friends need it. If you came and watched us play there, you'd see how special it really is. It's more than just a park — it's where we grow up.

Please save Harbourview Reserve. We love it with all our hearts.

Thank you for reading our letter.

From,

Dear council members.

Please see the below Main concerns for revocation of title for Harbourview reserve that I have as a resident of the Port Lincoln Community.

• Loss of valued open space, off lead dog park and play area. Reducing the reserve to the proposed 1000 m2 would mean the loss of a muchvalued open space that serves as the only off-lead dog area on this side of town. This reserve is a rare space in Port Lincoln that combines open play areas, a playground, and natural surroundings, making it ideal for families and dog owners alike. According to the City of Port Lincoln Draft open space strategy 2021-2026 guiding principles include to 'Maintain the existing range of public open space throughout Port Lincoln' and 'Ensure in future planning that any one area of town has ready access to different types of open space' (Pg 8 City of Port Lincoln Draft open space strategy 2012-2026). By disposing of a large portion of the park to a private developer, leaving only the proposed 1000m2, it goes against these guiding principles as the community will lose the off lead open space that Harborview reserve provides. While the Council has since created a designated dog park since this report was published, its size is minimal compared to Harbourview Reserve. It has also received negative community feedback, with concerns that the space is too small, does not cater to all dog types, and is located on the opposite side of town. For many residents, especially those in the surrounding neighborhoods, Harbourview Reserve remains the only practical and suitable off-lead area.

We sought to live in this area because of the reserve and use it regularly, as do many others for dog walking, children's play, and enjoying nature. The hills, mature trees, and birdlife create a safe, open environment for kids, pets, and the wider community. Reducing it to 1,000 sqm would severely limit its use and force many to find alternatives for recreation and off-lead exercise.

Added traffic to the area.

If the proposal to build an aged care facility or retirement village is approved, it will increase traffic in an area that is already under strain. Highview Drive is frequently used as a main thoroughfare by motorists cutting across town, and adding a facility will only worsen this issue. The surrounding roads cannot be widened due to existing residential properties, and they currently rely heavily on on-street parking, often leaving space for only one car to pass at a time. If a facility is built, the only feasible solution may be to convert part of the reserve into a car park for residents,

staff, and visitors. A loss that would significantly diminish the green space and be deeply disappointing for the community.

- Negative impact on Mental wellbeing due to the loss of green space. Green spaces should be encouraged, once they're gone, they're gone forever, and I think 'statistically having too much green space' should be something the city of Port Lincoln should be proud of. This parcel of land was gifted to the city council for the purpose of being a reserve and community use. To revoke the title of Harbourview reserve for private developers of an aged care facility will take away the beauty of that generosity and the joy it brings to so many families and people of all ages that come and enjoy this park. With the growing population in the City of Port Lincoln and surrounding areas, preserving green spaces should be a key consideration and priority for the current Council. These areas are vital not only for the well-being of current residents but also for future generations, and their protection reflects the Council's responsibility to serve and represent the interests of the current and future community.
- Lifestyle and financial setback for community residents.

 Reducing the reserve to just 1,000 m² will significantly impact both the character of the area and the quality of life for the 42+ households surrounding it, including residents of Highview Drive, Walkley Road, and Heather Road. This space has been enjoyed by the community for over 65 years, serving as a shared backyard for recreation, dog walking, and family gatherings. Its loss would not only disconnect long-standing users from a valued community space, but also negatively affect property values, views, and the overall appeal of the neighborhood. For many residents, proximity to the reserve was a key reason for purchasing their home, both for lifestyle and as a long-term investment. In today's market, where home ownership is increasingly difficult, the cost of living is rising, losing such a unique amenity is not just a lifestyle setback, but a financial one as well.

Privacy concerns.

The proposed development of a residential care facility on the reserve raises significant privacy concerns for current residents. The park's elevated location on a hill means that reducing the open space to just 1,000 m² and selling the remainder to a private developer could lead to overlooking of homes, particularly those on Highview Drive (properties below the park). The proposal allows for buildings up to two levels (9 meters) in height, which, if constructed near Walkley Road (at the top of the hill) would likely impact on the privacy and enjoyment of surrounding

properties. At this stage, the Council cannot provide residents with certainty about what type of facility will be built or what conditions will be applied if the land is sold. While it's understandable these details may be unclear in this early stage of a proposal, the fact remains that once public land is sold to a private developer, the community loses control over its future use. This uncertainty heightens local concerns, undermining confidence in long-term outcomes, and adds to the reluctance to accept the proposal for changes to a well-loved open green space.

It is understandable that there is a growing need for aged care facilities in Port Lincoln due to increasing demand and the projected rise in the elderly population. However, it is important to recognize that Port Lincoln's population growth also includes a significant number of young families and children. Proposing to sacrifice the majority of the open space at Harbourview Reserve to make way for an aged care facility, prioritizes the needs of one demographic at the expense of another. This open space is currently a valuable community asset, particularly for families and young people who rely on it for recreation and wellbeing. Furthermore, this approach represents a short-term solution. Like other residential or aged care developments within the city center, Harbourview would be limited in its capacity space constraints as it is situated in a residential area. A more balanced and sustainable approach is needed. One that addresses aged care needs without compromising the quality of life for other community members.

As it stands with the current proposal for the revocation of Harborview reserve, leaving only 1000sq m of green space, we strongly oppose this proposal by the council. Consideration to support a future proposal of revocation would only be considered if a proposal increased the green space left remaining in the Harbourview reserve to include an off-leash dog area as well as the playground for the community to continue to enjoy.

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,

Port Lincoln SA 5606

ATTACHMENT 5

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The Chief Executive Officer, The City of Port Lincoln, Post Office Box 1787, Port Lincoln 5606 29th May 2025 Port Lincoln. 5606

Via Email

Dear Sir,

Re Proposal to revoke the Community Land Status of Harbour View Reserve.

I write to express my strong opposition to the above proposal. It is my long-held view that open space that is held for community recreation, and to enhance the living surrounds is important for the wellbeing of the nearby residents and the community.

The proposal to repurpose this parcel of land under the assumption that other parks will suffice is erroneous. The parks offered as alternative serve different purposes and ignores the steepness of the terrain when walking as stated in the councils own open space strategey. Parks need proximity to housing.

Future housing development is most likely to the west of the park. The areas of housing that have been developed are east of Kurara Road and future development is available between Whillas Road and Hilltop Drive. These areas are without any open space currently or planned, this requires this park to be preserved.

With reference to the alternative use as an aged care precinct there are factors that do not justify the removing of the community title.

From thirty-seven years as

my understanding is maintained with a continued

interest in the sector. I note:-

Residential facilities should be in proximity to other allied facilities such as the hospital. The residential model is changing in favour of in-home services.

The average condition of admissions has moved to a much greater dependency The average stay in our area, according to the current statistics on the aged care website (Mean Stay now 21 months)

The number of the population in the cohort likely to require residential care has begun to decline, with this curve expected to move lower before such facility would be built. In the area around the facility there are options to allow more beds without duplicating key areas of the facility eg laundry and Kitchen. (all have been documented)

In Respect to independent living, or semi supported, today this provision is primarily commercially based and there is available land both vacant and available to be repurposed to meet demand without encroaching on public space which to any developer is seen as the easiest option.

The City Council has proposed or floated may such proposals which have not been accepted by the community. Centenary Oval, Nelson Square, Victoria Crescent as well a few more. There is always a reason, but none more important than retaining open space for future generations.

Maintaining open space is critical to wellbeing and should be nurtured not extinguished. The Communities attitude for the retention for it's open space should be respected.

Respectfully Yours

1/6/2025

Port Lincoln City Council

Re: Please Don't Revoke the Community Land Status of Harbourview Reserve

Dear Council Members,

I'm writing to express my strong opposition to the proposal to revoke the community land status of Harbourview Reserve and potentially sell it for development.

Harbourview Reserve is a vital green space for our neighborhood. Many families live nearby, including my niece and nephew, who regularly use the reserve to play and enjoy the outdoors. Members of our family have lived in this area since 1977 and have always enjoyed this beautiful community space.

It's one of the few safe, open spaces left for many children in this area. My niece and nephew regularly frequent the reserve with their friends from the street to play, ride bikes and walk the dog. If it's lost, they and others will be left with nowhere to go but the surrounding streets, which are already quite busy and not suitable for kids to play safely. Other spaces mentioned by the council such as pioneer park are too far away for younger children to get to safely, as they are not within a reasonable distance from their homes.

I understand the proposal mentions the possibility of using the land for residential aged care. While I absolutely support the need for quality aged care in our community, I'm concerned that this suggestion is just that—a possibility, with no guarantees. It could just as easily end up being sold for private development that doesn't serve local needs. I also feel there are other, more appropriate locations within the town that would be better suited to aged care facilities—places that don't require sacrificing a well-used and much-loved community reserve. As development in this town increases this space will become more important.

Harbourview Reserve provides essential space for recreation, mental and physical well-being, and environmental benefits like shade and habitat for local wildlife. It's also one of the few shared places that brings people of all ages and backgrounds together. Once it's gone, we can't get it back.

I urge the council to keep Harborview Reserve protected as community land, for the sake of current residents and future generations. Please consider the voices of those who live here and use this space.

Sincerely,

Port Lincoln 5606



To: Chief Executive Officer
City of Port Lincoln

Re: Proposal for Revocation of Community Land - Harbourview Reserve - Highview Drive

Dear Chief Executive Officer,

This letter is addressed to you and all councillors in regard to this piece of land (Harborview Reserve) that is subject to revocation. I firmly believe that this parcel should not be sold off by council or otherwise transferred. This space was set down as green space when the area was developed to allow the residents to use the space for recreational use. My own son owns a home on Walkley Rd which was purchased with the notion that he would have the reserve to use for his family and I feel that it should not be removed.

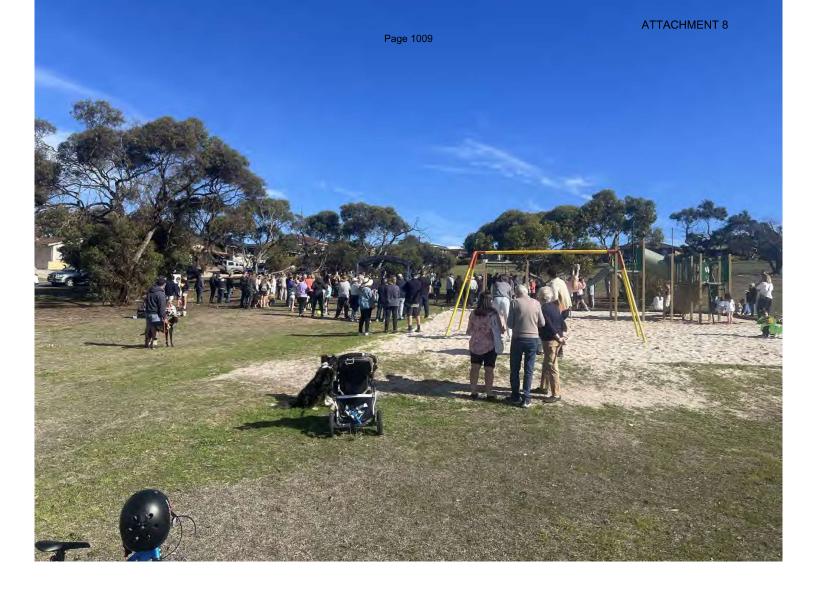
The space offers a playground, BBQ facilities, seating, and shaded areas. It provides a safe and accessible environment for families, children, and residents to engage in outdoor activities, fostering community well-being and social interaction. The loss of this space would significantly impact the quality of life for local residents who rely on it for recreation and relaxation.

While I acknowledge the growing need for aged care facilities in our region, I believe that repurposing existing community land is not the answer. Alternative sites that do not compromise public open spaces should be sourced for the development of aged care. Preserving our green spaces is essential for maintaining the environmental health and social fabric of our community.

I urge the Council to reconsider this proposal and explore other avenues to address the need for aged care facilities without sacrificing valuable community land. Particularly with the situation being that, in some cases the original owners were forced to give this land up in order to gain development approval. Retaining Harbourview Reserve in its current form is crucial for the continued well-being and cohesion of our community.

Thank you for considering my submission.

Yours truly



CONFIDENTIAL



The Responsible Officer for Public Information Disclosures PO Box 1787
PORT LINCOLN SA 5606

Dear Sir/Madam

Ref PID Disclosure - CEO's Conduct - Geoffrey Carpenter

I am lodging this Public Information Disclosure as I believe there is sufficient evidence the City of Port Lincoln's CEO has breached the Councils Employees Conduct Policy and other policies/legislation. in order to mislead Council's Ratepayers and Councillors, using what is commonly known as 'spin' plus unsubstantiated advice in order to prevent Councillors and Ratepayers making informed decisions

The CEO is responsible for enforcing Councils Employees Conduct Policy and as such should have an excellent knowledge of its contents.

I believe the CEO has deceived Councils ratepayers, and Councillors with his lack of due diligence, in his oversight of Councils Proposal for Revocation of Community Land, circulated in May 2025.

Examples of the CEO's spin are

- .1 The unsubstantiated claim that the 5 reserves are underutilised, implied in the physical sense, where legislation states these reserves are for the enjoyment of the public.
 Landowners in the subdivisions paid significant higher prices for their land in order to enjoy these reserves and want to continue to enjoying them.
- .2 The unsubstantiated claim the impact of the revocation of the land "can have a positive influence of property values" is mere spin as my research demonstrates as any reasonably informed ratepayers would regard this as a blatant lie. Potential house buyers could significantly lower their offers knowing of this proposal's impact on land values.
- .3 The claim that "There may be an increase of local traffic volumes if future development occurs" (on vacant land) is misleading, given the significant increase in houses and their vehicles, Day Care Centres, especially at pickup and drop off times, visitors to, and the servicing of, Age Care centres plus traffic associated with the significant number of employees at these facilities. I believe that any reasonably informed ratepayer would regard this statement as a blatant lie.
- .4 "Releasing the report for public consultation, ensuring the community understands the proposal and can provide feedback" misleads the community, as the report contains unsubstantiated spin denying them, and the Councillors, the right to make an informed

decision.

- .5 The unsubstantiated claim "Council is proactively planning solutions to assist in encouraging developers to conduct housing, aged care and childcare in Port Lincoln", without disclosing if, for instance, the land is being offered at no cost or at discounted rates or disclosing development plans, prevents informed decisions from being made. This is relevant if Council is competing with an unfair advantage, at ratepayers expense, to the detriment of other land vendors.
- The failure to provide ratepayers information the percentage of modes of housing, be it affordable or premium 2 story 9 meter in height, misleads ratepayers especially if there are available development plans being considered, or price fixing is planned.
- The proposals claim "The five parcels of land identified for potential development make up approximately 60,000 square meters – or just 3.2% of City's community total of community land" is misleading. It contradicts the Proposals preamble citing the inability to development of due to cultural, historic or land significance and ignores community land protected by its unique flora and fauna. Council's sports grounds should also omitted as they are not freely accessible 24/7.

Given the above I do not believe the CEO, or his subordinates associated with the Revocation Proposal, can be trusted comply with councils codes or legislation in order to prepare an unbiased final submission enabling councillors to make an informed decision.

Based on the above I believe the the current Proposal for Revocation should be advertised as being withdrawn, with CEO 's actions being investigated.

The Mayor should be advised this PID implicates the CEO plus a perceived conflict of interest if self investigation is planned

Yours sincerely



03 June 2025

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.

Proposal to Revoke the community land classification

HARBOURVIEW RESERVE

This park is utilised by families and extended families, it is easy to currently put your youngsters in a pram & walk around an open space, which also has some play equipment. To take this open green area away & suggest it's easy to go to Puckridge Park, which is supposedly 15 minutes away is an option to someone who has never pushed a young baby in a pram (loaded with essential clothing, snacks and drinks) and with a toddler(s) alongside. I also doubt it would be 15 minutes to Puckridge Park, and definitely would not be 15 minutes return. It would be a nightmare to walk with a toddler & push a loaded pram whilst negotiating the numerous roads, traffic and non-existing pram friendly footpaths, from Harbourview Reserve to Puckridge Park. Making it essential for everything to be loaded into a car (if you have a 2nd car & petrol to drive several times a week) to access this park. This makes no sense when there is currently a Community Open Space within a few minutes walking distance from where you currently reside.

I do not reside within the township of Port Lincoln, but on the outskirts, however my daughter resides in Highview Drive, & when I visit I see people playing with their children and/or walking their dog. She walks her dog in this reserve, our granddaughter plays there & she enjoys climbing over the large granite rocks, playing on the equipment and running around in the open space with her friends.

I do not agree with the Council rezoning land which is currently zoned Community spaces and Parks within the township.

Once rezoned this spaces can & will be sold to developers.

I believe Council should allow large privately owned properties to be subdivided to be subdivided for future housing and aged care facilities.

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Submission: Objection to Proposed Revocation of Community Land Status - Harbourview Reserve

11/06/2025

Chief Executive Officer, City of Port Lincoln Email: plcc@plcc.sa.gov.au

To Whom It May Concern,

I am writing to formally object to the proposed revocation of community land status for **Harbourview Reserve**, located within the Davenport Hill Estate in Port Lincoln.

This reserve is not incidental or surplus land—it is a **foundational community asset** that was intentionally set aside in the **late 1960s** as part of the original subdivision planning. Historical council documents, advertisements, and subdivision records clearly indicate that the **five-acre Harbourview Reserve** was a key feature of the estate's design. It was promoted as a dedicated and accessible green space for the benefit of local residents. This legacy remains relevant today, as the reserve continues to serve its intended role: a central, flat, and usable open space for recreation, gatherings, and community well-being.

The **Port Lincoln Open Space Strategy (2021–2026)** outlines a clear commitment to neighbourhood-level reserves that are within 400–500 metres of homes, accessible, and usable for a range of passive and active recreation. Harbourview Reserve meets every one of these strategic criteria. It is currently used by over **100 households**, particularly by families with children, older residents, and those without access to private yards.

By contrast, council's suggested alternatives—Houston Reserve and the Heritage Trail—are not appropriate substitutes. Houston Reserve serves primarily as a **stormwater retention basin** with limited recreational use. The Heritage Trail, while valued, is a **narrow, sloping corridor** unsuited for active recreation or safe play. Neither offers the location, accessibility, or functionality of Harbourview Reserve—especially for residents with young children, limited mobility, or no vehicular access.

With increasing housing density in the area and a trend toward smaller residential lots, the role of local parks has only become **more essential**. Public green space is not a luxury; it is basic infrastructure for liveable, healthy communities.

An aged care development has been earmarked for the land. There is no disagreement regarding the need for more aged care, but let's be clear—this is nothing more than an **opportunistic land grab**, capitalising on undervalued, publicly held space. The use of "aged care" as justification should not distract from the bigger issue: this is an attempt to shift publicly dedicated open space into private hands under the guise of community benefit.

Revoking the reserve's protection under community land classification would permanently remove legal safeguards, enabling development under the broader 'Suburban Neighbourhood Zone.' Frankly, it doesn't pass the pub test to suggest that a well-used, long-standing neighbourhood park can be reclassified and sold off to developers.

This submission is grounded in two key arguments:

- 1. **Historical intent:** Archival records clearly show the reserve was deliberately set aside as recreational space during the original subdivision.
- 2. **Contemporary necessity:** Current policy and community need both support retention and improvement—not removal—of this reserve.

The community has mobilised on this issue through petitions, council meeting attendance, and formal consultation responses. Together we are determined to see the reserve remain protected. The loss of this space would be **irreversible**, and the decision would undermine decades of community planning and trust.

I urge council to **uphold the reserve's community land status** and invest in its maintenance and activation, in line with both past commitments and future needs.

Thank you for the opportunity to submit my objection.

Kind Regards

ATTACHMENT 13

This letter is to strongly oppose the idea of Councils decision to revoke reserves around the Port Lincoln area – in this instance – particularly HarbourView Reserve surrounded by Walkley Road/Heather Road/Highview Drive in Port Lincoln. We also wish to note our disappointment about the consultation process for this issue. Many residents around Harbourview Reserve, were unaware of the initial "consultation process" that was to take place at the Harbourview Reserve. We never received any information by either mail or email – rather, word of mouth by other community members in our area, who were fortunate to have received documentation.

We purchased our home on Hilltop Drive over 45 years ago, in this residential area and this reserve has always been well utilized by my family, children, grandchild, friends, pets and many other residents surrounding this area and further.

These reserves—legislated as green space, are for the benefit of the community and never for Council to sell off, and while we can only speak for the space that directly affects us — HarbourView Reserve — it is the only space closest to us that we have ease of access for our personal, mental and physical wellbeing, and the only space within 0.5 kms accessible to our surrounding areas. We as ratepayers pay our rates (& soon to be increased once again), in the faith these reserves are maintained.

Revoking this reserve for buildings will severely impact property values in a negative manner, increase traffic, and residents' wellbeing as mentioned.

We acknowledge there is a shortage of aged care/childcare facilities in Port Lincoln; however, when units at a particular aged facility are taken by workers renting the units, making it difficult/impossible for aged care residents to acquire much needed accommodation, we fail to understand why Council are looking to revoke much utilized and needed reserves vital to the community.

A perfect space for aged care units/facilities, would have been on Bowling Avenue, (the "old bowling green"). This area is already surrounded by units that are housed by aged care residents on New West Road, Bowling Avenue, and close to shopping, hospital, doctors and other facilities essential to aged residents with power, water, sewerage already in existence. We cannot understand why Council have made the decision to place the Lincoln South Football Club of which residents were against-going ahead in the middle of this space? When raised at the first awareness meeting about Council revoking the reserve, a Council staff stated when questioned, it was done this way, to enable further expansion of sporting in this area-a decision making idea that really does not make sense having a sporting club such as a football club, in the middle of an aging area of residents/city centre. There are multiple areas in Port Lincoln that could be suitable for aged care facilities – Passat Street, Mitton Avenue, the land below the Army Reserve, Pioneer Park (this must be a huge cost to Council to maintain)-in all the times we drive past, we have never seen anyone near or in the park – this would also be a perfect parcel of land for aged care facilities, already in close proximity to the Eyre Peninsula Old Folks Home.

Selling HarbourView Reserve would only be a huge financial win to Council and it is not considering the needs of its residents in and around this area.

There would be much more suitable areas in Port Lincoln that could be utilized – as already mentioned – the land off Bowling Avenue, and many others, that will result in the HarbourView Reserve remaining for our community/residents to benefit from. At the Council meeting held at the park, there were even residents that don't live in surrounding streets, that said they frequent the reserve as well so it's not just residents directly living in this area.

The area around HarbourView Reserve, is a residential area – of several concerns, is the increased traffic and more that is not conducive to a residential area. These areas have already become more dangerous since the upgrades to Whillas Road were done – road closures at that time, saw a dramatically increased flow of traffic along Hilltop Drive, Walkley Road and Highview Drive – something that has not changed since the road upgrades – traffic in these areas have dramatically increased and adding a business in amongst a residential space, will only increase the dangers to the residents in these areas.

In the document concerning the Revocation of Community Land, it was printed that Council see HarbourView Reserve as "surplus to Community Needs". This certainly shows Council don't have a connection or understanding with their community, to understand our need to keep this space as a reserve. How was this deemed to be "surplus to community needs"?

Councils upgrades to reserves listed in Council documentation including Puckridge Park, Whait Reserve, Foreshore Playground, Pioneer Park, Train Park, Flinders Park and the heritage walk, have never been utilized by my family as they are not in close proximity. HarbourView Reserve is the only one suitable for our needs including mental and physical well being and is also used by wildlife and bird habitats.

Council have spent a lot of money on very unnecessary upgrades to the front street area – Tasman Terrace – which many in the community were not happy with – such as the "fort knox" installation around the public toilets and other expenses, that don't serve as safety/loss of car parking and other issues raised.

We also know Councils long term plans according to the Draft Open Space Strategy 2021-2026, are to dispose of existing surplus land – this is surplus land as considered by Council only – not by residents. Council in this document have also themselves acknowledged in writing that:

"open space plays an important role in meeting the recreational needs of the community, both structured and unstructured. It is, in turn, an important determinant of people's quality of life, providing opportunities for relaxation, community interaction, health and fitness, children's play and social development. Open space also plays more than just a recreation function, providing opportunities for:

Conservation and biodiversity; Amenity; Utility; Transport and Access; Tourism. The quality and useability of open space are becoming important planning considerations, and there is an increasing recognition of the need to provide a range and mix of recreational opportunities, settings and experiences......"

We believe Council wishing to revoke this parcel of land, are going totally against even their own agenda. In a letter shared, the Senior Property Officer, made reference that this parcel of land was acquired under "reserve" status as a result of "open space requirements".

We also understand this parcel of land – HarbourView Reserve, was in existence back in the late 1960s when the Davenport Hill Estate was first developed. It was Councils planning to provide accessible green spaces for residents. This space was set aside for this purpose. In 2025, this reserve still serves as this purpose -again in line with Councils Open Space Stragety 2021-2026.

Our HarbourView Reserve isn't a luxury space for our area and surrounds – it is essential for our emotional, mental, health and wellbeing.

To the Chief Executive Officer; Eric, Minister for Local Gov; Joe, Mayor; Diana and elected members...

We, the long term locals of Highview Drive plead with you all to deny the decision to revoke the community land status of Harbourview Reserve.

We vote AGAINST the revocation of the community land parcels at Habourview Reserve.

Whilst I can appreciate there is a need for child and aged care, I do not believe this is a suitable location.

Have the aged care housing providers put a call out to the community to see if anyone is interested in selling their parcels of land – which may possibly be in a better location? They haven't even been given the opportunity...

Unfortunately I feel that it is just GREED at play here. There are other more suitable options of land to use for these purposes, however if the providers bought those parcels – the council wouldn't get any of the money for selling it off! It seems that the council is willing to sell off all our green spaces for their own financial benefit!

Reasons that I oppose the revocation of community land:

I fear for the safety of our children playing out the front of houses with the increase in traffic to the area.

We must protect our green spaces for the wellbeing of current generations and those to come, Once it's gone we can't get it back!

This reserve has been, used, loved and respected by many people over the years.

It is essential for our children's mental health to have wide open green spaces to run around – <u>within</u> <u>walking distance of our houses!</u> (So we don't have to get in the car and burn fuel to go to a park)

I feel devastated for the residents of the roads immediately surrounding the reserve... what a negative impact it will have on their outlook / views. Possibly affecting the market value of their houses because of a change in dynamics of the area. It is such a shame...

If the issue is maintenance costs – I will appoint myself responsible for creating a maintenance calendar and I can guarantee you every single person in the area who is opposing this will jump at the chance to help out with maintenance – If it meant saving our park!!!

On behalf of our children and our children's children and all that love and use Harbourview reserve everyday for it's essential wellbeing benefits:

We are begging you... Please DO NOT sell our park!!!

Kind Regards





Page 1021

From: Sent:

Tuesday, 10 June 2025 10:12 AM

То:

YourSay

Subject:

Fwd: Harbourview Reserve – Strong Community Backing and Funding Commitment

Follow Up Flag: Follow up **Flag Status:** Flagged

You don't often get email from clint_hem@icloud.com. Learn why this is important

Dear City of Port Lincoln Consultation Team,

Please accept the below as a formal submission to the Harbourview Reserve community land revocation consultation process.

This message outlines strong local support for retaining the reserve, including a signed \$50,000 donation pledge, additional funding commitments, and volunteer support for future park rejuvenation.

Thank you for considering this submission as part of the community feedback process.

Kind regards,

Port Lincoln SA 5606

Begin forwarded message:

From:

Date: 6 June 2025 at 9:42:15 AM GMT+9:30

To: minister.szakacs@sa.gov.au, mayor@plcc.sa.gov.au, andrea.broadfoot@plcc.sa.gov.au, dylan.cowley@plcc.sa.gov.au, karen.hollamby@plcc.sa.gov.au, peter.linn@plcc.sa.gov.au, lillian.poynter@plcc.sa.gov.au, shania.richards@plcc.sa.gov.au, jack.ritchie@plcc.sa.gov.au, robyn.rowsell@plcc.sa.gov.au, valerie.staunton@plcc.sa.gov.au

Subject: Harbourview Reserve - Strong Community Backing and Funding Commitment

Good morning Mayor, Councillors and CEO,

I'm writing to provide an important update from the local community regarding Harbourview Reserve and to reinforce the level of support that continues to build around its protection.

In just a few short weeks, residents have come together with remarkable energy and focus. From door-knocking and flyer drops to local media coverage and a well-attended community barbecue, it's clear this green space holds significant value for the people who live around it. The event itself drew over 200 locals and served as a strong reminder of the reserve's role in fostering connection, wellbeing and outdoor activity.

While we acknowledge the need for improved aged care facilities in Port Lincoln, many residents remain concerned about the long-term cost of removing valuable public open space, particularly as surrounding housing density continues to increase. Harbourview Reserve is not surplus land; it is one of a few elevated, accessible green spaces available to a large residential catchment.

Its location on higher ground makes it uniquely important for accessibility. Elderly residents, young families, and those with mobility limitations are able to enjoy the reserve without the challenges of descending steep gradients, which is often a barrier with lower-lying alternatives. This is a factor not easily captured when viewing maps alone, but it has real, everyday implications for local use and inclusion.

Importantly, this community momentum has also led to significant support beyond words. A local resident has formally pledged \$50,000 toward the reserve's rejuvenation, conditional on it remaining designated as community land. That same donor has also verbally committed to supporting a community-run event at the park for the next three years. These offers not only reflect strong local belief in the reserve's future — they also open the door to additional grant funding and matched donations. It's a flywheel effect that could result in a revitalised, low-maintenance space with little to no financial burden on Council.

We've also had a community member with professional park and open space design experience volunteer their time to develop a concept that aligns with Council's Open Space Strategy, reflecting sustainability, low upkeep, and broad community benefit.

As elected representatives, we ask that you consider the strength of feeling, the proactive community involvement, and the concrete financial support that now exists. The opportunity here is to work with residents to deliver an outcome that supports both liveability and responsible planning—keeping Harbourview Reserve intact, accessible, and available for generations to come.

Thank you for your time and continued service to our community.

Kind regards,

	Wednesday, June 4, 2025 at
Subject	: Draft Pledge - Harbourview Reserve
Date:	Tuesday 3 June 2025 at 1:58:17 PM Australian Central S
From:	
To:	
Great s	itting down and having a chat with you to
As disc let me l	ussed, I've drafted the pledge for your rev know if there's anything you'd like to adjus
Kind re	gards,

PLEDGE OF SUPPORT FOR HARBOURVIEW F

 Develop usable outdoor areas that encours enjoyment

Over the years, I have quietly supported a numb protection of open space, improvements to sport individual local athletes — all with the shared go welcoming and liveable place to call home.

In line with this, I wish to pledge a donation of \$8 Harbourview Reserve retaining its status as a purpreference that any rejuvenation works prioritise integrity, and universal community access.

This pledge is made in good faith, with the inten the Port Lincoln community and helping protect emotional value. I respectfully request that my in stage.

		7
Signed		
Date:	4th June	2015

PORT LINCOLN SA 5606

Mobile:

12th May 2025

To Whom It May Concern

I am writing regarding the Community Land Revocation Proposal in particular the Harbourview Reserve Highview Drive.

Unfortunately, I was unable to attend as I was in Adelaide with medical appointments when the Information Day on Saturday 10th May 2025 took place. However, had no prior knowledge these meetings were taking place until after the event. Were all residents contacted in the area?

I purchased the property at Port Lincoln in 1996 with the understanding that the reserve land in front of my house would never be built on nor the views be diminished in any way. It has come as an absolute shock that this proposal has got to this stage. Parklands are an asset to any city and should not be given up readily especially to further development. If this is to take place and I sure hope it isn't, Is the council going to reimburse all residents of the area for the devaluing of their homes?

My children and grandchildren and now great grandchildren have all taken advantage of the playground and vacant land to run around and get some fresh air. You can never have too many parks in a city.

Colonel William Light certainly knew what he was doing when planning the city of Adelaide with Parklands surrounding the CDB. This is a massive decision which will effect future generations as well as those living in the area at the present time, that is not to be taken lightly. As once this reserve and others around the city of Port Lincoln are gone you are never going to get them back. As you maybe well aware people's mental health is also at stake. A parkland is somewhere people can unwind and get away from the day to day pressures of life.

I strongly oppose any Community Land Revocation in the City of Port Lincoln and especially the Harbourview Reserve Highview Drive.

Trusting the councillors will make the correct decision in favour of leaving the Parklands as is.

Yours sincerely





13th May 2025

To Whom It May Concern

Community Land Revocation Proposal in particular the Harbourview Reserve Highview Drive.

I had no prior knowledge the meeting to discuss the future of the Harbourview Reserve Highview Drive was to take place and have only found out since Saturday. I was not contacted by the Port Lincoln City Council.

I live on Walkley Road Port Lincoln. I currently have unhindered views of the city of Port Lincoln and this was one of the reasons for purchasing this property. Another reason is having easy access to the playground and parklands where I can go to unwind at the end of the day.

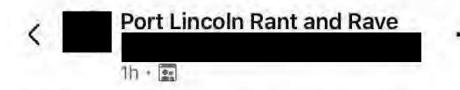
I was most upset to learn that the Port Lincoln City Council is even entertaining the idea of selling the Community Land and proposing an Aged Care Facility or Child Care Centre to take its place. You can never underestimate the value parks and playgrounds have on community members well being. It is just so nice to have a place to go in the middle of the hustle and bustle of city life to smell the roses as the saying goes.

Once these parklands are sold for future development they will never return to parklands again. I strongly advise that the developers find an alternative site.

I very strongly oppose any Community Land Revocation in the City of Port Lincoln and especially the Harbourview Reserve Highview Drive. Is the Council willing to compensate the existing residents for the devaluation of their homes if this goes ahead? Do any Councillors live on Walkley Road and this development will affect them personally? Looking forward to receiving a letter in response to these questions and many more questions I have.

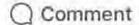
Trusting the councillors will make the correct decision in favour of leaving the Parklands as is.

Yours sincerely



Why are care facilities being planned in residential & our parks? We have much vacant land on our town border, surely a forward thinking planner could encourage a new subdivision which is mainly aimed at care facilities for all ages of people. Then traffic planning etc can be incorporated. Leave our parks & residential area as they are & were planned as.







OD You and 18 others

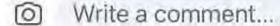
All comments ~

Top contributor
The two parks in Kirton pt area are
always busy especially on the
weekends which is wonderful ,the
one on Highview drive nowhere near
as much are there toilets there?? if
not why not

1h Like Reply



Maxwell Julie Crowhurst There are no toilets and no shade. The park is actually well utilised









From:

Sent: Wednesday, 21 May 2025 11:43 AM

To: Subject:

FW: Screenshot

Land revocation proposal – feedback?



Level One, Civic Centre | 60 Tasman Terrace PO Box 1787 | Port Lincoln SA 5606 T 08 8621 2325

www.portlincoln.sa.gov.au | amanda.pearce@plcc.sa.gov.au



We work on Barngarla Country

The City of Port Lincoln acknowledges Aboriginal and Torres Strait Islander peoples as the First Australians and their continuing connection to land, sea, culture and community. We pay respect to Elders past, present and emerging and are committed to working together on our reconciliation journey.

From:

Sent: Tuesday, 6 May 2025 10:25 AM

To: Diana Mislov < Diana. Mislov@plcc.sa.gov.au >

Subject: Screenshot



Port Lincoln Rant and Rave

· 2h · 🖭

yoursay.portlincoln.sa.gov.au



O Comment



Newest ~

Top contributor
I assume it means selling council (rate payers) land to developers,
decreasing rate payers recreational areas for developers and council to make money at rate payers loss.

57m Like Reply

- looks like we're getting a desal plant to kill the bay
- roundabouts that no one wants
- million dollar dunny covered with sticks
- most expensive playground in the southern hemisphere

2h Like Reply

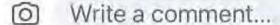


★Top contributor Why?Council never regard what the people have to say about anything



2h Like Reply











13 MAY 2025

Council Administration

Level one, Civic Centre

60 Tasman Terrace,

Port Lincoln SA 5606

PO Box 1787

12 MAY 2025

RE: Revocation of Harbourview Reserve

Dear Sir / Madam,

We built the second house on Walkley Road 53 years ago, the position was chosen because of an unrestricted city and harbour view for life knowing the land in front was designated a public park for the people. Its now devastating to have council wanting to destroy our view and relative tranquillity of the area.

The park is well used for the community purpose intended.

We regularly see adults exercising their dogs, children playing ball games, flying kites, younger children learning the skill of riding their bikes whilst safely keeping them off the road.

For many years its been a regular event to have a pair of spur wing plovers nest and raise their young.

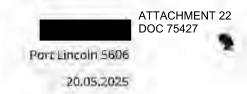
On one occasion when the city was under serious threat from a bush fire people assembled with their vehicles on the park seeking safety of the open space.

Once council has finished spruiking rhetoric in accordance with the revocation process and rate payers verbal and written rejection of revocation has been received, please make an honest democratic decision which reflects the will of rate payers whom are most affected.

We hereby vehemently oppose revocation of Harbourview Reserve.



Port Lincoln SA 5606



Dear Port Lincoln City Council.

Re, Revocation of Land and Greyhound Road

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

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

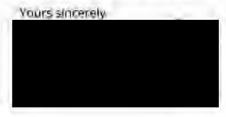
My principal suggestion is that the land at Chapman Street, part of the Monalena land (NOT the scrub – retain for birds and amenity) and at Oswald Drive be sold and that the proceeds be put to good use in remediation work of the old dump and trainline/points at Greyhound Road. This is because the dump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

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

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

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 recention of a portion of the land for this purpose. I accept the need to build more aged care facilities.



Revocation of Harbourview Park

I am firmly rejecting the proposal to sell off this reserve.

The council needs to listen to the people.

This green space (reserve) was put there for a reason (by council) which still applies today.

For the enjoyment of the towns people and the beautification of port Lincoln areas, a place to come to gather for play or relaxation for all ages, and that goes for all our green spaces and parks and reserves we have.

Other areas were signed over to council as green space so developers could get their subdivision passed for development and now council wants to sell these areas off.???

We have a water problem in this town now, 5mm of rain 1 week ago flooded our roundabout and main shopping street if you get rid of more green space this problem is going to get worse.

Our rates have always been enough to maintain our parks, if it's not enough now maybe the council needs to look within its Self, such as 6 million for administration?

An age care facility at Harbourview Reserve is not the right place. These facilities are already struggling for staff, and the 24/7 extra cars lights noise is going to make an unsafe area.

We have areas in the 30-year plan that the state government wants developed let's start there.

Once these green spaces, reserves are gone they cannot be brought back, a little bit of thought by the council that also live here.

Surely common sense should Prevail.

Firmly rejecting the proposal to sell off this reserve and or any of our parks and green spaces.



Port Lincoln 16 | 05 | 25

CITY OF PORT LINCOLN COUNCIL

Yesterday via my mail delivery I found a brochure informing me of the revocation of Community Land.

My concern is for Harbourview Reserve - Highview Drive.

When I purchased my home situated at location, paid extra because of the view and the understanding given to me that no-one would be able to build in front of my home. Now you are informing me that my home no longer has that status and it will lose value because of that.

Today I had a delivery made to my house and the remark made was "What a beautiful spot to live in." That will no longer be relevant.

But enough about my personal loss -

- 1. Yesterday there were children playing soccer with a round ball and their father attempting to fly a kite. Plus other different people exercising their dogs hitting balls and with throwing arms sending those balls. Some with two dogs and more. These people interacted with each other and chatted. I am now 86 years old and I still walk through and on that park at least four times a week, and have been told by my doctor to do this exercise regularly. Am I to lose this right also? Where do I then have to go? The streets are not smooth for walking on and I do not have footpaths that are smooth and safe.
- 2. There is a family nearby who regularly walk down to the playground with their three children, the mother with the pusher and the father interacting with the older children. They will lose this family time.
- 3. Across the park on the Highview Road side weekends see the families with the youngsters riding scooters or bikes visiting the playground and the park and interacting with one and other. Sure during work hours and miserable weather park time is limited but why deny families this time on our very liveable climate area.
- 4. Plovers used to nest in front of our house and when the chicks fell out of the park onto the road my husband would hurry out and lift them back on to the park again before they could be run over by cars. Sadly they do not nest there now, too many people and dogs have scared them off. However flocks of other birds regularly descend early mornings and afternoons to rest and feed. There has

- even been a cape baron goose visit recently. Magpies, wattle birds, and crows live in the trees on the park. My point is its their home too.
- 5. My grandkids played cricket out there and now my Great grandkids kick the footy and throw balls when they visit all in that park.
- 6. I sometimes see golfers practising their drives out there and have never yet had a ball cross the road from a drive.
- 7. There is land to the South west of the City that can be opened up for houses to be built on and areas that can be beautified to accommodate aged care facilities without taking away areas that need to be set aside for family and young people's relaxation and exercise areas. Why deprive them of what has been already set aside for that purpose? Yes the City will expand. It will need again to set aside areas for people to relax and enjoy, but never at the expense of land already set aside for that use. The roads are not wide, Footpaths are not available on this side so traffic and parking space is very limited. Two cars could not park on each side of the road and opposite to each other.
- 8. Use your vision and intelligence to set up these areas. Parking and traffic needs to be carefully planned not jammed and restricted to our few reserved areas left for enjoyment. Everyone is not young and mobile and they need to be respected as well. Sure a newly opened area further out maybe isolated early on, but that area will quickly become populated with the need for more houses on the horizon.
- 9. I have a plane to meet at 11am Saturday which I cannot forgo, a family arriving from Darwin. Please accept this as my public opinion concerning this closure.

26/5/25

Port Lincoln Councillors:

After contact with a young family of four, mother father and two young sons from a street behind me and seeing their stress and anger at the thought that they were to lose the green space of the mentioned area I decided to add to my distress and contact each and every Councillor regarding this forced closure upon our area.

I have also been informed that this area was protected by a law that indicated it as a green space that was to be left for the recreation of the people and was not to be built on.

People who built homes along this park are visibly upset and angry that their lives will be very much impacted by excess traffic and cars parked along this area on a road without the area to do so safely.

The Council has caused a great traffic danger, spent countless dollars along the main thoroughfare of the City which has achieved stuff all and resulted in no benefit, but a loss of parking area for people who need to access the area. Don't stuff up this area as well. Don't tell me there is a playground there, when that site could easily have been extended where it originally was and been much safer for small children and parents.

The City needs aged facilities, but it also needs open spaces for communities. They are gold, and there is no area adjacent to this park and area for the people.

You very kindly state you would leave a 100mt strip taking in trees and a stony knob for the enjoyment of the residents. How very kind of you. In return you steal our right to the space. One level you say, but further on no higher than 9metres or two story. Our houses immediately lose value and privacy. Thanks for nothing. I will take great care when the next Council is to be renewed that I vote for people who can be trusted to look after the interests of all people and not only a necessity to build future resources in new areas, not reserved open space areas.

sity Council Tylincola Re Harbour New Reserve High View Drive In the past byears there has been two seriousfires above this zon This Park would have been a safe alex for us to go At one fire the tolice drove by Walkley Road - saying evacuate now Some of us did, only to abumper to bumper exit all the way to North Shields We would have been safes in this green space If that fire had been like the previous one that bornt from Coast-to Coast we would have all been incinerated Think carefully please Council Also this could be used for fire trucks to park if necessary. Think about safety of people in this area please. I am elderly and realise we need senior accompodation but to build in This latk is merely a band and solution not anywhere near big enough for such accompodation Why not press the Government to help purchase land on the outskirts of our beautiful City - where the area can expand in future years toping you will listen to Caling people.

Attention Councilors, City of Port Lincoln:-

After considering the Revocation Of Community Land Options paper, I particularly want to comment on the Harbourview Reserve proposal for future usage.

I think this is totally unsuitable for an aged care/ Retirement Living development. I believe this is especially due to existing "encumbrances" presented by the site:- namely a sloping site, the water runoff easement from Highview Drive, lack of infrastructure for services(water/sewerage, power) and the visible granite outcrops within the area.

The structure of the proposed building would need to be a minimum of 2 stories high to be economically viable. In turn there would be insufficient space for staff, resident, visitor and specialist services car parking and access. Such a building within this residential area would have a negative visual impact, totally changing the sense of community for nearby residents, as well as increase the traffic flow and noise levels significantly.

Currently the playground is well utilized by children of nearby residents who consider it a safe playing space, particularly as it is sited away from intersecting roads. Upgrading the existing playground in situ would also appeal to families who can also continue to use the established BBQ facilities

My Proposal is that council should retain this site as a community reserve which will cater for Port Lincoln residents of all ages. It is, and could continue to be, with some additional inclusions, particularly suitable for older persons including people living with dementia and well as local families/children. The space is such all can enjoy the reserve simultaneously with enough space to do so safely, especially as the reserve is accessible from 3 roadsides.

Some of the trees need to be replaced as many are in excess of 50 years old and are dying. With the addition of thoughtfully planned cluster planting of native trees and shrubs this could be developed with a section designated as an inclusive sensory trail for adults and children alike (to see, touch and smell). This will also provide shade and protection for strategically placed bench seating. Construction of wider cement pathways/trails where people can safely walk side by side with wheelchairs, walkers, prams connected to this section of the reserve- would further enhance the site for residents and visitors of all ages. Such planting would also reduce the effects of soil erosion, water runoff from the site into nearby street drainage systems and in turn alleviate flooding into the street and residences on the downhill side of the reserve.

As for siting of an aged care/ retirement living development, I believe there at least several other more viable options within the city:- namely

- 1) the parcel of land at Kirton Point bordered by St Andrews Terrace and Wingard Terrace; or
- 2) The parcel of land adjacent the Billy Lights Road section of St Andrews Terrace.

These have sufficient area for access/car parking.

I request a meeting to discuss and further expand on my proposal with the relevant Council personnel involved in the future decision making regarding Harbourview Reserve.

Your prompt response would be appreciated

Yours sincerely

We Firmly Reject the

Revocation of Harbourview Reserve

Myself and my Wife have lived at for 60 years as of the 19th August. We were the first the first to build in Easton Road and our nearest neighbor was in Kaye Drive. We have brought up our three children in this home and now have many grandchildren and great grands as well which have all played at the reserve and still do, our son lives up in Heather Road and also has three children and now grandchildren. The Harbourview Reserve has been there for so many other Lincoln families over the past 60 years and needs to remain as is for the next.

We as a large family group that are still growing and using the reserve on a weekly basis are FIRMLY AGAINST the idea of this reserve being anything other than what it is, a park for all Lincoln people to enjoy, play, BBQs running their dogs and flying kites etc.

To the council & and the CEO please listen to the peoples wishes. There has to be other locations that do not require our Beautiful green space, parks and reserves to be lost forever. If there is a developer looking for an area, then help them find what is available for sale and work with them to get it passed so they can build but hands off these green spaces, not yours to sell.

Port Lincoln 5606 Thursday 5th June

To Chief Executive Officer, City of Port Lincoln

Dear Mr Brown.

Re Revocation of Community Classifications.

The five areas of Pt Lincoln land being considered by Council for alternative uses after revocation were all set aside for Community Use by past councils with, I am sure, an intention to provide open space for the benefit of future generations. Deviating from that intention would fail to honour the foresight of those forward thinking council members!!

My particular interest is in the nearby Harbour View Reserve. This area is the only land in this area that provides extensive open space for activities like dogs chasing balls, kicking footballs, hitting golf balls and similar activities. This is clearly greatly appreciated by those using it in this way. I believe it is worth keeping the reserve for such recreational uses. I am sure that Council could improve the aesthetics and attractiveness of it, as it has done to the town foreshore.

Should it decide nevertheless to proceed with revocation, then it is clear that the small parcel of land intended to be retained as public land featuring the playground and BBQ shelter would be totally inadequate. It is ludicrous to just retain 1000sq m instead of a worthwhile park for the use of existing resident and those who will live in the developed reserve land!!!

Yours faithfully



Dear Port Lincoln City Council,

I am writing to express my concern about the proposal to revocate the Community Land classification of Harbourview Reserve

I understand the need for housing and Aged Care, however I do not agree with Using community Reserves.

Green space is so important for families and inthis day and age, for Mental Health. As an aged pensioner I visit parks often, and understand the need to protect our public spaces for future generations.

I strongly object to your proposal.
Please listen to your rate payers.
These spaces belong to us all, now and
for future generations.

Yours sincerely

PORT LINCOLN

Phone :



West Coast Homecare

28th May 2025

Submission of Support for the Development of New Community Aged Care Home Care Facilities in Port Lincoln

To Whom It May Concern,

West Coast Homecare is writing to express support for development of new community aged care home care facilities in Port Lincoln.

As a community that is both growing and ageing, Port Lincoln faces increasing demand for quality, accessible, and sustainable aged care services.

Home care services in particular are vital for enabling older residents to maintain their independence, stay connected with their families and community, and age with dignity in familiar surroundings.

2021 Census demographic data underscore the growing need for aged care services in our community.

The introduction of additional home care facilities would address several critical needs in our region:

Improved Access to Services:

Many local residents currently face wait times or must travel significant distances to access suitable home care support. A new facility would bring much-needed services closer to those who rely on them most.

Support for Carers and Families;

A robust home care infrastructure not only benefits aged individuals but also eases the pressure on informal carers, who are often family members juggling work and caregiving responsibilities.

. Economic and Employment Opportunities:

The construction and ongoing operation of aged care facilities will create local jobs and stimulate the Port Lincoln economy, supporting healthcare professionals, tradespeople, and service providers.

· Future-Proofing Our Community:

162

Investing in aged care now ensures that we are prepared to meet the growing needs of our population. It reflects our community's values of compassion, inclusion, and forward-thinking planning.

This is an essential step in ensuring that our ageing population receives the support and respect it deserves. We urge the Council to move forward with development to support community age care and offer our support for any initiatives that enhance aged care services in our region.

Sincerely

Catherine Pearson

Chairperson



NO to the revocation of community land -Harbourview Reserve

Wed, 11 Jun at 1:57 pm

To the Port Lincoln City council, our mayor and elected councillors.

1 1 JUN 2025

My name is _____, a retired retail manager who has owned and lived at number for over 50 years.

I have seen many years of the reserve being used and enjoyed by many families and individuals.

There is open space for exercise including walking, sporting practices and many other activities.

The open space allow families to exercise their dogs in an off leash open space without the cost of fencing.

The playground is regularly used by children and their families.

The community around the reserve DO NOT WANT TO LOSE THE PARK

The area was designated RESERVE during the early years of housing development as per the council planning at the time,

Requiring developers to provide accessible green space for residents.

The green space requirement is still a requirement as per the

Port Lincoln City Council's own

OPEN SPACE STRATEGY (2021-2026) RESERVES CENTRALLY LOCATED WITHIN 400 to 500 metres of homes.

The loss of OPEN SPACE with native trees and grassland would remove the COUNTRY FEEL of the area.

The open country feel is what attracted my family to the area, as would be the case of many other property owner's around the reserve.

Any further housing development would remove the enjoyment of the reserve.

It would also affect the land values and the views across the reserve, overlooking our beautiful CITY OF PORT LINCOLN.

The loss of open space will also have an impact on the local BirdLife of the area including MAGPIES, PLOVERS AND KOOKABURRAS, to name a few who use the reserve as a native breeding and feeding ground.

A development on the reserve would potentially cause a storm water problem in the

event of heavy downpours.

The reserve is a natural soakage area for the park streets such as WALKLEY ROAD. If the area is built on, there would be increased stormwater runoff at the HIGHVEW DRIVE- RITA STREET corner.

Please give due consideration to my feedback, as the reserve HARBOURVIEW RESERVE is an important open space for our local community. DO NOT REVOKE HARBOURVIEW RESERVE

Regards
[Quoted text hidden]



1 1 JUN 2025

11-6-25

As a long-time resident of Port Lincoln
I can now see a present need for additional
age care facilities as the current two have.

consideral waiting lists.
I see the ideal location for something like this
would be the existing "HARROVEVIEW RESCRIE" and I am
in favor of Germiel proceeding with the revocation
of this land for that purpose.

Yours faithfully



HARBOURVIEW RESERVE - Submission on the proposed revocation of Community Land

1 message

12 June 2025 at 08:34

To: "minister.szakacs@sa.gov.au" <minister.szakacs@sa.gov.au>, "mayor@plcc.sa.gov.au" <mayor@plcc.sa.gov.au>, "ceo@plcc.sa.gov.au" <ceo@plcc.sa.gov.au" <ceo@plcc.sa.gov.au>, "andrea.broadfoot@plcc.sa.gov.au" <andrea.broadfoot@plcc.sa.gov.au>, "dylan.cowley@plcc.sa.gov.au>, "karen.hollamby@plcc.sa.gov.au" <karen.hollamby@plcc.sa.gov.au>, "peter.linn@plcc.sa.gov.au" <peter.linn@plcc.sa.gov.au>, "lillian.poynter@plcc.sa.gov.au>, "shania.richards@plcc.sa.gov.au" <shania.richards@plcc.sa.gov.au>, "jack.ritchie@plcc.sa.gov.au>, "shania.richards@plcc.sa.gov.au>, "robyn.rowsell@plcc.sa.gov.au>, "valerie.staunton@plcc.sa.gov.au" <valerie.staunton@plcc.sa.gov.au>, "yoursay@plcc.sa.gov.au>

To the Minister, Mayor, CEO and Councillors

See below my response to the Port Lincoln City Council *Proposal for Revocation of Community Land*, I do not support any development of Harbourview Reserve – once the green space is gone it is gone for ever.

Our response

The PLCC recommends that the area we know best – the <u>Harbourview Reserve</u> – is one of five Parkland areas to be revoked from being community Parklands for sale to a developer for prescribed use as for aged care facility or other use.

We attended the initial information session in the park which for many (including ourselves) was the first time they were aware of the proposal (& from the door knocking exercise we understand that there were still a lot of people not aware of this proposal). Based on the number there that day, roughly 75 people, the immediate reaction was that the proposal was NOT supported by the community even at that point. I am sure you would have seen by now the media coverage of the subsequent bbq/rally the #saveharbourviewreserve group held on Saturday 1st June which was strong supported by at least 200 people – showing the depth of feeling about the issue as awareness of the proposal had developed - while we all agree that future planning for ageing population is required we feel the limited open green space left in town should be preserved and that Harbourview Reserve is not the right location for any development, more discussion/collaboration with landowners around identifying more suitable alternate locations (FLAT LAND for starters) would be the best outcome preserving the limited open space AND planning for future needs of the ageing population, therefore we are *strongly opposed to the proposal*, more specific reasons listed below.

I would be pleased to provide all the References used below.

Declaring our Interest

We note that:

- 1. We are now around 60 years old and have lived in Port Lincoln our whole lives. Our families have built businesses and made risk investments which now generate many hundreds of jobs in Port Lincoln when moving elsewhere in Australia might have made more economic logic. All this is because we have a deep emotional attachment to Port Lincoln.
- We have lived opposite or near the Harbourview Reserve for over 12 years, and the Reserve is the main reason for that. We use it very often, mostly to walk in enjoying the nature fix, decompressing from the day and to exercise our dog.

In our businesses and personal lives, we interact daily with local, state, national and overseas governments. We appreciate the challenges of public administration – and competing priorities.

In this proposed revocation case – giving Harbourview Reserve as the example – the case presented by PLCC does not meet the normal criteria required for revocation. We ask for the proposal to be withdrawn – <u>based on both rate-payer objection</u>, and not meeting Council's own criteria. For example:

 One of the major things attracting people to stay in, or move to Port Lincoln, is the <u>open spaces</u>. As stated in the current PLCC Annual Business Plan, a "Key Focus Area" for PLCC is:

"Community facilities and open spaces for recreation, leisure, health and well-being,"

"Continue to seek open spaces funding....."

Yet what is being proposed here is a reduction in parkland/open spaces in a regional city with significant areas of undeveloped land. As you know, the SA legislation does not allow the City Council in Adelaide to revoke the Adelaide Parklands, and this is the equivalent.

- Further, the Council's Strategic Directions Plan 2025-2034 has "Open spaces, parks and gardens" as a key focus area.
- 3. As the PLCC often correctly says, Port Lincoln is the Seafood Capital of Australia. This means that Port Lincoln has possibly Australia's highest percentage of the work force who work at night and/or from dawn or before. Logically, these large number of "out of hours" workers need more open spaces in their nonworking time during the day.

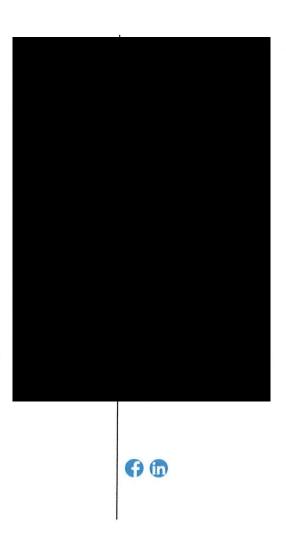
The specific mental health challenges faced by fishing communities were identified by an in-depth study funded by the Federal Government in 2019. This has led to a dedicated ongoing national Mental Health Program for fishing communities called "Stay Afloat."

- 4. A major concern for us is that the PLCC is pre-empting what a revoked Harbourview Reserve might be used for based on vague and unidentified approaches from possible developers of the Reserve. This may risk not being an appropriate rationale from a public operation such as the PLCC. Relying on general private discussions with developers raises the issue of transparency for example, whether these discussions canvassed other alternative sites. This is not to say that the PLCC should not have such discussions simply that they should be transparent.
- 5. There are applications for revocation in SA from other Councils which may have major budgetary challenges – and need the revocation to sell the land to help address budgetary problems. As I understand it from the PLCC documents, this "asset optimisation strategy" is not the case with the PLCC. Is that correct?
- 6. I note that there are also revocation proposals being considered for SA Councils such as Onkaparinga because that in-fill approach is required for large housing estates to address the transport problems in Adelaide. These transport problems do not apply in Port Lincoln. Logically, the ease of transport in a regional city such as Port Lincoln should result in *more open spaces*.
- 7. I have read the PLCC publications on the future of aged care in Port Lincoln and sympathise with the very general points made. The question is whether taking over an existing long-term "open space" for possible housing or selling to an aged care developer is a rational solution. This may be a good commercial outcome but appears inconsistent with current community and Council priorities.
- 8. I understand the PLCC view may be that revocation and abandoning the current status would not result in any loss of "property value" for adjacent properties. Logically this does not appear possible so please indicate in writing what the PLCC view is on that,

References

Again, we would be pleased to provide the Reference for the above points.

Best regards,



From:

Sent: Thursday, 12 June 2025 10:17 AM

To: YourSay;

Cc:

Subject: Feedback - Land Revocation Proposal -

Mr

came in to the Council office at 9.45am to speak with the Mayor regarding the Proposal for revocation of land (in particular, Harbourview Reserve). Mayor unavailable due to EPLGA meeting in DCTB.

He has provided a suggestion for an alternative location for an aged care facility, which is located at the playground / park the bottom of Stamford Terrace (Altair Cres Playground).

His reasoning for this is:

Better for aged care persons to access and use

Closer to shops

Land is flatter

Save a lot of money to build on this flatter land rather than the sloped land at harbourview Reserve.

Apparently, this site was considered for aged care during Peter Davis' tenure as Mayor, however did not go ahead due to community backlash for the proposal.

He asked for his feedback to be provided for consideration by Council.

Mayor - FYI



City of Port Lincoln

Level One, Civic Centre | 60 Tasman Terrace
PO Box 1787 | Port Lincoln SA 5606
T 08 8621 2325
www.portlincoln.sa.gov.au | amanda.pearce@plcc.sa.gov.au



We work on Barngarla Country

The City of Port Lincoln acknowledges Aboriginal and Torres Strait Islander peoples as the First Australians and their continuing connection to land, sea, culture and community. We pay respect to Elders past, present and emerging and are committed to working together on our reconciliation journey.

Save Harborview reserve

Dear sir/madam

We have lived in the Harborview reserve area for 25 years and have loved the accessibility to this wonderful reserve, which is only a 2 minute work from our residence at One of the main reasons we built in the area is the reserve being family friendly and a quiet area. As a family we have many memories of playing in the park, kicking the footy, exercising, building bonds with our kids to playing fetch with the dog.

These reserves are unquestionably a must in modern society for mental health, exercising and a place of safety for our children to play and generations to come. The area is quiet, tranquil with very little vehicle traffic creating a safe zone for children and families within walking distance to our place of residence.

I hope all councilors will take the high moral ground here with their vote and leave our Harborview reserve as it is intended for the people of the surrounding area.

I'm not trying to tell the council what to do, but I can think of several large parcels of land that tick far more boxes for an age care facility development, why not explore other avenues which are far more suited for future age care developments and leave the reserves for families to enjoy as the Harborview reserve was intended for.

Kind Regards

RE: Objection to the Proposed Revocation of Community Land - Harbourview Reserve, Highview Drive

Dear Sir/Madam,

I am writing to formally object to the proposed revocation of community land status for Harbourview Reserve, Highview Drive. As a young family who recently moved to the area, this reserve was one of the main reasons we chose to settle here. Since our arrival, we have come to appreciate just how vital this space is for the everyday wellbeing of the community.

Harbourview Reserve is far more than a patch of open space - it is a living, breathing hub of daily activity and connection. The playground is used constantly by local children, creating a safe, inclusive space that fosters social development and outdoor play. The open grassed areas are equally well-used, particularly by dog walkers, families, and individuals who rely on the reserve for regular exercise, fresh air, and mental wellbeing.

Urban green spaces like Harbourview Reserve are essential in supporting the physical and mental health of residents. In a time when promoting community wellbeing is more important than ever, preserving accessible public open space must remain a priority. Once lost to development, these spaces cannot easily be replaced.

We fully recognise the growing need for aged care facilities in our region, and we support efforts to meet that need. However, we strongly believe that this particular reserve is not the right location. Its frequent, informal use by families, children, and dog walkers shows it already serves a critical social and health function. I am certain there are more appropriate sites within Port Lincoln that are less embedded in residential green space and more suited to structured development.

Replacing this space with built infrastructure - even with the retention of a small portion for open use - risks significantly reducing quality of life for the local population. The broader community, including young families like ours, benefit from having safe, walkable, natural areas where they can gather, exercise, and recharge.

We respectfully urge the Council to reconsider this revocation and explore alternative solutions that

allow for the development of aged care facilities without sacrificing an active, loved, and deeply

valued community reserve.

Thank you for the opportunity to provide feedback.

Kind regards,

To the Chief Executive Officer; Eric, Minister for Local Gov; Joe, Mayor; Diana and elected members...

We, the long term locals of Highview Drive plead with you all to deny the decision to revoke the community land status of Harbourview Reserve.

We vote AGAINST the revocation of the community land parcels at Habourview Reserve.

Whilst I can appreciate there is a need for child and aged care, I do not believe this is a suitable location.

I can see through the smoke and mirrors... On the day we all 1st met at the park to hear Eric speak, he told us 'there weren't any plans of what would be done with the land'. However in the brochure we took home - it states on page 3 that 'In considering this option, the council is aware of market interest in Harbourview Reserve as a site for a retirement village or aged care facility. Aged-care housing providers have informally expressed interest in the land for this purpose'

So you DO know something and you DO have something 'informally' lined up? I find it interesting that was not the way it was portrayed verbally on the day...

Have the aged care housing providers put a call out to the community to see if anyone is interested in selling their parcels of land – which may possibly be in a better location? They haven't even been given the opportunity...

Unfortunately I feel that it is just GREED at play here. There are other more suitable options of land to use for these purposes, however if the providers bought those parcels – the council wouldn't get any of the money for selling it off! It seems that the council is willing to sell off all our green spaces for their own financial benefit!

Reasons that I oppose the revocation of community land:

I fear for the safety of our children playing out the front of houses with the increase in traffic to the area.

We must protect our green spaces for the wellbeing of current generations and those to come, Once it's gone we can't get it back!

This reserve has been, used, loved and respected by many people over the years.

It is essential for our children's mental health to have wide open green spaces to run around – within walking distance of our houses! (So we don't have to get in the car and burn fuel to go to a park)

I feel devastated for the residents of the roads immediately surrounding the reserve... what a negative impact it will have on their outlook / views. Possibly affecting the market value of their houses because of a change in dynamics of the area. It is such a shame...

If the issue is maintenance costs – I will appoint myself responsible for creating a maintenance calendar and I can guarantee you every single person in the area who is opposing this will jump at the chance to help out with maintenance – If it meant saving our park!!!

Anyone remember that Joni Mitchell song 'Big Yellow Taxi'? It kind of reminds me...

"Don't it always seem to go, that you don't know what you've til it's gone.

They paved paradise, to put up a parking lot"

If you sell it off - we can't ever get it back.

On behalf of our children and our children's children and all that love and use Harbourview reserve everyday for it's essential wellbeing benefits:

We are begging you... Please DO NOT sell our park!!!

Kind Regards

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 <u>Harbourview Reserve</u>, 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







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 Councilowned 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 commerce 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.

EYRE

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.

 $\underline{https://www.rdaep.org.au/wp-content/uploads/2024/01/Eyre-Peninsula-Early-Education-and-Care-November-2023-3.pdf}$

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

To:

The City Council of Port Lincoln



Port Lincoln

Date: 29 May 2025

Dear Councillors and Staff

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

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

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

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

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

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

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

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

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

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

The <u>time</u> 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 <u>fix the cause</u> 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



SUBMISSION REVOCATION OF COMMUNITY LAND

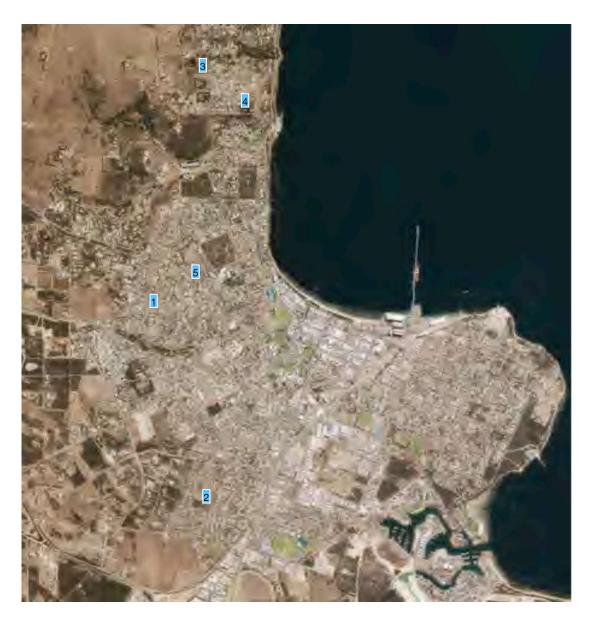


23 May 2025

INTRODUCTION

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

Nature Maps is the reference source.



The "Proposal" report states (pg. 1) that;

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



- 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 underinvestment 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.

- 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 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.



- 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.



- 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*.





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)



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