

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

REPORT INFORMATION								
Report Title	Disposal of Community Land – Public Consultation on Section 194 Statutory Report							
Document ID	66908							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	Chief Executive Officer - Eric Brown Manager Places & Presentation - Brad Tolley Coordinator – Land Tenure – Tony Moritz							
Report Attachment/s	Yes 66906 Appendix A Community Land Revocation Draft Statutory Report 66721 Community land Revocations Annexures A – E (Complete)							
REPORT PURPOSE								
The purpose of this report is to provide Council with information regarding a number of parcels of community land which are currently underutilised, and which the Administration believe would be better disposed of, either for new housing, an aged care facility, or a childcare centre. Disposal would require the revocation of the community land status of the land, and this report seeks Council's endorsement to initiate this process.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Owner / Custodian - Manage community assets including buildings, facilities, public space, reserves on behalf of current and future generations							
Strategic Alignment	SDP GOAL: Goal 1: Economic Growth and Opportunity SDP ACTION: 1.2 Investigate and implement policies to facilitate and enable diversity of economic development and investment activities							
Annual Business Plan 2023/24	ABP INITIATIVE: Housing strategy ABP PROJECT: Not Applicable							
Annual Business Plan 2024/25	ABP INITIATIVE: Economic Development projects ABP PROJECT: Not Applicable							
Legislation	Local Government Act 1999							
Policy	Disposal of Land & Assets 16.63.7							
Budget Implications	Not Applicable <table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> Budget assessment comments:		DESCRIPTION	BUDGET AMOUNT \$	YTD \$			
DESCRIPTION	BUDGET AMOUNT \$	YTD \$						
Risk Implications	Moderate Risk							

Resource Implications	This is a planned resource allocation
Public Consultation	Yes - Mandatory
IAP2 Commitment	CONSULT - We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public feedback input has influenced the decision.
OFFICER'S RECOMMENDATION	
<p>That in the exercise of the power contained in section 194 of the <i>Local Government Act 1999</i>, the Council commences the process to revoke the community land status of the parcels of land identified in the Report comprised in Appendix A (66906) by:</p> <ul style="list-style-type: none"> • adopting the Report included as Appendix A (66906) for consultation purposes; and • undertaking public consultation on the Report in accordance with the Council's <i>Public Consultation and Community Engagement Policy</i>, pursuant to section 194(2) of the Act. 	

PURPOSE OF REPORT

To enable the Council to commence the process to revoke the community land status of multiple parcels of land and, for that purpose, to adopt the report required for community consultation (the **Report**) in accordance with section 194 of the *Local Government Act 1999* (the **Act**) so it may be released for public consultation.

COMMENTARY

As indicated above, the purpose of this report is for the Council to adopt the Report included at **Appendix A (Doc 66906)**, and to commence public consultation in accordance with the Council's Public Consultation and Community Engagement Policy – Policy 2.63.1 (the **Policy**).

The Report has arisen in circumstances where the Administration has re-evaluated the need for several parcels of community land to continue to be held by the Council. The properties are each considered to be surplus to the Council's needs such that there is an opportunity for them to be included in a long-term divestment strategy.

These allotments are categorised as community land since they each have a reservation affecting their title but it is considered that they are no longer required for a community purpose.

Land that has status as community land under the Act cannot be sold unless the community land status is first revoked.

The revocation of the classification of land as community land may only occur pursuant to the prescriptive process set out at section 194 of the Act. The power to revoke the community land classification of land is only available with the Minister's approval.

The report contained in Appendix A (the **Report**) identifies the community land that is considered suitable for inclusion in the Council's divestment strategy. For this to occur and, to enable the land to be sold at a future date, the Council must first undertake a process to revoke the community land status attaching to each parcel of land in accordance with section 194 of the Act.

The allotments identified, by and large, are considered to be surplus to the Council's needs as they are not fully utilised by the community and cost the Council money to maintain and upkeep. It is considered that the value held in these properties may better be realised if they were sold (either now or in future), with the funds to be redistributed into other community assets and infrastructure. The disposal of these assets will also leave open the opportunity for much needed community services and housing to be developed on the land.

Indeed, given the zoning, positioning and general nature of these parcels of land, the Administration considers that it is in the best interests of the community if they were sold, not only because the proceeds of sale can then be expended or invested in the community's interest, but because the sale of the parcels would also present beneficial economic and community opportunities.

This conclusion has been reached for several reasons (which are described for each individual allotment throughout the Report), however are generally summarised as:

- the zoning of many of the allotments would enable residential development in the Council area that could address ongoing housing shortages as outlined in Council's adopted Housing Strategy 2024-2029, which identifies as a specific action the investigation of surplus Council land for development to address housing shortages;
- Council has received an expression of interest for the development of social and affordable housing on 7 Monalena Street, which identifies an opportunity for 40-, two- and three-bedroom residences to be developed by a not for profit, registered housing provider. Overcrowding and homelessness are key issues in the City of Port Lincoln and it is believed that this development could significantly address identified demand;
- as indicated through the development of Council's adopted Empowering our Elders Strategy, there is a significant need for future aged care and ancillary services in Port Lincoln, disposal of Harbourview Reserve is specifically focused for development of residential aged care or retirement living/village and ancillary care. Council has received requests from two (2) local not for profit aged care providers to assist with dealing with the significant increasing demand and Harbourview Reserve is considered to be suitable for development for aged care facilities.
- The disposal of reserves as proposed follows on from significant upgrades of several Council reserves, including Whait Reserve, Puckridge Park, the Foreshore Playground and Nelson Park among others. It is considered that these upgrades ensure that there is, already, adequate supply of open space areas to meet the current demand.
- any and all money recouped through the sale of the properties may be redistributed into the Council's Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Before the Council can proceed with a divestment strategy, it must first comply with the provisions of the Act, namely to revoke the community land status attaching to each of the parcels of land.

For the Council to revoke the community land classification of the properties identified in the Report, it is necessary to undertake the process prescribed under section 194 of the Act (as mentioned above).

The first step is to prepare and adopt the Report, which addresses the criteria prescribed by section 194(2) of the Act, being:

- a summary of the reasons for the proposal; and
- a statement of any dedication, reservation or trust to which the land is subject; and
- a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and
- an assessment of how implementation of the proposal would affect the area and the local community; and

- if the Council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification - as the Council owns all the land identified in the Report, this is not a relevant consideration for the current revocation proposal.

The Report must then be released for public consultation in accordance with the Policy. The Policy provides that public consultation will occur as follows:

1. Prepare a document that sets out Council's proposal in relation to the topic – this is the Report; and
 - a. publish a public notice:
 - i. in a newspaper circulating within the area of the Council; and
 - ii. on a website determined by the Chief Executive Officerdescribing the matter under consideration and inviting interested persons to make submissions in relation to the matter within a period (which must be at least 21 days) stated in the public notice.
2. When submissions have been received by the closing date, Council staff will:
 - a. Consider, summarise and analyse all submissions received;
 - b. Prepare a report for Council or the relevant Council Committee which:
 - i. summarises the public consultation outcomes;
 - ii. presents the information in the broader context of the matter under consideration;
 - iii. makes recommendations for Council or the Committee to consider when deciding on the matter/s; and
 - iv. is included on the agenda for a suitable Council or Committee meeting.
3. Council will consider the report and relevant recommendation/s and decide on the matter/s.

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

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

If the Council resolves in line with the recommendation contained in this report, a further report will be brought back to the Council addressing the outcome of the public consultation process.

Proposal for the Revocation of the Classification of and as Community Land

Report pursuant to section 194(2)(a) of the *Local Government Act 1999*

Introduction

What is Community Land?

Pursuant to section 193 of the *Local Government Act 1999* (the **Act**), all land (except roads) that is owned by the City of Port Lincoln (the **Council**) or, is under its care, control and management, is '*community land*' unless:

- the land been excluded by resolution of the Council pursuant to section 193(1) or 193(4) of the Act; or
- the community land classification of the land has been revoked pursuant to section 194 of the Act.

Community land is land that is set aside for the benefit of the greater public. The land is available for use by and the enjoyment of the public and the Council is responsible for its general care and management.

In managing community land, the Council must take into consideration a myriad of factors, including the cultural and historic relevance of the land, changing population demographics, community needs and shifts in leisure trends.

Of course, over time, community expectations and priorities change in regards to how community land should be managed. It is, therefore, important for the Council to continually assess its community land holdings with a view to ensuring the long-term interests of its residents and ratepayers.

The Council continuously assesses the ongoing need to retain community land in its area, including having regard to the need to ensure responsible use of public resources in the interests of its community.

How and Why is Community Land Revoked?

The Act contains important restrictions on the Council's ability to deal with community land. Community land cannot be sold and it must otherwise be managed in accordance with any community land management plan prepared for the land. In many cases a lease or licence cannot be granted over community land without the Council first consulting with the broader community, and thereby giving the public an opportunity to consider any relevant proposal.

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

Chief to the revocation process is effective consultation in managing expectations and ensuring the community has a full understanding of the nature and impacts of the revocation proposal.

In order to commence the process a report that addresses the following criteria prescribed by section 194(2) of the Act, must be prepared:

- a summary of the reasons for the proposal; and
- a statement of any dedication, reservation or trust to which the land is subject; and

- a statement of whether revocation of the classification is proposed with a view to sale or disposal of the land and, if so, details of any Government assistance given to acquire the land and a statement of how the council proposes to use the proceeds; and
- an assessment of how implementation of the proposal would affect the area and the local community; and
- if the Council is not the owner of the land—a statement of any requirements made by the owner of the land as a condition of approving the proposed revocation of the classification.

The report must be released for public consultation in accordance with the Council's *Public Consultation Policy*. If, following consideration of the consultation outcomes, the Council wishes to proceed, then it must submit the report together with a report on all submissions made on it as part of the public consultation process to the Minister.

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

Summary of this Proposal

This Report has been prepared to address the criteria prescribed by section 194(2) of the Act in respect of five (5) parcels of land held by the Council. This has arisen in circumstances where the Council has re-evaluated the need for it to continue to own this land and wishes to pursue its divestment.

Historically, the land subject of this report (the **Land**) has been used as reserves that are open to and free for use by the public. One of the five parcels has facilities for persons to skate, another a playground, while one is used as an overflow carpark. The remainder are vacant land, largely under-utilised.

In four (4) cases, the Land has gone largely unused by members of the public or their use has been superseded by upgrades to nearby reserves, such as Whait reserve, and this fact has been considered in the selection and analysis of the Land against the Council's future needs in the interests of ensuring greater value to the community. For the Harbourview Reserve, it is believed that the overwhelming need for increased aged care in the Port Lincoln Community and broader Eyre Peninsula outweighs the value to the community of the current use of the land. However, the intent is to ensure that a portion of the land continues to be available to the community as a playground.

The Council has formed the view that the Land is surplus to its needs and, noting that the Land is not used to its potential by the community and, that it cost the Council to maintain and upkeep the Land, the Council seeks to pursue alternate proposal for the Land. More specifically, the Council considers that the Land is ideal to be included in the Council's ongoing strategic plans relating to its Strategic Directions Plan 2025-2034, Housing Strategy 2024-2029, Empower our Elders Strategy, Economic Development Strategy 2023-2026 and Open Spaces Strategy 2021-2026. This includes because the value held in the Land is likely to be better realised by sale and redevelopment (either now or in future), with the resultant funds to be redistributed into other community assets and infrastructure and allow for the development of houses and services that would benefit the local community.

Indeed, having regard to the zoning, positioning and general nature of the Land, the Council has determined that the future sale of the Land (in accordance with a long-term divestment strategy to be established by the Council) is in the best interests of the community, not only in light of the revenue to be derived from any sale, but also for the key social and economic opportunities the sale of the land presents residents and ratepayers. For example, the development of aged care, affordable housing and childcare.

This conclusion has been reached for several reasons that are described throughout this Report in relation to each parcel of the Land.

Taking the above into account, the Council is now proposing to revoke the community land status of the Land and this Report has been prepared to pursue this proposal.

The Report addresses the statutory criteria under section 194(2) of the Act for each parcel of the Land.

For the avoidance of doubt, if the community land status of the Land is revoked (for either all or some of the properties) and future disposal of the Land will occur in accordance with the Council's *Disposal of Land and Assets Policy - Policy No 16.63.7* (the **Policy**) adopted in accordance with section 49 of the Act.

1. Harbourview Reserve

Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment 44 in Deposited Plan 7766, Allotment 75 in Deposited Plan 7765, Allotment 400 in Deposited Plan 7313, and Allotment 75 in Deposited Plan 7765, Hundred of Lincoln, being the land collectively comprised in Certificate of Title Volume 3302 Folio 108, Certificate of Title Volume 5510 Folio 485, and Certificate of Title Volume 2622 Folio 87 and more commonly known as Harbourview Reserve (**Harbourview Reserve**).

The Certificates of Title for Harbourview Reserve are **Annexure A** to this report and their location is shown in the aerial photograph below:



Reasons for Revocation Proposal

The allotments comprising Harbourview Reserve are zoned *Suburban Neighbourhood* and are suitable for residential or aged care/retirement living development. The Council presently has no plans to utilise the broader lot for community purposes beyond the existing nature of being a reserve. The Council considers that the community would be better served if the allotments are available for the development of aged care/retirement living. The reason for this is the significant and growing demand for aged care identified in Council's Empowering Our Elders Strategy.

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

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

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

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

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

In all of the circumstances this land has been identified as being surplus to the Council's requirements and by way of revocation can be utilised to assist the local vulnerable population of those in need of aged care facilities

Current Use

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

How the Council Proposes to Use the Proceeds of any Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

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

Registered Interests over the Land

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

Dedication, Reservation or Trust to which the Land is Subject

All parcels comprising Harbourview Reserve are designated as a reserve.

Intention of the Council once Revocation has Occurred

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

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

2. Lot 120 Monalena Street Port Lincoln

Property Details

The Council is considering a proposal to revoke the Community Land classification of allotment (Reserve) 76 Deposited Plan 116510 in the Town of Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 6210 Folio 879 and more commonly known as Lot 120 Monalena Street Port Lincoln (**Lot 120 Monalena Street**).

The Certificate of Title for Lot 120 Monalena Street is **Annexure B** to this report and its location is shown in the aerial photograph below:



Reasons for Revocation Proposal

The Council adopted a Housing Strategy 2024-2029 which has identified a significant shortage in housing across the local area, but specifically in Port Lincoln. This is reflected across the rental and residential market and is a major community issue.

One of the actions in the adopted strategy, which underwent a full community consultation process, was to utilise Council land for residential development. Council has received an expression of interest to develop Lot 120 Monalena Street for social and affordable housing, including 40 properties with 2 to 3 bedroom residences.

Current Use

Lot 120 Monalena Street is currently open space, with low utilisation. Lot 120 Monalena Street is largely unimproved but includes a skate rink and bowl.

Lot 120 Monalena Street was considered as part of the Council Adopted Open Space Strategy 2021-2026. This plan identified the potential for this land to be disposed of, providing that:

“Once upgrades have been completed to Whait Reserve, consideration as to the need to retain [Lot 120 Monalena Street] vs disposal will need to be considered as part of the future planning for that reserve.”

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

The immediate vicinity may be affected through the loss of open space. However, Council has recently invested in significant upgrades of reserves within reasonable proximity to Lot 120 Monalena Street, including Whait Reserve (at 350m) and the Foreshore Playground (at 2km).

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

In relation to the greater community at large, social and affordable housing is seen as an absolute priority to the local community. Overcrowding and homelessness are significant community issues that can be assisted by increasing the supply of affordable housing to members of the local community. Lot 120 Monalena Street has significant potential to address this need.

Registered Interests over the Land

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

Dedication, Reservation or Trust to which the Land is Subject

Lot 120 Monalena Street is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the *Local Government Act 1999*.

Intention of the Council once Revocation has Occurred

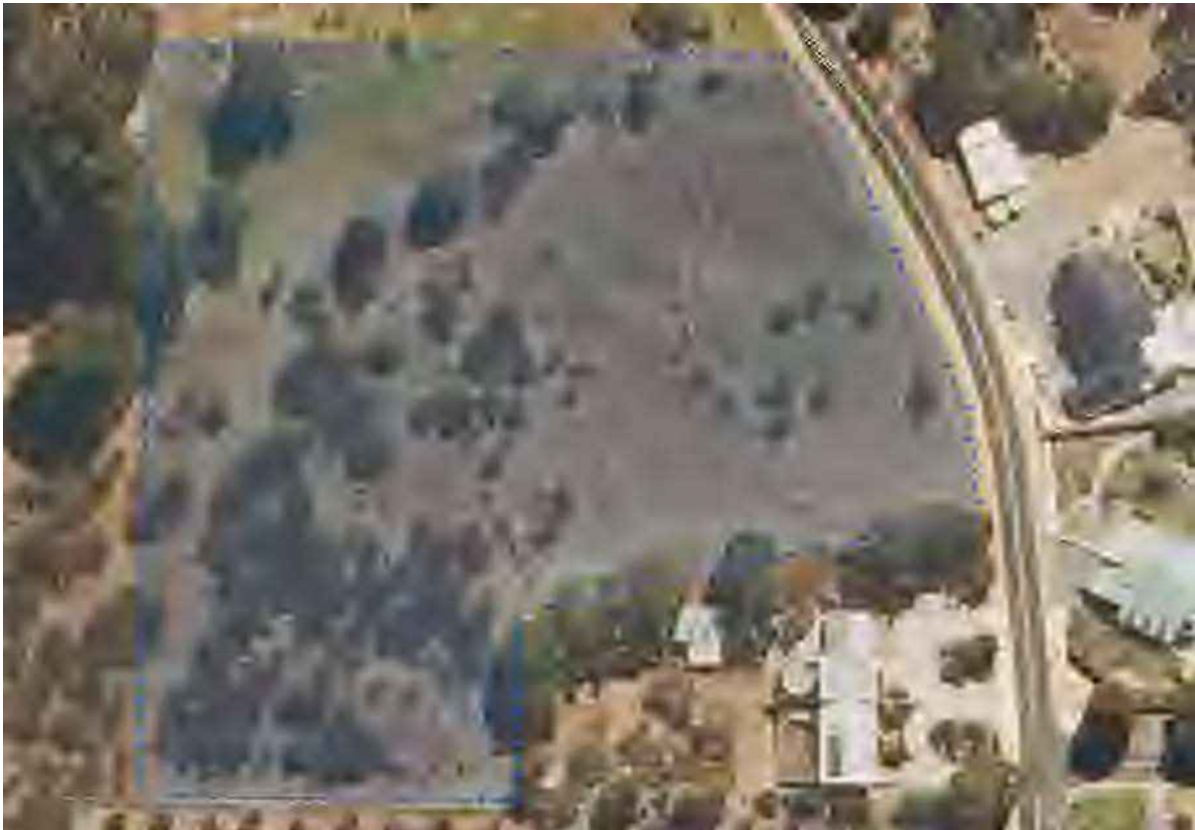
To seek expressions of interest from non-for-profit affordable housing providers to develop Lot 120 Monalena Street into approximately 40 residences which can be used for social and affordable housing.

3. 25 Chapman Street

Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment (Reserve) 70 Deposited Plan 11045 in the area Named Port Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 5796 Folio 568 and more commonly known as 25 Chapman Street Port Lincoln (**25 Chapman Street**).

The Certificate of Title for 25 Chapman Street is **Annexure C** to this report and its location is shown in the aerial photograph below:



Reasons for Revocation Proposal

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

25 Chapman Street has been identified as being surplus to the Council's needs and is land that would serve a benefit the community by being sold and developed into residential homes.

Current Use

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

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

Registered Interests over the Land

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

Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

To list 25 Chapman street for sale through a competitive market process to secure the best price in accordance with the Policy.

4. 10 Oswald Drive

Property Details

The Council is considering a proposal to revoke the Community Land classification of allotments Allotment (Reserve) 103 Deposited Plan 22525 in the area named Port Lincoln Hundred of Lincoln, being the land comprised in Certificate of Title Volume 5520 Folio 195 and more commonly known as 10 Oswald Drive, Port Lincoln (**10 Oswald Drive**).

The Certificate of Title for 10 Oswald Drive is **Annexure D** to this report and its location is shown in the aerial photograph below:



Reasons for Revocation Proposal

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

10 Oswald Drive has been identified as being surplus to the Council's needs and is land that would serve a benefit to the community by being sold and developed into residential homes.

Current Use

10 Oswald Drive is current underutilised and has no community function. The land is undeveloped and contains no notable features of public interest. The Council regularly undertakes works of fire prevention and pest control thereon.

The Council considers that 10 Oswald Drive is not suitable for redevelopment into a reserve due to its limited road frontage and its topography.

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

Registered Interests over the Land

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

Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

To list 10 Oswald Drive for sale through a competitive market process to secure the best price in accordance with the Policy.

5. 3 Willison Street

Property Details

The Council is considering a proposal to revoke the Community Land classification of Allotment 53 in Deposited Plan 4606 in the Hundred of Lincoln County of Flinders, being the land comprised in Certificate of Title Volume 2058 Folio 124 and more commonly known as 3 Willison Street, Port Lincoln (**3 Willison Street**).

The Certificate of Title for 3 Willison Street is **Annexure E** to this report and its location is shown in the aerial photograph below:



Reasons for Revocation Proposal

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

Current Use

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

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

It is the view of the Council that 3 Willison Street should be utilised for the development of a child care centre to assist the local community. In a recent report of the Regional Development Australia Eyre Peninsula organisation it was concluded that there are approximately 289 childcare places required across the lower Eyre Peninsula area. The local community is in need for increased access to childcare centres.

Registered Interests over the Land

There are no registered interests noted on the Certificate of Title (**Annexure E**). However, SA Power networks powerlines run across the north-western corner of 3 Willison Street and are subject to a statutory easement.

Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

To commence an expression of interest process for the development of a childcare or early learning facilities on 3 Willison Street to assist the growing needs of the community.

ANNEXURE A

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A hand-drawn map of the study area. The map shows a coastline with a lagoon area labeled 'HALL LAGOON COVE'. Two points are marked: 'PT 362' and 'PT 361'. A line connects these two points, with a distance of '10.325' written below it. The map also includes a scale bar and a north arrow.



Product

Register Search Plus
(CT 3302/108)

Date/Time

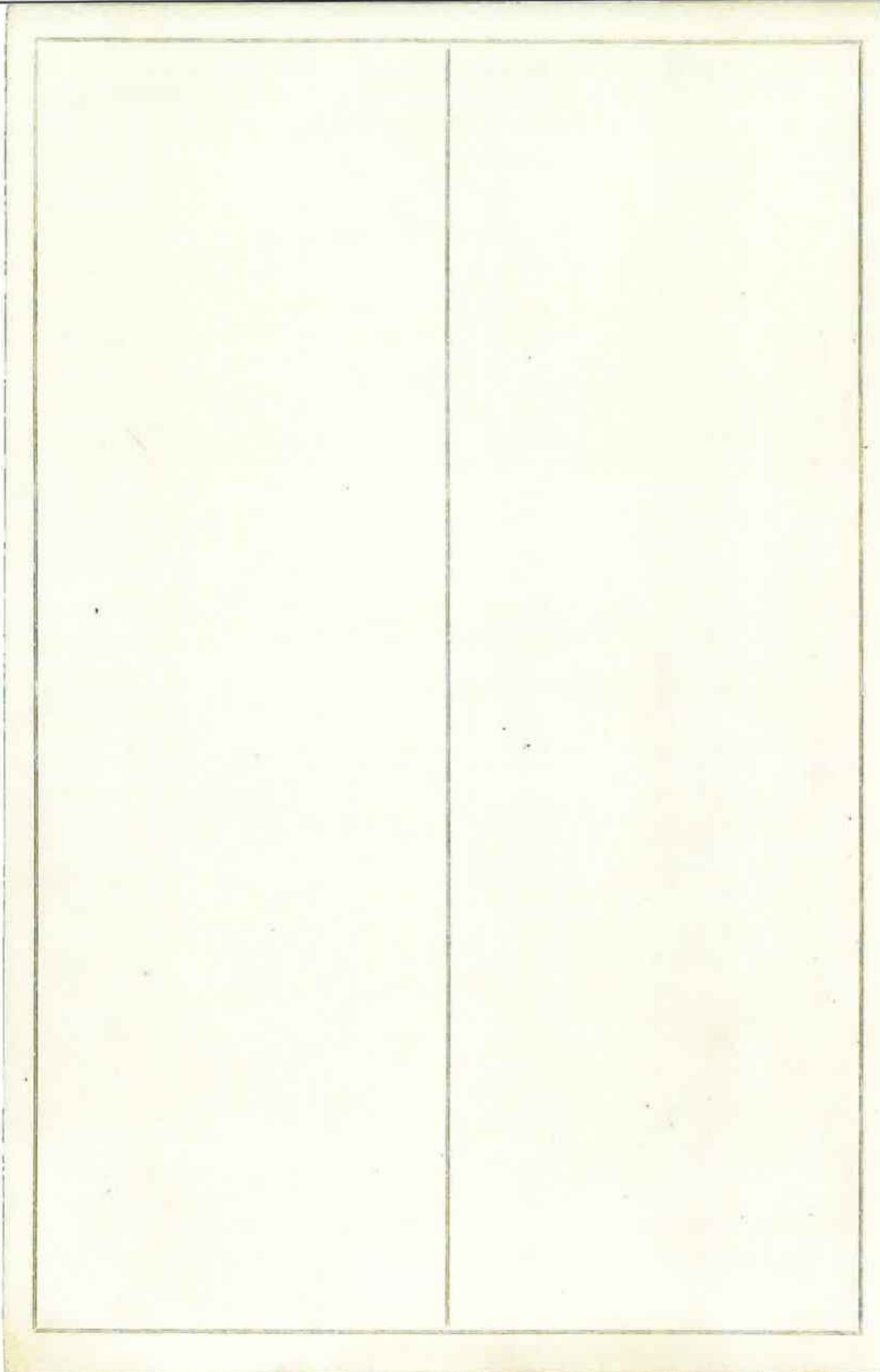
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Customer Reference

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Order ID

20250203007318





Product	Register Search Plus (CT 3302/108)
Date/Time	03/02/2025 02:06PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007318

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL



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

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5510 Folio 485

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

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

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

Description of Land

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

BEING A RESERVE

Easements

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

Schedule of Dealings

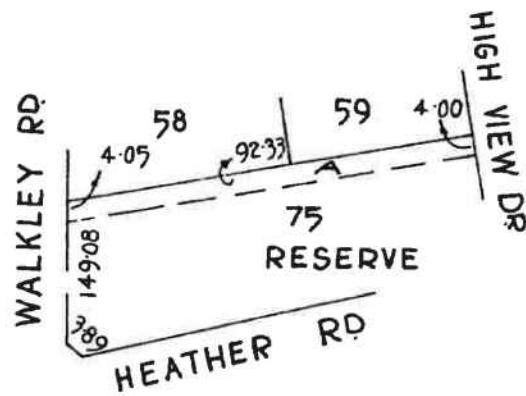
NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



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





Product	Historical Search
Date/Time	03/02/2025 02:08PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007361

Certificate of Title

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

Dealings

No lodged Dealings found.

Product

Register Search Plus
(CT 2622/87)

Date/Time

03/02/2025 02:11PM

Customer Reference

TMoritz 21805.706

Order ID

20250203007420

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2622 Folio 87

Balance Certificate of Title from Vol. 2512 Folio 58NORMAN ALFRED EASTON of Box 309 Port Lincoln Dairyman

is the proprietor of an estate in fee simple

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

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

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

Signed the

28th day of October19 58, in the presence ofP. H. HumeSubaltern LTO, 199/50 (Hume)B. L. NairnDep Reg. Genl.

Registrar-General.



Mortgage No. 1756018 from Norman Alfred Easton to Australia and New Zealand Bank Limited Produced for registration the 27 day of November 1952 at 11. a.m.

Reg. Genl.

Resubdivision Approved under
Sec. 15... T.P. Act 1929-1957 Vide
Dkt. 1311/62

Resubdivision Approved under
Sec. 11... T.P. Act 1929-1957 Vide
Dkt. 1310/61 (Secs. 363/5/6)

Resubdivision Approved under
Sec. 15... T.P. Act 1929-1957 Vide
Dkt. 1014/62 (Secs. 181, 182 & 183)

Resubdivision Approved under
Sec. 15... T.P. Act 1929-1957 Vide
Dkt. 978/66

Reserves and Roads
in Deposited Plan T311, T312, T313,
now REDESIGNATED as
Allotment(s) Refer to Plans



Product

Register Search Plus
(CT 2622/87)

Date/Time

03/02/2025 02:11PM

Customer Reference

TMoritz 21805.706

Order ID

20250203007420

T230726 No. 2310726

TRANSFER No. 2310726
 To the within named Norman Alfred
Easton of Box 809 East Lincoln Highway
and Nita Chelou Easton of Port Lincoln
 OF THE WITHIN LAND. PRODUCED 6/10/1961 AT 1 PM.
R. Gordon P.D. REG. GENL.

P115 1892801
P115 1699681 The within land is discharged from mortgage
 No. 1756018 vide No. 2323777 PRODUCED 13/12/1961 AT 11.30 am.
R. Gordon P.D. REG. GENL.

Portion of the within Lot 366 has been
 VESTED IN the District Council of Lincoln
 FOR ROAD VIDE SEC. 14 TOWN PLANNING ACT 1929-
 1957 (DOCKET No. 1311 OF 1962).
Ed. Haines DEP. REG. GENL.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND
 NOW IN PLAN No. 7311) AND A NEW CERTIFICATE OF TITLE
 ISSUED VIDE L.T.O. 4731 OF 1961 VOL 3137 FOL 111
Ed. Haines DEP. REG. GENL.

PORTION OF THE WITHIN LAND Between Mount, Area 00006,
Donnelly Road, Area 00006,
and Mount Street.
 IN DEPOSITED PLAN No. 7311 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 4731 OF 1961
Ed. Haines DEP. REG. GENL.

PORTION OF ALLOTMENTS 16 & 43 & 65, 69, 72 & 75, 107, 123 & 108,
 IN DEPOSITED PLAN No. 7311 SUBJECT TO
 AN EASEMENT TO THE Municipality of Werko
 BY VIRTUE OF SEC. 14A TOWN PLANNING ACT 1929-1957
Ed. Haines DEP. REG. GENL.

CANCELLED AS REGARDS PORTION OF THE WITHIN LAND (LAND
 NOW IN PLAN No. 7312) AND A NEW CERTIFICATE OF TITLE
 ISSUED VIDE L.T.O. 4731 OF 1961 VOL 3137 FOL 112
Ed. Haines DEP. REG. GENL.

PORTION OF ALLOTMENTS 5 & 9, 21, 30 & 34, 56 & 60, 62, 119 & 122, 124,
 IN DEPOSITED PLAN No. 7312 SUBJECT TO
 AN EASEMENT TO THE Municipality of Werko
 BY VIRTUE OF SEC. 14A TOWN PLANNING ACT 1929-1957
Ed. Haines DEP. REG. GENL.

PORTION OF THE WITHIN LAND Between Mount, Area 00006,
Donnelly Road, Area 00006,
and Mount Street.
 IN DEPOSITED PLAN No. 7312 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 4731 OF 1961
Ed. Haines DEP. REG. GENL.

PORTION OF THE WITHIN LAND (RESERVE)
 IN DEPOSITED PLAN No. 7313 VESTED IN
 THE CPN of the Town of Port Lincoln
 BY VIRTUE OF SEC. 14 SUB SEC. 1 OF ACT 1945
 OF 1929 VIDE L.T.O. DOCKET No. 4731 OF 1961
Ed. Haines DEP. REG. GENL.

CANCELLED
 as regards portion of the within land
 AND Heis CERTIFICATE OF TITLE
 ISSUED VIDE 4731 OF 1961 VOL 3137 FOL 113
Ed. Haines DEP. REG. GENL.



Product	Register Search Plus (CT 2622/87)
Date/Time	03/02/2025 02:11PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007420

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Notations on Plan

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL

ANNEXURE B



Product	Register Search Plus (CT 6210/879)
Date/Time	03/02/2025 02:14PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007513

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6210 Folio 879

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

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

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

Description of Land

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

Easements

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

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product	Historical Search
Date/Time	03/02/2025 02:14PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007513

Certificate of Title

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

Dealings

No lodged Dealings found.

ANNEXURE C



Product Register Search Plus
 (CT 5796/568)
Date/Time 03/02/2025 02:15PM
Customer Reference TMoritz 21805.706
Order ID 20250203007545

REAL PROPERTY ACT, 1886



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5796 Folio 568

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

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

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

Description of Land

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

BEING A RESERVE

Easements

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

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

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product	Historical Search
Date/Time	03/02/2025 02:15PM
Customer Reference	TMoritz 21805.706
Order ID	20250203007545

Certificate of Title

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

Dealings

No lodged Dealings found.

ANNEXURE D



Product Register Search Plus
 (CT 5520/195)
Date/Time 03/02/2025 02:17PM
Customer Reference TMoritz 21805.706
Order ID 20250203007586

REAL PROPERTY ACT, 1986



South Australia

The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5520 Folio 195

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

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

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

Description of Land

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

BEING A RESERVE

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL



Product
Date/Time
Customer Reference
Order ID

Historical Search
03/02/2025 02:17PM
TMoritz 21805.706
20250203007586

Certificate of Title

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

Dealings

No lodged Dealings found.

WARNING CREASING OR FOLDING WILL LEAD TO REJECTION

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

Scale 0 20 40 60 80 100 Metres
 C.T. 4114 / 998
 C.T. 4162 / 449

Authority for Data Vide F.P. 18413

LTO F
 22525
 DEPOSITED PLAN NUMBER
DP 22525
 ACCEPTED FOR DEPOSIT
[Signature]
 pro Registrar-General
 26/19/1988

Reference Map No.
 COUNCIL
 CORPORATION OF THE CITY OF
 PORT LINCOLN
 Development No. 931 : D008 : 86

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

PLAN EXAMINATION
 Checked
 Plan
 Examined
 Date Approved
[Signature]
 pro Registrar-General
 25/12/1988

1. Licensed Surveyor of South Australia
 do hereby certify—
 (1) That this plan has been made from surveys
 executed by me or under my supervision;
 (2) That the High Level was completed on
 the day of
 the
 (3) That the plan has been made from the best
 of my knowledge and belief and has been made
 in accordance with the Regulations under
 the Surveyors Act 1973.

Date
 Licensed Surveyor

Permanent marks shown thus ... [Symbol]

O'CALLAGHAN, HENNING & CO. PTY.
 LICENSED SURVEYORS
 CADASTRE HOUSE
 108 GILLES STREET, ADELAIDE, 5000
 PHONE 229 8846 REFER 4652-R7

ANNEXURE E



Product Register Search Plus
(CT 2058/124)
Date/Time 06/02/2025 09:50AM
Customer Reference TMoritz 21805.706
Order ID 20250206001585

South Australia.

(CERTIFICATE OF TITLE.)



Register Book,

Vol. 2058 Folio 124

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

SOUTH AUSTRALIAN HOUSING TRUST of Adelaide

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in
THAT piece of land situate in the HUNDRED of LINCOLN COUNTY of FLINDERS
being PORTION OF SECTIONS 181 and 182 containing together nine acres one rood and nineteen perches or
thereabouts and more particularly delineated and bounded as appears in the plan in the margin hereof
and therein colored green

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

In witness whereof I have hereunto signed my name and affixed my seal this *twelfth* day of *January* 19*50*

Signed the *12th* day of *January*
19*50*, in the presence of *G. W. Davis*

G. Hentlow

Acting Registrar-General.



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



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

March 20 51

over



Product

Register Search Plus
(CT 2058/124)

Date/Time

06/02/2025 09:50AM

Customer Reference

TMoritz 21805.706

Order ID

20250206001585

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

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



Product	Register Search Plus (CT 2058/124)
Date/Time	06/02/2025 09:50AM
Customer Reference	TMoritz 21805.706
Order ID	20250206001585

Notations

Dealings Affecting Title

NIL

Priority Notices

NIL

Registrar-General's Notes

NIL

Administrative Interests

NIL



28 April 2025

MEDIA RELEASE

COUNCIL TO CONSULT ON THE FUTURE OF FIVE COMMUNITY LAND SITES

The City of Port Lincoln will invite the community to have their say next month on a proposal to revoke the community land classification of five Council-owned parcels of land.

If the community sees value in repurposing these sites, it could pave the way for much-needed developments such as aged care, childcare, housing or community services that respond to current and future needs.

Mayor Diana Mislov said “Before formal consultation begins, an information Day will be held on Saturday, 10 May 2025 where community members are encouraged to visit each site, chat with staff and Elected Members, and hear more about the potential opportunities to better utilise these spaces for the benefit of the community and wider region.”

The sites proposed for revocation are listed below, along with the times staff and Elected Members will be on-site.

- Harbour View Reserve – Highview Drive – 11.00am – 12.00pm
- 10 Oswald Drive – 11.00am – 12.00pm
- Seaview Park – Monalena Street – 12.30pm – 1.30pm
- 25 Chapman Street – 12.30pm – 1.30pm
- Trigg Street Reserve - Willison Street – 2.00pm – 3.00pm

“We encourage nearby residents and interested community members to drop by and speak with staff and Elected Members to better understand the proposal before the consultation officially opens. If you’re unable to attend your nearest location, you’re welcome to visit any of the other sites and ask questions,” said Mayor Mislov.

Following a recent review, these parcels of land have been identified as largely surplus to Council’s needs. Some sites currently offer minimal community use, while others remain mostly unused. All have ongoing maintenance costs.

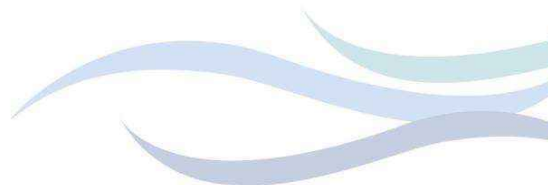
Revoking the community land status would allow Council to use these lots to encourage the development of additional aged care, housing and childcare either through sale of the land or working collaboratively with service providers to seek grant funding for this purpose. These have been identified as key community needs by the Port Lincoln community in the Port Lincoln Strategic Directions Plan 2025-2034 and for this reason Council is proactively taking steps to address this need.

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.



City of Port Lincoln

Seafood Capital of Australia



Council invites the community to consider the potential benefits of revoking the community land classification (subject to Ministerial approval) and to share their views during the consultation period.

Formal consultation will run from Thursday, 15 May 2025 to 10am on Thursday, 12 June 2025. People wanting to make a submission on each proposal can do so via Council's online Engagement Hub (recommended) or by writing to Council.

A detailed report on the proposed revocation of these community land sites will be available on Council's Engagement Hub at yoursay.portlincoln.sa.gov.au from Thursday, May 15.

- ENDS -

MEDIA CONTACT:

City of Port Lincoln Chief Executive Officer Eric Brown

Ph: 8621 2325 | Email: plcc@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.

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

T: 08 8621 2300 | E: plcc@plcc.sa.gov.au | www.portlincoln.sa.gov.au

Proposal for Revocation of Community Land

**Information Day
Saturday, 10 May 2025**

Drop by a site and hear about the opportunities
to better use these parcels of land to meet
current and future demands for our community

Harbourview Reserve – Highview Drive – 11.00am–12.00pm

10 Oswald Drive – 11.00am–12.00pm

Seaview Park – Monalena Street – 12.30pm–1.30pm

25 Chapman Street – 12.30pm–1.30pm

Trigg Street Reserve – Willison Street – 2.00pm–3.00pm

www.portlincoln.sa.gov.au

Promotional Material for Information Day – 10 May 2025

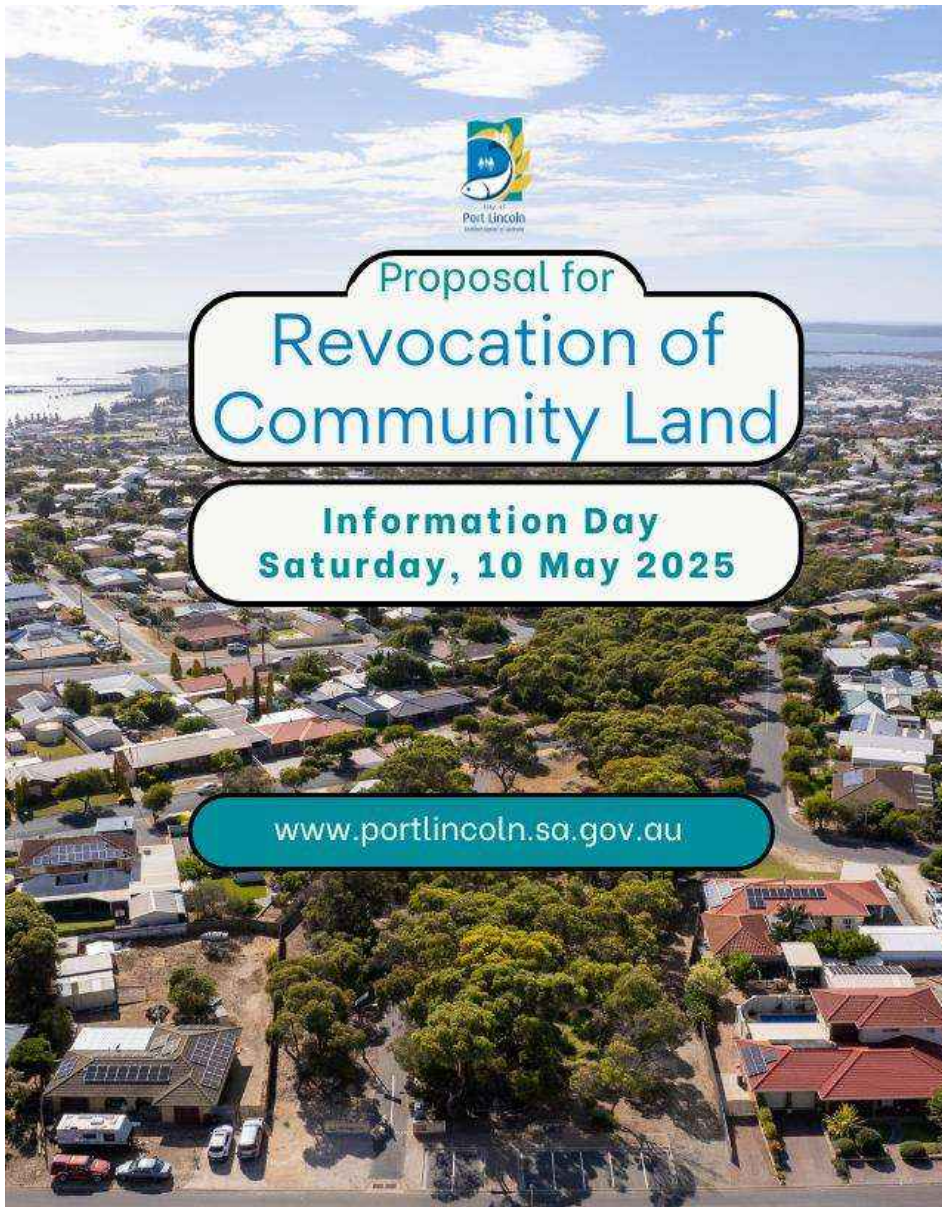
Facebook Tile



Website Hero Banner on Home Page



Spotlight Image – My Local Services App



E-newsletter image



Proposal for Revocation of Community Land

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

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

1. Introduction

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

Revocation means changing the status of land so that it is no longer classified as “community land.” This would allow Council to consider selling the land or using it for other purposes that may better serve the community.

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

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

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

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

2. Community Land

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

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

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

3. What is Community Land

Community land is land that is set aside for the benefit of the greater public. The land is available for use by and the enjoyment of the public and the Council is responsible for its general care and management.

In managing community land, the Council must take into consideration a myriad of factors, including the cultural and historic relevance of the land, changing population demographics, community needs and shifts in leisure trends.

Over time, community expectations and priorities change in regard to how community land should be managed. It is, therefore, important for the Council to continually assess its community land holdings with a view to ensuring the long-term interests of its residents and ratepayers.

The Council continuously assesses the ongoing need to retain community land in its area, including having regard to the need to ensure responsible use of public resources in the interests of its community.

Community land cannot be sold and it must otherwise be managed in accordance with any community land management plan prepared for the land. In many cases a lease or licence cannot be granted over community land without the Council first consulting with the broader community, and thereby giving the public an opportunity to consider any relevant proposal.

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

How and Why is Community Land Revoked

Under the Local Government Act 1999, community land is protected and cannot be sold or developed freely. It must be managed according to specific community land management plans, and in many cases, public consultation is required before leases or licences can be granted over such land.

If Council wants more flexibility to manage or sell land classified as community land, it must first go through a formal revocation process to remove that classification.

The revocation process involves:

- Preparing a detailed report outlining the reasons for the proposal, any dedication, reservation or trust on the land, and the potential future use of the land.
- Whether revocation of the classification of land is proposed with a view to sell or dispose of the land and including how any sale proceeds would be used.
- Assessing the potential impact on the community and local area.
- Releasing the report for public consultation, ensuring the community understands the proposal and can provide feedback.
- Considering all public feedback before deciding whether to proceed.
- Submitting the report and public feedback to the Minister for approval.

Only after the Minister for Local Government approves the revocation, can the Council formally resolve to change the classification and proceed with the sale or other use of the land.

Summary of this Proposal

This report has been prepared to meet the legal requirements under section 194(2) of the Local Government Act 1999 and outlines a proposal to revoke the community land status of five parcels of land currently owned by Council.

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

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

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

Revoking the community land status would give Council the flexibility to consider selling the land in future and using the funds to reinvest in other community priorities. Any sale would follow Council's approved Disposal of Land and Assets Policy.

4. Particulars of Land

Harbourview Reserve - Highview Drive, Port Lincoln



Property Details

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

Reasons for Revocation Proposal

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

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

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

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

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

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

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

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

Current Use

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

How the Council Proposes to Use the Proceeds of any Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

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

Registered Interests over the Land

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

Dedication, Reservation or Trust to which the Land is Subject

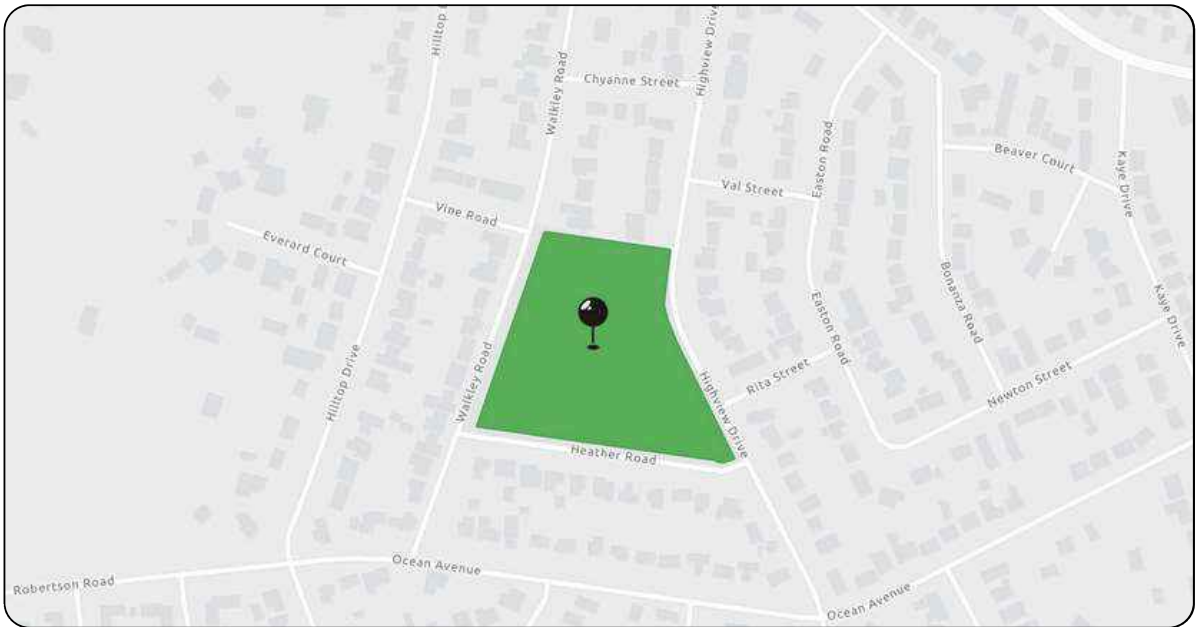
All parcels comprising Harbourview Reserve are designated as a reserve.

Intention of the Council once Revocation has Occurred

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

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

5. Location



6. Particulars of Land

Seaview Park - Monalena Street, Port Lincoln



Property Details

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

Reasons for Revocation Proposal

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

Current Use

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

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

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

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

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

Registered Interests over the Land

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

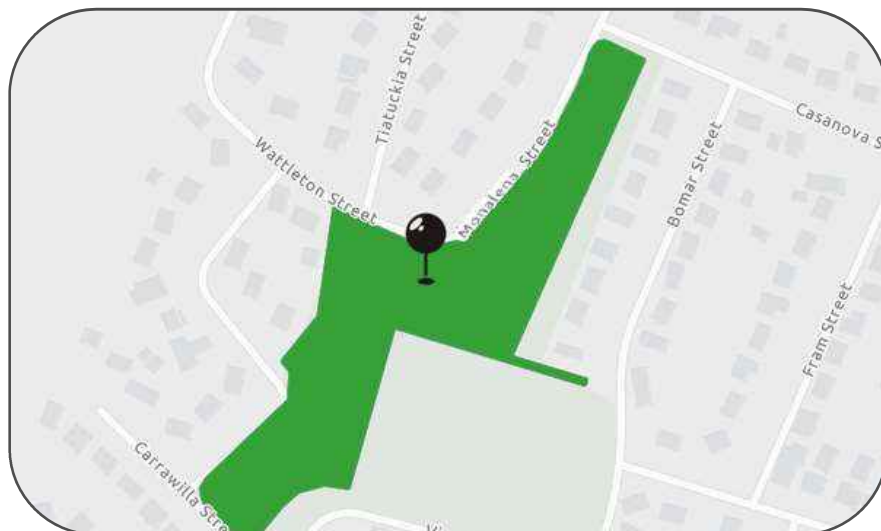
Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

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

7. Location



8. Particulars of Land

25 Chapman Street, Port Lincoln



Property Details

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

Reasons for Revocation Proposal

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

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

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

Current Use

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

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

Registered Interests over the Land

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

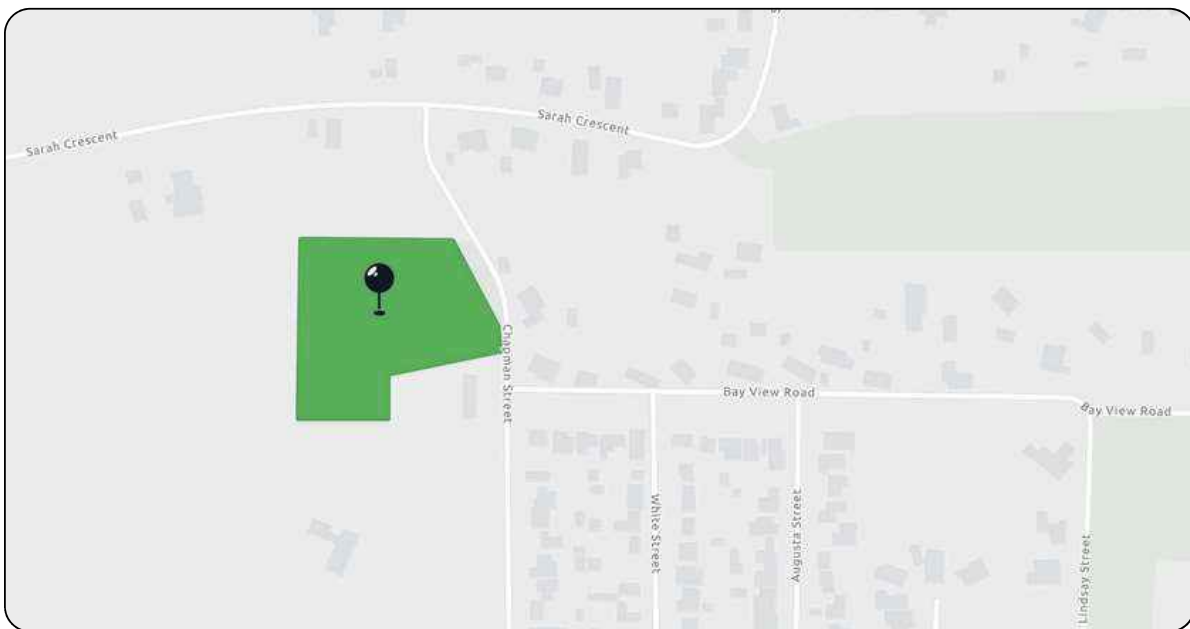
Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

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

9. Location



10. Particulars of Land

10 Oswald Drive, Port Lincoln



Property Details

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

Reasons for Revocation Proposal

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

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

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

Current Use

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

due to its limited road frontage and its topography.

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

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

Registered Interests over the Land

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

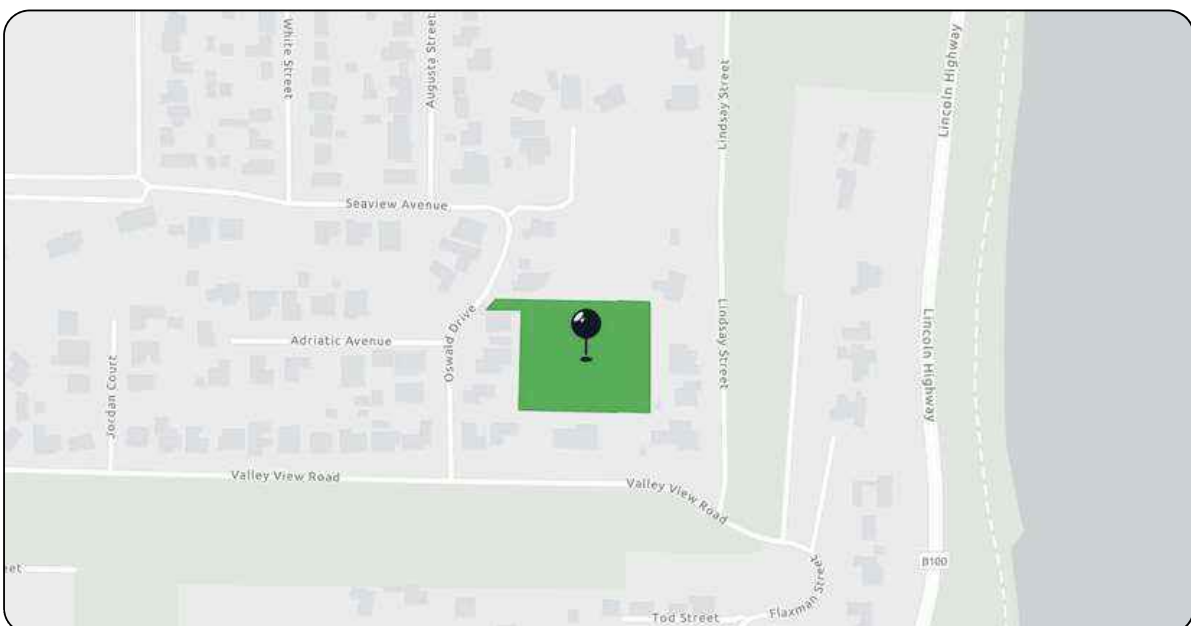
Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

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

11. Location



12. Particulars of Land

Trigg Street Reserve - Willison Street, Port Lincoln



Property Details

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

Reasons for Revocation Proposal

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

Current Use

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

How the Council Proposes to Use the Proceeds of Sale

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

Government Assistance

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

How the Proposal will Affect the Local Community

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

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

Registered Interests over the Land

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

However, SA Power networks powerlines run across the north-western corner of Trigg Street Reserve - Willison Street and are subject to a statutory easement.

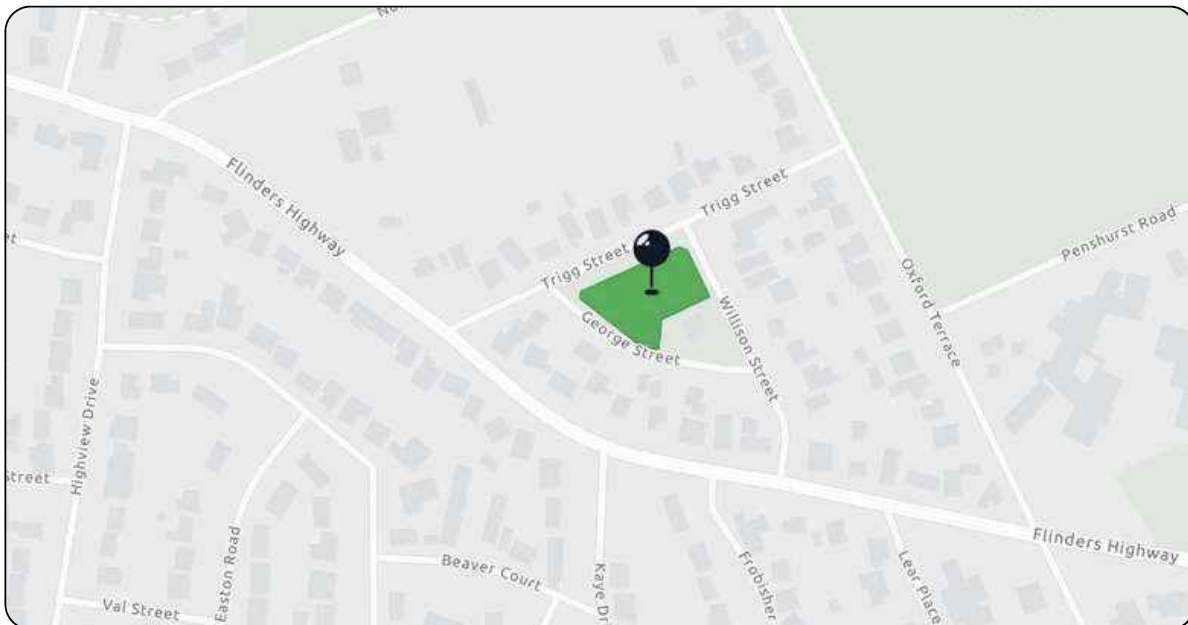
Dedication, Reservation or Trust to which the Land is Subject

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

Intention of the Council once Revocation has Occurred

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

13. Location



ANNEXURES A - E

Certificate of Titles are available to view on Council's Engagement Hub yoursay.portlincoln.sa.gov.au or copies can be provided on request.

They were not printed as part of this document due to the volume of copies being printed for the Information Day being held on Saturday 10 May 2025.



Proposed Revocation of Community Land Q & A Sheet

Q. What's happening?

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

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

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

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

Q. Why encourage childcare, aged care and housing?

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

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

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

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

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

A. Council have identified five (5) community land parcels that could be used to benefit the community and wider region. These are:

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

Q. What is community land?

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

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

Q. Are any of these sites Crown Land?

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

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

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

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

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

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

The kinds of development being proposed for the sites are:

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

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

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

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

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

Suburban Neighbourhood Zone – Desired outcome:

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

Rural Neighbourhood Zone – Desired outcome:

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

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

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

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

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

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

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

Rural Neighbourhood Zone

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

Suburban Neighbourhood Zone

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

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

In relation to DTS/DPF 4.1 in instances where:

- (c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
- (d) Only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Harbourview Reserve – Highview Drive	Maximum Building Height is 2 levels (9 metres)
Seaview Park - Monalena Street	Maximum Building Height is 2 levels (9 metres)
25 Chapman Street	Maximum Building Height is 2 levels (9 metres)
10 Oswald Drive	Maximum Building Height is 2 levels (9 metres)
Trigg Street Reserve - Willison Street	Maximum Building Height is 2 levels (9 metres)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The revocation process involves:

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

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

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

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

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

Council's intention for each site is:

Harbourview Reserve – Highview Drive

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

Seaview Park - Monalena Street

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

25 Chapman Street

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

10 Oswald Drive

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

Trigg Street Reserve - Willison Street

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

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

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

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

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

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

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

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

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

Q. What happens after the public consultation process?

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

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

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

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

Contact

Council Administration

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

Telephone: 08 8621 2300

Email: plcc@plcc.sa.gov.au

Facebook: facebook.com/cityofportlincoln

www.portlincoln.sa.gov.au




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CLIENT	City of Port Lincoln	DURATION	30 sec	WRITER	Simon G
PRODUCT		START			
ACCT MGR		FINISH			
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PRON					

- 1 *The City of Port Lincoln is holding an Information Day on Saturday, May 10*
- 2 *to talk with residents about opportunities to better use five Council-owned parcels of land to meet*
- 3 *current and future demands in Aged Care, Childcare and Housing.*
- 4 *Council staff and Elected Members will be on-site at Harbourview Reserve, Oswald Drive, Seaview*
- 5 *Park, Chapman Street and Trigg Street Reserve to answer any questions and*
- 6 *share more about the proposal.*
- 7 *Visit portlincoln.sa.gov.au for site times*

Social Media Posts – Council's Corporate Facebook Page




City of Port Lincoln Council
Published by Buffer

April 29 at 9:35 AM · 🌐

The City of Port Lincoln is proposing to revoke the community land classification of five Council-owned sites that have been identified as largely surplus to Council's needs. This could open up opportunities for much-needed developments like aged care, childcare, housing or community services that respond to current and future needs.

Come along to our Information Day on Saturday, 10 May 2025, and chat with Council staff and Elected Members at the sites to find out more. [See more](#)



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85 comments · 30 shares

City of Port Lincoln Council's Post

Proposal for

Revocation of Community Land

Information Day

Saturday, 10 May 2025

www.portlincoln.sa.gov.au

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Author

City of Port Lincoln Council

We ask the community to drop by one of the sites during the day, Saturday 10 May 2025 to hear about the opportunities to better use these parcels of land to meet current and future demands in areas such as aged care, childcare and housing, and be better informed about the proposals before commenting. The formal consultation period opens on Thursday 15 May and closes 10am on Thursday 12 June where we encourage the community to make a formal submission to council on each site proposal for consideration. Thank you

1w

Like

Reply

Commented on by Mandy Bowyer

Edited

3

City of Port Lincoln Council replied · 5 Replies

Julianne Olds

Don't forget to go along today and gather the information, give the feed back and please ask for a longer formal process so everyone can have their say, it does make a difference especially if there is historical context to the reserves that might not be apparent to planners in the current time frame

2d

Like

Reply

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1

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City of Port Lincoln [Learn more](#)


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👍 Like Comment ➦ Share


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 **Jo Fox**
I thought reserve land is supposed to be left for recreation for the community
1w · Unhide · 40 👍


 **Gail Anderson**
Jo Fox until some government body wants it.
1w · Unhide · 1 👍


 **Jo Fox**
Gail Anderson can be stopped. You just have to fight for it.
1w · Unhide


 **De La Perrelle Helen M**
Gail Anderson or the quick buck money they can get from selling it. Yes, Jo is correct- they have been deliberately left undeveloped for community and green spaces under existing planning law. They have to revoke the LAW to be allowed to sell them.
1w · Unhide


 **Gail Anderson**
De La Perrelle Helen M I know how sneaky all departments are. 🤔🤔🤔
1w · Unhide · 🤔

 Reply to Gail Anderson 🤔 😊 🗨️ 📧 🙄

 Reply to Jo Fox 🤔 😊 🗨️ 📧 🙄

 **Evelyn Walker**
Is any of this locations crown land?
1w · Unhide · 4 👍

 **Paul InOz**
Here we go!
1w · Unhide · 5 👍

 **Jamie Coote**
Would be good to have a block of land for the community to put vehicles for sale. Rather than scattered over the town.
1w · Unhide · 2 👍

1w Unhide 2

Louise Hage
Jamie Cooté but then again too many vehicles are being stolen in this city!!

1w Unhide

Reply to Jamie Cooté

Kerry Sleep
What about community needs
Think ahead 😊

1w Unhide 7

Anita N Roberts
😡😡😡

1w Unhide 12

Nanna Judz
Very short notice...4 sites overlapping with time frames...heavy involvement with sporting commitments within the community on the day.
If you're serious about community information, transparency and consultation you're limiting real opportunity...only my opinion.

1w Unhide Edited 14

Pam Keast
Nanna Judz gotta wonder why - yes very limited

1w Unhide 6

Reply to Nanna Judz

Bronwyn Trevor
Another Circus!!! SA Housing cannot get labourers, builders. Fix up the properties that are a disgrace first! We pay disgraceful council rates as it is. Extortion 🙄

1w Unhide 16

Kieran Laver
Well the block next to bishop kindy only makes sense to give to the kindy to help it expand

1w Unhide 9

Top talk


Maureen Dearman
Kieran Laver ideal spot for childcare centre then children able to attend kindergarten when age 4. Whole area could be used for both facilities. Enlarge kindergarten for more children.


1w Unhide 5


Barry Tee
Kieran Laver yes, that would make sense for an existing facility expansion in that location. Definitely


1w Unhide


Reply to Kieran Laver


 **Michael Bertram**
 You make this sound like it is a great idea all I see is a money grab then the land is gone. These are parks and people have bought in these areas for the reason of having open spaces ...any compensation for them ???
 It would also be nice to be notified by mail or even email if you live or own land in these areas.
 Is the council going to MAKE sure the land is going to be used for when sold ...dout it . Just a joke if you ask me

1w · [Unhide](#) · [Edited](#) 25 



 **Sandra Lukin**
 Michael Bertram couldn't agree more. Every green space that is lost can't be replaced.... This smells


1w · [Unhide](#) 10 


 **Barry Tee**
 Michael Bertram it diminishes the immenities within the residential zones for kids to play etc...do they now do it on the roads


1w · [Unhide](#) 3 


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 [Reply to Michael Bertram](#) 


 **De La Perrelle Helen M**
 Absolutely disgusting. Diana Mislov noooo please omg. Oswald has koalas, kookaburras... many species .. huge amazing trees. 🐼


1w · [Unhide](#) 14 


 **Mark Barnes**
 De La Perrelle Helen M we were up in arms about playground signed petitions to stop it nothing happened it got destroyed even with communities opinion's. Yes I agree leave it alone there are many species there but will they listen even if we go to the council that would be a no 🐼 playground prime example


1w · [Unhide](#) 

 [Reply to De La Perrelle Helen M](#) 


 **Teresa Morrison**
 No No leave the parks alone .Don't sell them off.

1w · [Unhide](#) 11 


 **Mark Wright**
 Oswald dive reserve is full of granite rocks beautiful trees kookaburras ,koalas etc leave it alone money grab is ridiculous and a good fire break

1w · [Unhide](#) · [Edited](#) 11 


1w Unhide Edited 11


 Ann Starke
Mark Wright totally agree. I am so disappointed that our councillors would even consider sacrificing these green spaces when there is other land available for their 'much needed' developments'. eg: the unused railway spaces off Mortlock Tce and Porter Street.
I urge everyone to show their opposition and concerns by attending the 'Find out more' sessions on May 10.

1w Unhide 11


 Shane Ferro
Mark Wright what's a kookaburtas wrighty must be a new bird species only here in Lincoln

1w Unhide 3


 Reply to Mark Wright

 Fran Solly
I am also opposed to the repurposing of green space. I would like to see it planted with native trees and shrubs and some appropriate play equipment.


1w Unhide 18


 Top fan
Maureen Dearman
Fran Solly have been writing to Council about the area along Duncan Ave which is unsalable due to terrain. Will they clean it up? NO. Can it be used as green space? NOT EFFECTIVELY. The Council require developers to allow for green spaces in development and now they want to sell it off for cheap housing.

1w Unhide 4


 Barry Tee
Maureen Dearman short term gain by council...short sighted councillors.. big loss to the community


1w Unhide 2

 Reply to Maureen Dearman


 Kay Freeth
Fran Solly hear hear

1w Unhide

 Reply to Fran Solly


 Gary Johnson
Typical Council. Money grab at every opportunity. KEEP YOUR HANDS OFF.

1w Unhide 8

 Mick Stanley
Get rid of the rail corridor through town and tear down that hideous workshop and surrounds, you'll have plenty of land. Absolute eyesore in such a nice town.


1w Unhide 18

1w · Unhide
18




Barry Tee
The original town planners believed these green parks within the residential zones were essential for the welfare and wellbeing of modern higher density residential blocks. They are a necessary part of any modern city for a multitude of good reasons for the local community. This is nothing more than a land grab for short term gain. They are utilised every day by residents and their kids of all ages. Once they are gone, they're gone. It would be a travesty for future generations if they were removed within the residential zones. Imagine if the Adelaide parklands were turned into housing etc. council need to do better then robbing Peter to pay Paul. Bad policy....

1w · Unhide
21




Pam Keast
Barry Tee I agree

1w · Unhide
2




Troy Polden
Barry Tee very true

1w · Unhide
2




Troy Polden
Green space is exactly what it is and should stay that way. Council need to listen to the people and back off

1w · Unhide
4




Jo Fox
Barry Tee 100%

1w · Unhide




Jo Fox
Barry Tee there would be documentation stating that the land they are speaking of selling is for the people and can't be sold or built on as such. Just need to find the documents

1w · Unhide
4




Jeffrey Browne
Barry Tee agreed Colonel Light's vision and plan gave us those parklands. A VISION seemingly not shared (or thought of) by our Council?

1w · Unhide




Reply to Barry Tee



Jill Borlase
I hope that this is not like the playground that was lost. The night well over a hundred people attended a council meeting with 2 delegations opposing the removal & yet council had already made its mind up with councillors reading from pre-prepared speeches. Who actually own these lands? Hopefully council will take into account all the opposition & reasons. Once the land is sold, its gone.

1w · Unhide · Edited
16



Pam Keast
Jill Borlase well said Jill

1w · Unhide
2

1w Unhide

2



Barry Tee

Jill Borlase yes...this decision rightly should be down to a vote of the residents within each ward for their parks and green space not bean counters in the council looking for a quick easy buck...\$\$\$\$\$\$\$\$\$__

1w Unhide

5



Linda Davies

Jill Borlase That night we all turned up a senior staff member tried to keep us out of the meeting if you remember... then after I bashed on the locked door continuously and argued it was a public meeting and we must be allowed in only 12 people were permitted in... Once in the room the chamber layout had been changed and the councillors desks and chairs were moved to make less space for public and was sectioned off with ropes ... Remember that - so wrong. The decision was already made by councillors and 8 out of the 10 were not listening to the ratepayers at all

YET when the no drilling in the bight vote was put forward by a councillor and certain councillors were supporting that the chambers had extra chairs and room to accommodate more of the public to support their cause.

I have seen some very manipulative moves over the years which is why I left that arena- but now there is a new CEO I hope he can encourage and remind councillors what their true purpose as an elected member is - to be a voice for the ratepayers and representation at the table

1w Unhide

8



Penny Rland

Linda Davies the council didn't listen then they won't listen now, they have already determined and likely have developers already working on plans for the land grab. In my opinion they are just checking the box to say they've gone through the necessary steps to sign the dotted line

1w Unhide

8



Reply to Linda Davies



Reply to Jill Borlase



Pam Keast

I say keep your hands off this land council. You are meant to be working for the people Not this corporation you have become.

1w Unhide

10



Helen Marks

Melanie McGown

1w Unhide



Melanie McGown

Helen Marks yes, not happy

1w Unhide

2



Sandra Lukin

Melanie McGown let's fight

1w Unhide

3

1w Unhide

3



Reply to Melanie McGown



Reply to Helen Marks



Barry Tee

Everyone needs to voice their opposition or vote for this. The silent majority will loose big time if they don't. My kids have grown up now but we used the park. future generations must have the same quality of life and amenities for their children. This is dead set wrong policy.

1w Unhide Edited

7



Jo Fox

Barry Tee I'm pretty sure that most of the land that is for Parkland has been left when the land was subdivided as the 10% reserve for the people. I don't understand how council can do this years down the track. As I know they were going to do the same thing to the land next door to my mother's house. My mum found a clause that said that the land was left there as the 10% of land left after a subdivision for recreation and it was then stopped.

1w Unhide Edited

3



Reply to Barry Tee



Laurie Collins

In answer to Jo Fox, public land known as Community Land is council land which can not be sold until the council, advises the community of its intention to revoke its Community Land status with the approval of the Minister. So the council has specific steps which must be followed. We the community who object to selling the land or even revoking its Community Land status have to change the minds of the elected bods who want persue this idea. We can also write to the Minister and advise him/her that we the people don't want the land sold. Long process and not for the faint hearted but these little skirmishes can be won.

1w Unhide

6



Barry Tee

Laurie Collins and with your knowledge and guidance I am sure if the residents realise how significant this is we have a chance ensure future generations of residents long after we have gone benefit from the planning of our forefathers.

1w Unhide

4



Jo Fox

Laurie Collins this happened at Altair crescent and with the right documentation it was stopped. No development went ahead and council still are maintains thst.


1w Unhide


2





Reply to Laurie Collins





 **Martin Gornall**
 Respect is a two-way behaviour, and that's non-existent. We're (non-indigenous folks) are expected to show respect but it is NEVER returned. Only insults and threats. Things have gotten worse since Albanese's divisive Voice referendum. Crime stats through the roof. Indigenous seemly impervious to any law involving theft. Just look at the out of control thieving in our supermarkets. Totally over this BS!!!


1w · [Unhide](#) 3 


 **Adrian Woods**
 Email or talk about your concerns to all the elected councillors that are representing the rate payers.







1w · [Unhide](#) 2 


 **Barry Tee**
 Adrian Woods I hope everyone does



1w · [Unhide](#) 2 


 **Bronwyn Trevor**
 Adrian Woods seriously! !!! What a waste of time


1w · [Unhide](#) 


 [Reply to Adrian Woods](#)     


 **Andoria Watherston**
 I urge ALL Port Lincoln residents whether you agree or disagree to attend any or all of these sites listed in the article on the day and times listed - if possible.
 Voice your opinions respectfully.
 Write to council with your views.
 Don't just rant on social media - do something positive so City of Port Lincoln Council listens to our collective voice.
 There's not a lot of time as some have mentioned - so get writing and/or go to the meetings at the sites. Tell your council members your thoughts.


1w · [Unhide](#) 5  

 **Bronwyn Trevor**
 Andoria Watherston waste of time!! They are all full of their own importance!







1w · [Unhide](#) 2 

 **Andoria Watherston**
 Bronwyn Trevor Well i've always said if you don't put your money where your mouth is - don't complain.
 No disrespect intended.
 I just think - we all have an opportunity to voice our opinions. If you don't - well you can't complain afterward.
 So write to council and your councillors- they all have a personal email. Write to the paper. Start a petition if you want.

1w · [Unhide](#) 4 

 **Bronwyn Trevor**
 Andoria Watherston I understand your point but you know many persons have tried! And every time your money and speech is ignored and bankrupt 😞

1w · [Unhide](#)

 [Reply to Bronwyn Trevor](#)     



Reply to Andoria Watherston



Anthony Docking

This council dose what they want and don't listen to the people, time to look at what they have done come the next council election.

1w Unhide

4



Linda Davies

Anthony Docking you need people to run for the elected member positions....
Otherwise we just get the same
Imagine if 30 good passionate people ran for the 10 positions
We get 11 people for 10 positions

1w Unhide

2

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Reply to Anthony Docking



Louise Hage

So when did Council decide to sell "our" open green/play spaces which are much needed in our community for many reasons!! This is absolutely disgusting to see such LATE notice and how THE SO-CALLED COUNCIL think this is their right??? Listen to the people of Port Lincoln for once!! Rediculous & most hideous ideas!!

1w Unhide



Jeffrey Browne

1. Four years ago we never had magpies on the reserve and now maybe 4 families. Grass parrots, Lincoln parrots, Galahs, Plovers, Doves, to name a few.
2. These meet a Council Member meeting times are when families (who use the park) are off to sport.
3. Council will need hard facts and figures to sustain their "high cost of upkeep/ maintenance" claim. Mowing is infrequent and 30 minutes from a work party fortnightly.
4. This is far more concerning to just the residents surrounding each reserve. People come from far and wide. Groups of cars. Shed full of families and friends and BBQ fired up for several hours regularly.

What's changed that this current incumbent Mayor and Council come up with this idea?

1w Unhide

4



Louise Hage

Jeffrey Browne very weird how recently i noticed some of these exact areas had been mowed???

1w Unhide



Louise Hage

Exactly!! I had noticed it and never seen the areas mowed in the past!!

1w Unhide



Reply to Louise Hage



Reply to Jeffrey Browne





Jeffrey Browne

Email Direct to our elected Councillors and Mayor your comments too!

1w · Unhide



Adrian Wa

Unfortunately mayor and her cronies are all about themselves, bit will still always be known as the ones that lost tunarama and carparks. Disgrace.

1w · Unhide



Jo Browne

Dumb idea. Any town council worth their weight knows the importance of keeping green spaces/ recreational areas to maintain resident's quality of life - the effects of mental and physical health are indisputable. Not to mention the economy (maintaining tourism, healthier residents, etc) and the environment. I could go on. There are hundreds of conclusive peer reviewed articles on this.

I'll attach one for you - council please reconsider, this will ruin Lincoln.

There are plenty of vacant buildings and empty businesses that can be repurposed for these services.

https://www.researchgate.net/.../370317461_Influence_of_

1w · Unhide · Edited

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Reply to Jo Browne



Louise Hage

PORT LINCOLN CITY COUNCIL/ MAYOR need to address the REAL PROBLEMS/ SERIOUS ISSUES this City of Port Lincoln are facing!! Rather than selling off our City's open spaces!!

1w · Unhide



Pearl Lawless-Kinnear

Ashliegh Henley-kennedy Byron Russ

1w · Unhide

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Reply to Pearl Lawless-Kinnear




Author

City of Port Lincoln Council

We ask the community to drop by one of the sites during the day, Saturday 10 May 2025 to hear about the opportunities to better use these parcels of land to meet current and future demands in areas such as aged care, childcare and housing, and be better informed about the proposals before commenting. The formal consultation period opens on Thursday 15 May and closes 10am on Thursday 12 June where we encourage the community to make a formal submission to council on each site proposal for consideration. Thank you

1w · Like · Reply · Commented on by Mandy Bowyer · Edited


3




Sue Fitter

City of Port Lincoln Council just wondering what time Tuesday do we go ?

1w [Unhide](#)




City of Port Lincoln Council replied · 1 Reply



Sue Fitter

City of Port Lincoln Council ok Thank You


1w [Unhide](#)



Andoria Watherston

City of Port Lincoln Council we will be away- but I have emailed EVERY councillor. However only one has seen fit to actually reply. Not good!!

1w [Unhide](#)




Sam Cope






City of Port Lincoln Council We have soooo much vacant land in Port Lincoln The estate on New West Road for one - All the land behind Kurara Road off Robertson road Council bloody money grab


SAY NO to development in our designated Green space - once it's Gone it's Gone

3d [Unhide](#)



Reply to City of Port Lincoln Council



Sam Cope


We have soooo much vacant land in Port Lincoln The estate on New West Road for one - All the land behind Kurara Road off Robertson road Council bloody money grab

SAY NO to development in our designated Green space - once it's Gone it's Gone

3d [Unhide](#)

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Facebook Post Published 29 April 2025 was Boosted 1 May – 5 May 2025 to broaden reach.



City of Port Lincoln Council

Published by Bufile

April 29, 2025

The City of Port Lincoln is proposing to revoke the community land classification of five Council-owned sites that have been identified as largely surplus to Council's needs. This could open up opportunities for much-needed developments like aged care, childcare, housing or community services that respond to current and future needs.

Come along to our information day on Saturday, 10 May 2025, and chat with Council staff and Elected Members at the sites to find out more. If you can't make it to your nearest location, feel free to drop by any of the other sites!

The sites proposed for revocation are listed below, along with the times staff and Elected Members will be on-site.

- Harboursview Reserve - Highview Drive - 11.00am to 12.00pm
- 10 Oswald Drive - 11.00am to 12.00pm
- Seaview Park - Manselina Street - 12.30pm to 1.30pm
- 25 Chapman Street - 12.30pm to 1.30pm
- Triggs Street Reserve - Willison Street - 2.00pm to 3.00pm

Formal consultation opens on Thursday, 15 May 2025.

Read the full media release on Council's website at <https://bufile1557561>



Port Lincoln Council

Proposal for
Revocation of
Community Land

Information Day
Saturday, 10 May 2025

www.portlincoln.sa.gov.au

Learn more

Read again


PORT LINCOLN SA.GOV.AU

City of Port Lincoln:
We work on Barmahia Country. The City of Port Lincoln acknowledges Aboriginal and Torres Strait Islander peoples as the traditional custodians of the land on which we live and work.

See insights and ads

86 comments 30 shares



 **City of Port Lincoln Council**
Published by Buffer
May 8 at 9:00 AM

The City of Port Lincoln is encouraging residents to drop by one of five locations on Saturday, 10 May 2025, to hear more about a proposal to revoke the community land classification of five Council-owned sites identified as potentially surplus to community need in their current form.

Council staff and Elected Members will be on-site to answer your questions, discuss the potential opportunities these sites may present to help meet future demand for housing, aged care, childcare, and other community services for Port Lincoln and the wider region.

The sites proposed for revocation are listed below, along with the times staff and Elected Members will be on-site. Drop by any location throughout the day.

- 📍 Harbourview Reserve – Highview Drive – 11.00am to 12.00pm
- 📍 10 Oswald Drive – 11.00am to 12.00pm
- 📍 Seaview Park – Monalera Street – 12.30pm to 1.30pm
- 📍 25 Chapman Street – 12.30pm to 1.30pm
- 📍 Trigg Street Reserve – Wilson Street – 2.00pm to 3.00pm

A Questions and Answers sheet has also been prepared to help clarify details around the proposal and is available on Council's website at <https://buffer/0F5RU28>.

Can't make it on the day, information will be available on Council's Engagement Hub yoursay.portlincoln.sa.gov.au when formal consultation opens on Thursday, 15 May 2025.

You're also welcome to contact Council directly and speak with one of the Project Team with any questions or concerns.



See insights and ads

Boost post

2

2 shares



City of Port Lincoln Council

Published by Buffer



May 10 at 7:31AM · 🌐

Happening today – Drop by and find out more!

Council staff and Elected Members will be out and about today at five local sites, ready to chat with you about a proposal to revoke the community land classification of land identified as potentially surplus to community need in their current form.

Come along to find out more, discuss how these spaces could be better used to benefit the community and wider region, and learn how you can provide feedback on the proposal.

Site times and locations:

- 📍 Harbourview Reserve – Highview Drive - 11.00am–12.00pm
- 📍 10 Oswald Drive - 11.00am–12.00pm
- 📍 Seaview Park – Monalena Street - 12.30pm–1.30pm
- 📍 25 Chapman Street | 12.30pm–1.30pm
- 📍 Trigg Street Reserve – Willison Street - 2.00pm–3.00pm

Formal consultation begins from Thursday, 15 May 2025 and is open until 10am on Thursday, 12 June 2025 where you will be able to view the detailed report on each proposed site and provide your feedback via Council's Engagement Hub at yoursay.portlincoln.sa.gov.au.





Proposal for Revocation of Community Land

Information Day Saturday, 10 May 2025

www.portlincoln.sa.gov.au

[See insights and ads](#)

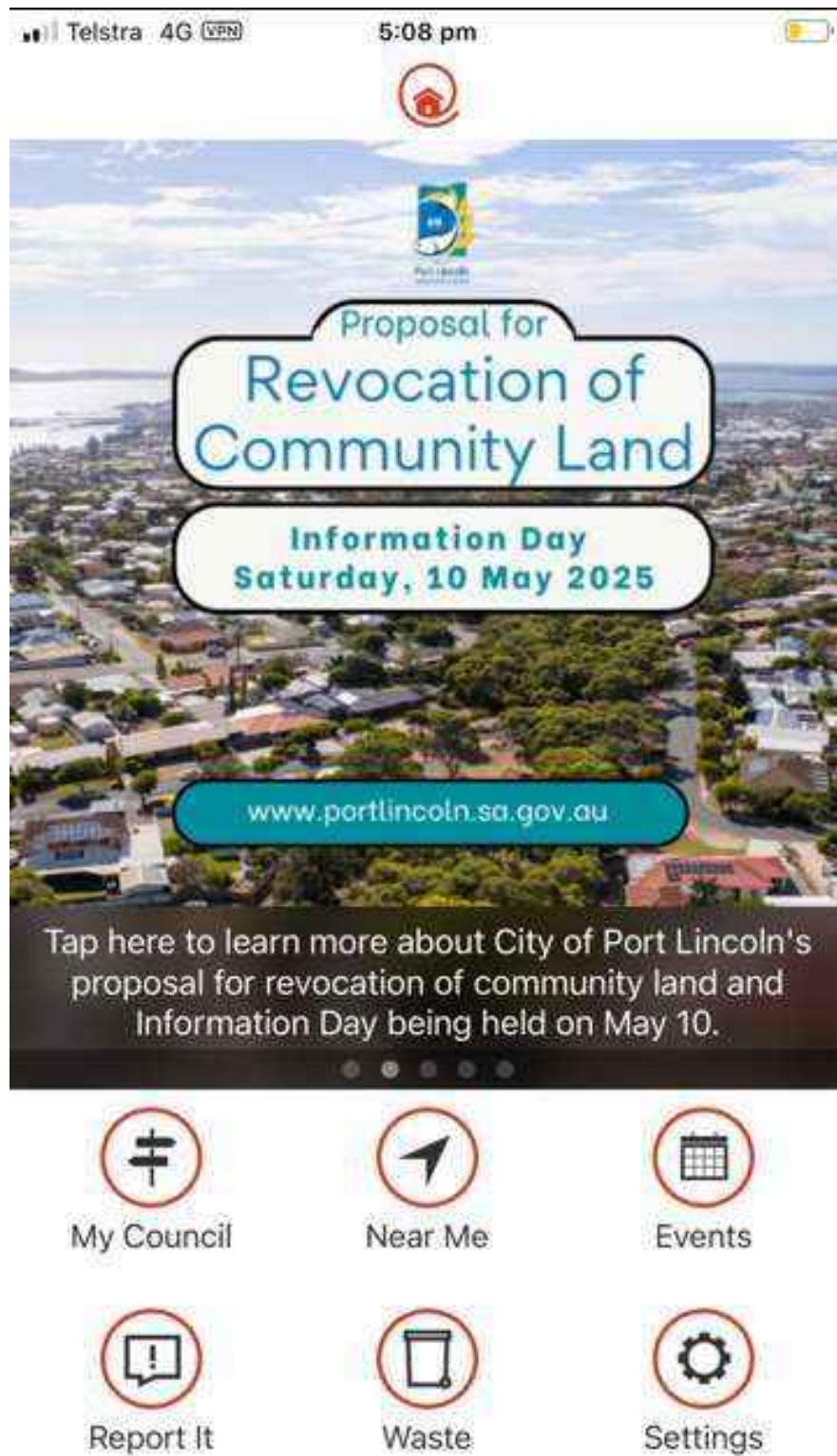
[Boost post](#)



2

3 shares

1/05/2025 – 11.47am – My Local Services App Spotlight



9/05/2025 – 6.30pm - My Local Services App Push Notification



2025 Port Lincoln Master Plan
Preliminary Engagement

FEEDBACK INVITED FROM 1 MAY TO 22 MAY 2025, 10AM

Community 'Drop-in' Sessions
Nautilus Arts Centre, Media Room
(enter via Washington St)
Tuesday, 6 May 2025

12.00pm to 2.00pm
&
4.00pm to 7.00pm

Online Survey: yoursay.portlincoln.sa.gov.au

Submission of hardcopy survey via:
Email: yoursay@plcc.sa.gov.au
Post: City of Port Lincoln, PO Box 1787, Port Lincoln SA 5606
Hand deliver: Council Office, Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln

yoursay.portlincoln.sa.gov.au

Proposal for Revocation of Community Land

Information Day Saturday, 10 May 2025

Drop by a site and hear about the opportunities to better use these parcels of land to meet current and future demands for our community

Harbourview Reserve - Highview Drive - 11.00am - 12.00pm
10 Oswald Drive - 11.00am - 12.00pm
Seaview Park - Monalena Street - 12.30pm - 1.30pm
25 Chapman Street - 12.30pm - 1.30pm
Trigg Street Reserve - Willison Street - 2.00pm - 3.00pm

www.portlincoln.sa.gov.au

Draft Centenary Oval, Kirtan Point and Ravendale Sporting Precincts Master Plans

FEEDBACK INVITED FROM 10 APRIL TO 9 MAY 2025, 10AM

WRITTEN SUBMISSION
Online: yoursay.portlincoln.sa.gov.au
Email: yoursay@plcc.sa.gov.au
Post: City of Port Lincoln, PO Box 1787, Port Lincoln SA 5606
Hand deliver: Council Office, Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln

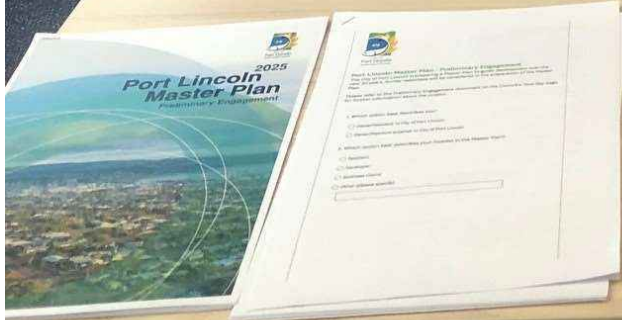
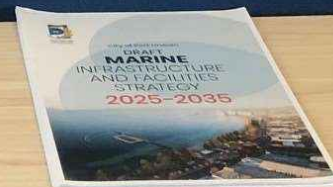
yoursay.portlincoln.sa.gov.au

Draft MARINE INFRASTRUCTURE & FACILITIES STRATEGY 2025-2035

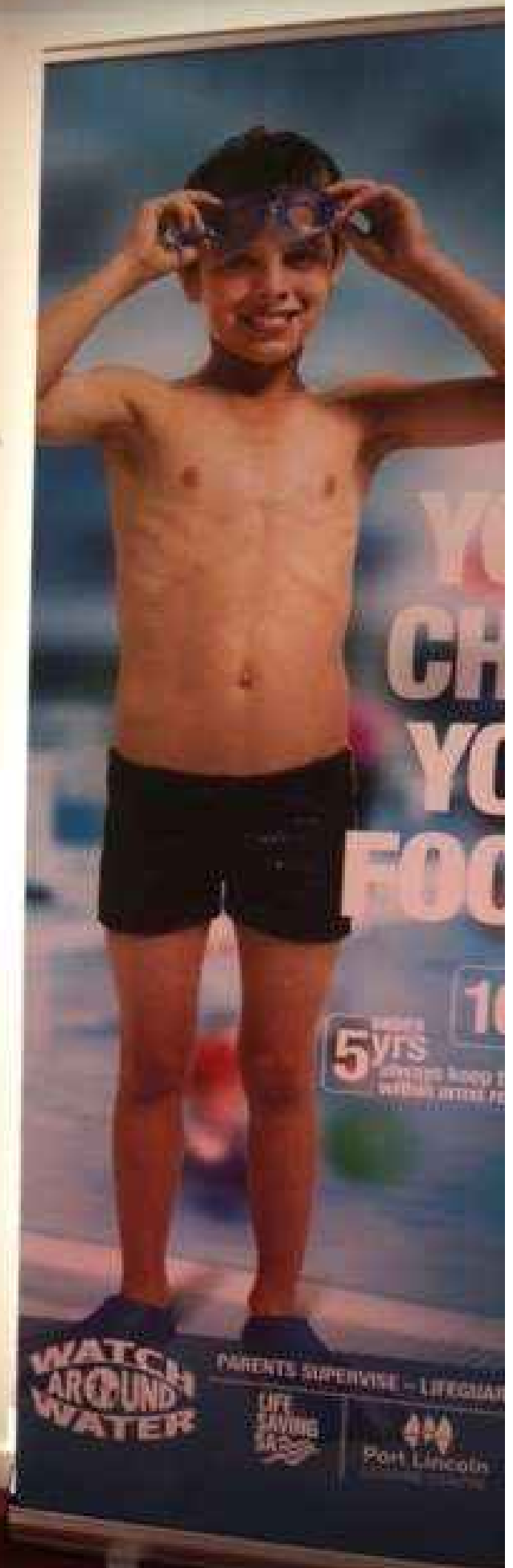
Feedback invited from Thursday, 24 April to Monday, 19 May 2025, 10am

WRITTEN SUBMISSION
Online: yoursay.portlincoln.sa.gov.au
Email: yoursay@plcc.sa.gov.au
Post: City of Port Lincoln, PO Box 1787, Port Lincoln SA 5606
Hand deliver: Council Office, Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln

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2008

Port Lincoln Master Plan

PORT LINCOLN COUNCIL

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A large can of Red Bull Energy Drink is shown, tilted slightly. The top of the can features the text "AVAILABLE CHILLED" in white capital letters on a blue background. The Red Bull logo and "ENERGY DRINK" are also visible on the can.

CRUISERS HUB
CAFE
OPENING HOURS

• MONDAY	6AM - 7PM
• TUESDAY	6AM - 7PM
• WEDNESDAY	6AM - 7PM
• THURSDAY	6AM - 7PM
• FRIDAY	6AM - 7PM
• SAT & SUN	7AM - 7PM

KITCHEN CLOSÉS AT 3PM

ANY **\$2.96**

ANY **\$2.98 or \$3.11**

WE ACCEPT
AMPOL CARD
AMPOL GIFT CARD
MOTORPASS & WEX.
WE ARE NOT ACCEPTING
DINERS DISCOUNT

SeaMaster GOLD
 4 South Island Island Manuscripts
 • A woman with long grey hair and a white dress
 • A woman with a white dress

24

BEANS, TREES, BLOOD AND TONGUES
 4 South Island Island Manuscripts



G'DAY,
SO HAPPY T



Proposal for Revocation of Community Land

**Information Day
Saturday, 10 May 2025**

Drop by a site and hear about the opportunities
to better use these parcels of land to meet
current and future demands for our community

Harbourview Reserve – Highview Drive – 11.00am–12.00pm

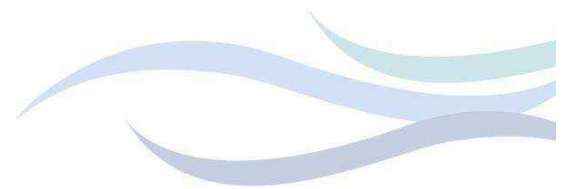
10 Oswald Drive – 11.00am–12.00pm

Seaview Park – Monalena Street – 12.30pm–1.30pm

25 Chapman Street – 12.30pm–1.30pm

Trigg Street Reserve – Willison Street – 2.00pm–3.00pm

www.portlincoln.sa.gov.au



6 May 2025

Dear Householder,

RE: PROPOSAL TO REVOKE COMMUNITY LAND CLASSIFICATION ON FIVE COMMUNITY LAND SITES

The City of Port Lincoln would like to invite you to have your say on a proposal to revoke the community land classification of five Council-owned parcels of land.

Following a comprehensive review, these parcels of land have been identified as potentially surplus to Council's needs. Some sites currently offer minimal community use, while others remain mostly unused. All have ongoing maintenance costs. If the community sees value in repurposing these sites, it could pave the way for much-needed developments such as aged care, childcare, housing or community services that respond to current and future needs.

Before formal consultation begins, we're hosting an Information Day on Saturday, 10 May 2025, where you're invited to visit a site, chat with staff and Elected Members, discuss the potential opportunities to better utilise these spaces for the benefit of the community and wider region, and find out how feedback on the proposal can be provided.

The sites proposed for revocation are listed below, along with the times staff and Elected Members will be on-site.

- Harbourview Reserve – Highview Drive – 11.00am – 12.00pm
- 10 Oswald Drive – 11.00am – 12.00pm
- Seaview Park – Monalena Street – 12.30pm – 1.30pm
- 25 Chapman Street – 12.30pm – 1.30pm
- Trigg Street Reserve - Willison Street – 2.00pm – 3.00pm

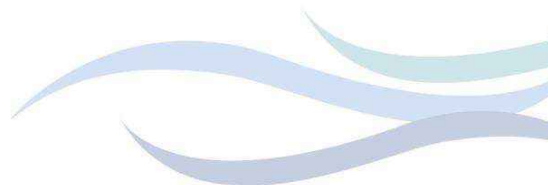
Subject to further resolution and Ministerial approval, revoking the community land status would allow Council to use the parcels of land to encourage the development of additional aged care, housing and childcare either through sale of the land or working collaboratively with service providers to seek grant funding for this purpose. These have been identified by the community as priorities in the City of Port Lincoln Strategic Directions Plan 2025-2034 and for this reason Council is proactively taking steps to address this need. To be clear, although there is some financial benefit to the ratepayer, Council is not pursuing this process for financial reasons and the areas identified collectively account for approximately 3% of Council's open space.

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.



City of Port Lincoln

Seafood Capital of Australia



However, please understand that this is not a foregone conclusion, and we are actively seeking your feedback to ensure that when Council considers this matter again, that it can make a fully informed decision.

Formal community consultation will run from Thursday, 15 May 2025 to 10am on Thursday, 12 June 2025. You can view the detailed report on each proposed site and provide your feedback through Council's online Engagement Hub at yoursay.portlincoln.sa.gov.au (recommended), or in writing to Council.

Attached to this letter is a list of frequently asked questions and answers which may assist in clarifying details around this proposal.

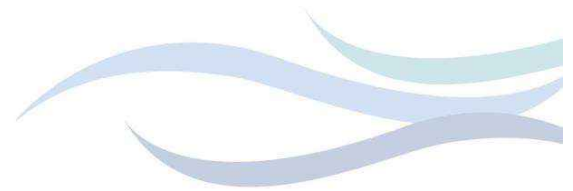
If you have any questions or concerns, please contact the Council on 8621 2300 to speak with a member of the project team or email us at plcc@plcc.sa.gov.au.

Yours sincerely

Eric Brown
CHIEF EXECUTIVE OFFICER

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.

Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln SA 5606
T: 08 8621 2300 | E: plcc@plcc.sa.gov.au | www.portlincoln.sa.gov.au



Proposed Revocation of Community Land Q & A Sheet

Q. What's happening?

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

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

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

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

Q. Why encourage childcare, aged care and housing?

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

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

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

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

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

A. Council have identified five (5) community land parcels that could be used to benefit the community and wider region. These are:

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

Q. What is community land?

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

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

Q. Are any of these sites Crown Land?

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

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

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

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

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

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

The kinds of development being proposed for the sites are:

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

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

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

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

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

Suburban Neighbourhood Zone – Desired outcome:

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

Rural Neighbourhood Zone – Desired outcome:

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

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

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

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

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

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

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

Rural Neighbourhood Zone

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

Suburban Neighbourhood Zone

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

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

In relation to DTS/DPF 4.1 in instances where:

- (c) more than one value is returned in the same field, refer to the Maximum Building Height (Levels) Technical and Numeric Variation layer or Maximum Building Height (Metres) Technical and Numeric Variation layer in the SA planning database to determine the applicable value relevant to the site of the proposed development.
- (d) Only one value is returned for DTS/DPF 4.1(a) (i.e. there is one blank field), then the relevant height in metres or building levels applies with no criteria for the other.

Harbourview Reserve – Highview Drive	Maximum Building Height is 2 levels (9 metres)
Seaview Park - Monalena Street	Maximum Building Height is 2 levels (9 metres)
25 Chapman Street	Maximum Building Height is 2 levels (9 metres)
10 Oswald Drive	Maximum Building Height is 2 levels (9 metres)
Trigg Street Reserve - Willison Street	Maximum Building Height is 2 levels (9 metres)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The revocation process involves:

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

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

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

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

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

Council's intention for each site is:

Harbourview Reserve – Highview Drive

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

Seaview Park - Monalena Street

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

25 Chapman Street

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

10 Oswald Drive

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

Trigg Street Reserve - Willison Street

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

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

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

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

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

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

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

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

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

Q. What happens after the public consultation process?

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

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

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

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

Mandy Bowyer

Subject: FW: The Latest News - April 2025

From: City of Port Lincoln <plcc@plcc.sa.gov.au>

Sent: Friday, 2 May 2025 3:11 PM

To: Mandy Bowyer <Mandy.Bowyer@plcc.sa.gov.au>

Subject: The Latest News - April 2025



1 May 2025

Welcome to the April 2025 edition of Council's Latest News

This edition highlights a number of key initiatives and opportunities to have your say on the future of our city. We're proposing changes to the classification of

five Council-owned sites, with the potential to support much-needed developments like aged care, housing, or community services. You're invited to learn more at our upcoming Information Day on Saturday, 10 May.

We're also seeking your input on important planning initiatives, including the draft Marine Infrastructure and Facilities Strategy, the long-term Port Lincoln Master Plan, and the State Government's draft Eyre and Western Regional Plan. And in exciting news, the much-loved Tunarama Festival is returning in 2026, with a reimagined program that celebrates Port Lincoln's unique identity - expressions of interest are closing on Monday, May 5th to be part of the Tunarama Reference Group.

Plus, we share community event updates, celebrate local achievements, and remind you about open grant opportunities and seasonal safety tips.

THE LATEST



Community Land Proposals – Find out more at Information Day - 10 May

The City of Port Lincoln is proposing to revoke the community land classification of five Council-owned sites that have been identified as largely surplus to Council's needs. This could open up opportunities for much-needed developments such as aged care, childcare, housing, or community services that better respond to current and future needs.

We invite you to come along to our Information Day on Saturday, 10 May 2025, and chat with Council staff and Elected Members onsite to learn more about the proposal. If you can't make it to your nearest location, you're welcome to visit any of the other sites throughout the day.

Here's where you'll find us:

- 👉 **Harbourview Reserve – Highview Drive – 11.00am to 12.00pm**
- 👉 **10 Oswald Drive – 11.00am to 12.00pm**
- 👉 **Seaview Park – Monalena Street – 12.30pm to 1.30pm**

👉 **25 Chapman Street** – 12.30pm to 1.30pm

👉 **Trigg Street Reserve – Willison Street** – 2.00pm to 3.00pm

Formal consultation opens Thursday, 15 May 2025.

[READ MORE](#)



Tunarama Returns in 2026 - Be part of the Excitement!

The City of Port Lincoln is excited to announce the return of the much-loved Tunarama Festival, set to take place from 16–18 January 2026. The reimagined festival promises to capture the heart and soul of Port Lincoln,

celebrating the city's vibrant culture and proud status as the Seafood Capital of Australia.

In this exciting new chapter, Council has appointed SRO Events, a professional event management company with extensive experience in delivering large-scale community events, to bring the festival to life. SRO Events will work closely with the local community to ensure the festival reflects the true spirit of Port Lincoln.

Festival favourites like the Tuna Toss, street parade, and fireworks will return, alongside new experiences that highlight our coastal lifestyle and seafood heritage.

To support the planning and delivery of the event, Council is calling for Expressions of Interest from community members to join the Tunarama Reference Group. The group will provide input and guidance to Council and SRO Events.

Expressions of Interest close on Monday, 5 May 2025.

[READ MORE](#)



Visitor Information Centre staff celebrated for their achievements

Mayor Diana Mislov and the Council Leadership Team hosted a morning tea for the Port Lincoln Visitor Information Centre (VIC) Staff on Friday, 11 April 2025 to celebrate the achievements of the VIC Team in their recent results from the 2024 Australian Tourism Awards where they received a “Highly Commended” in their category with an outstanding overall score of over

80%. This is quite an achievement and shows our VIC Team are performing well at a National Level.

A special thank you to the wonderful team, Naomi, Ebony, Leesa, Eva, Tina, Alicia, Rahel for their amazing contribution they have each made towards the acknowledgement of Port Lincoln Tourism. For the Visitor Information Centre to be the best in South Australia and in the top 8 of Australia.

Well done to the VIC Team!



Help Shape the Future of the Eyre and Western Region

Consultation on the draft Eyre and Western Regional Plan is well underway, with the State Planning Commission seeking community feedback on the region's 30-year vision.

The Plan outlines key priorities such as improving connectivity, building climate resilience, supporting economic growth, protecting biodiversity, and ensuring essential infrastructure and housing for strong, sustainable communities.

Have your say before consultation closes at **5pm on Wednesday, 7 May 2025**.

Visit the **YourSay website** to learn more and get involved.

READ MORE



Have you checked your smoke alarms?

The CFS have an important message to us all.

As the days and nights start to transition to winter, we continue to prepare our homes.

Check smoke alarms - do they work?

Change smoke alarm batteries

Are your fire extinguishers in working order?

Have you cleaned out chimney flues?

Do you have a fire blanket?

A few minutes saves lives www.cfs.sa.gov.au

LEARN MORE



Applications for Multicultural Festival Grants are now open!

These grants support eligible multicultural community organisations to participate in the 2025 Multicultural Festival held in Adelaide.

The 2025 Multicultural Festival will be on Sunday 23 November in Victoria Square/Tarntanyangga.

Multicultural community organisations interested in being part of the festival must apply for a Multicultural Festival Grant. There are three grant categories:

1. Performance grants up to \$500
2. Activity grants up to \$500
3. Stall grants up to \$250

This is an opportunity for groups to showcase their culture through a performance, activity or stall.

The 2025 Multicultural Festival is a free, family-friendly event in November that celebrates multiculturalism through music, dance, heritage, arts, crafts, and culinary delights.

If you are interested visit the Government of South Australia's Department of the Premier and Cabinet website for the funding guidelines and to apply online.

Applications close on **Sunday, 18 May 2025 at 11pm.**

[FIND OUT MORE](#)

PUBLIC CONSULTATIONS



Have you say! What's proposed for Port Lincoln's sporting precincts?

The draft Master Plans for Centenary Oval, Kirton Point, and Ravendale Sporting Precincts are open for community feedback.

Developed in collaboration with local sporting groups and key stakeholders, these Master Plans will guide future upgrades across the precincts.

Here's a snapshot of what's proposed:

- 👍 Improved lighting, change rooms and canteens
- 👍 Upgraded playing surfaces, grandstands, and car parking

👉 New walking trail connections, exercise station, and accessibility improvements

👉 Long-term enhancements like artificial pitches, new gymnasium, and undercover viewing areas

These upgrades aim to create more inclusive, accessible, and high-quality spaces for everyone to enjoy—whether you're playing, training, or spectating.

To view the draft Sporting Precincts Masters Plan and give your feedback visit Council's online Engagement Hub.

Submissions close at 10am on Friday, 9 May 2025.

[FIND OUT MORE](#)



Planning for the sustainable future of our coastal and marine assets

The City of Port Lincoln is inviting community feedback on the draft Marine Infrastructure and Facilities Strategy, now open for public consultation until Monday, 19 May 2025.

The Marine Infrastructure and Facilities Strategy provides a roadmap for the future management, maintenance, renewal and upgrade of Council's coastal and marine assets – includes boat ramps, jetties, breakwaters and seawalls along 21 kilometres of coastline.

These valued facilities support our city's lifestyle and economy and are widely used for recreational and commercial purposes.

The draft Strategy outlines priority actions to address key issues, including the development of a Coastal and Marine Facilities Asset Management Plan, improved beach quality, better planning for asset renewal, and a proposed Coastal Hazard Adaptation Plan to address the risks of climate change.

To view the draft Marine Infrastructure and Facilities Strategy and provide your feedback visit Council's online Engagement Hub.

Submissions close at 10am on Monday, 19 May 2025.

[FIND OUT MORE](#)



Help shape the future of Port Lincoln - Master Plan - feedback invited

The City of Port Lincoln is developing a long-term Master Plan to guide how our city grows and evolves over the next 30 years. This important work will support sustainable residential, commercial, and employment growth—addressing key infrastructure and environmental challenges while influencing the State Government’s draft Eyre and Western Regional Plan.

Community consultation opened Thursday, 1 May and we’re inviting you to have your say early in the planning process to ensure local values and priorities are reflected.

Community Drop-in Session - Tuesday 6 May 2025

Nautilus Arts Centre, Media Room, 66 Tasman Terrace, Port Lincoln

- Session 1: 12.00pm–2.00pm
- Session 2: 4.00pm–7.00pm

Visit Council's online Engagement Hub (yoursay.portlincoln.sa.gov.au) to read the Master Plan Preliminary Engagement document and complete the survey before **10am on Thursday, 22 May 2025**.

FIND OUT MORE

EXPRESSION OF INTEREST OPPORTUNITY



Tunarama Reference Group

The City of Port Lincoln invites Expression of Interest from business and community members to be part of a Tunarama Reference Group, which will provide input into the revitalised Tunarama Festival for 2026.

Applicants are required to complete an Expression of Interest Form available on Council's website or hardcopies are available at the Council Office and Port Lincoln Library.

Expression of Interest submissions close 10am on Monday 5, May 2025.

[FIND OUT MORE](#)



Innovate Reconciliation Action Plan Working Party

The City of Port Lincoln is seeking Expressions of Interest (EOI) from members of the First Nations community to join the Innovate Reconciliation Action Plan (RAP) Working Party.

Two (2) First Nations community members will be appointed to the Working Party alongside representatives from the Barngarla Determination Aboriginal Corporation (BDAC), Port Lincoln Aboriginal Health Services (PLAHS), and the Port Lincoln Aboriginal Community Council (PLACC).

Applicants are required to complete an Expression of Interest Form available on Council's website or hardcopies are available by contacting the Council Office.

Expression of Interest submissions close 5pm on Thursday 22, May 2025.

FIND OUT MORE

COMMUNITY EVENTS



5-9 May 2025

Got a bit of time this May? Time to
give blood and change lives?

1 in 3 people in Port Lincoln will
need blood, and they need people
like you to give it

We're popping up in Port Lincoln 5
May to 9 May at the Port Lincoln
Bowling Club.

Don't forget to pre-book your spot at
donateblood.com.au, on our app or

on 13 14 95.

[PRE-BOOK NOW](#)



18 May 2025

The Snag & Roll Skate & Scooter Event is on Saturday 18 May from 10am to 2pm at the Port Lincoln Skate Park.

Join us for a day of action.

Free Skate Mentoring & Comp

- Skate Mentoring - 10am to 12pm
- Skate & Scooter Comp - 12pm to 2pm

Featuring mentoring by Darryl Harvey from Roll all Day.

Pre-register for the comp by visiting Lincoln Surf on Lewis Street, Port Lincoln, or drop into West Coast Youth and Community Support at 1/7 Mortlock Terrace.

Free BBQ to keep you and your family fueled throughout the day.

This event is proudly brought to you
by West Coast Youth and
Community Support, Youth
Programs and supported by Rotary
Club of Port Lincoln, Lincoln Surf
and the City of Port Lincoln.



15 May 2025

Line and Label Restaurant
31 Whillas Road, Port Lincoln

Thursday 15 May 2025
6.00pm - 9.00pm

On Thursday 15th May, join us at
Line and Label for an evening that
brings the community together to
make a difference for women
impacted by domestic abuse.

The Changemaker Event: Port Lincoln is a shared commitment to action. Hosted by Tony Perks, the evening will feature inspiring voices including Lukina Lukin, Managing Director of Dinko Seafoods and a trailblazer in the fishing industry, who brings a powerful story of leadership, resilience, and community spirit.

Lukina will be joined by a panel of local leaders, advocates, and those with lived experience, exploring the role each of us can play in building safer, more supportive communities.

Enjoy local wine, heartfelt conversations, and meaningful connections – all in support of the Zahra Foundation and Yarredi Services, working side by side to support women recovering from abuse.

Includes: Drinks and Canapes

Tickets \$79.00

[BOOK NOW](#)



16 May 2025

Walk Safely to School Day

Walk Safely to School Day asks that we all consider our transport habits and try to incorporate more walking as part of a healthy, active way to get around. And although walking all the way to school isn't realistic for many of us, it's quite easy to figure out how you can build a walk into your family's daily routine.

You can teach your child the healthy habit of walking more by:

- Walking with them the whole way to school
- If they get the bus or train, walk past your usual stop and get on at the next stop
- If you have to drive, park the car a

few blocks away from the school and
walk the rest of the way.

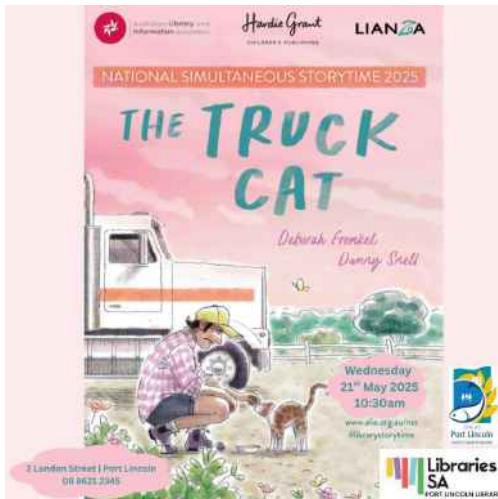
Regular exercise like walking with
your child not only helps them (and
you!) beat chronic problems like
obesity, heart disease, behavioural
and mental health issues and
diabetes. It also gives you a great
opportunity to teach your child safe
ways to behave around roads and
traffic.

Remember, Active Kids are Healthy
Kids so get planning your own Walk
Safely to School Day journey for
Friday 16 MAY 2025!

[LEARN MORE](#)

VIEW CALENDAR OF EVENTS

WHAT'S HAPPENING AT THE PORT LINCOLN LIBRARY



21 May 2025

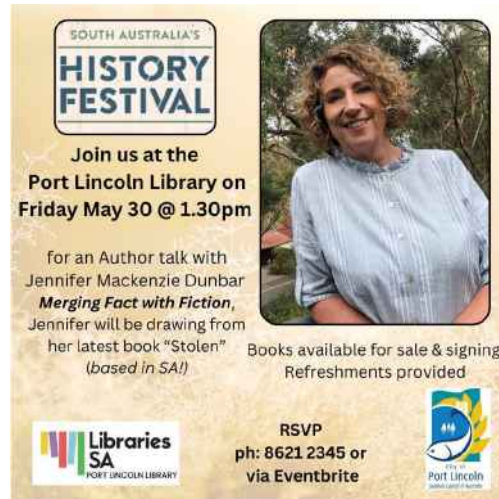
National Simultaneous Storytime
2025

Port Lincoln Library
10.30am

The Truck Cat

by Author Deborah Frenkel &
Illustrator Danny Snell

Join in for a special storytime, held annually by the Australian Library and Information Association (ALIA). Every year a picture book, written and illustrated by an Australian author and illustrator, is read simultaneously in libraries, schools, pre-schools, family day cares, childcare centres, bookshops, family homes and many other places around the country.



30 May 2025

SA History Festival event

Join us at the Port Lincoln Library on Friday, 30 May 2025 at 1.30pm for an engaging Author talk with Jennifer Mackenzie Dunbar.

Jennifer will be discussing Merging Fact with Fiction in her latest book "Stolen" which is based in South Australia.

Books available for sale and signing
Refreshments provided

RSVP to Port Lincoln Library
Phone: 08 8621 2345; or

Bookings via [Eventbrite](#)

WEBSITE (ONECARD)

NAUTILUS ARTS CENTRE NEWS



2 June 2025

Abba - I have a Dream

The Flaming Sambucas returns to the Port Lincoln Nautilus Arts Centre on the 30th anniversary of performing their acclaimed Abba Gold Show with their "Abba I Have a Dream Show".

Over 50 years ago, Abba had a

dream. And as a result of that dream, we were given a heartfelt message of love, of hope and of faith, delivered through timeless music.

With authentic costuming Adelaide's iconic Flaming Sambucas celebrate that dream, with all the greatest hits of the Swedish supergroup - **Chiquitita, Gimme Gimme, The Winner Takes It All, SOS, Dancing Queen, Waterloo** and so many more; songs that will instantly transport you back to those wonderful Abba years of the 70s and make you want to sing and smile.

This show is presented in an original storytelling way and is guaranteed to lift your spirits and to touch your hearts.

[BOOK NOW](#)



27 July 2025

Touring in 2025 to celebrate the 50th anniversary of the release of Queen's *Bohemian Rhapsody*!

Immerse yourself in the spectacle, grandeur and energy of the world's greatest Rock band with ***Queen: It's a Kinda Magic***, celebrating the legacy of Queen and Freddie Mercury.

Bringing big sound, big screens, crazy lighting and outlandish costumes, this is the REAL ROCK EXPERIENCE!

Hear Warren Vernon-Driscoll performing lead vocals, guitar and piano ALL LIVE ON STAGE and in Freddie's original key, and with all the wit, charm and bravado of the legend himself.

Get ready for a night of non-stop
Rock anthems including We Will
Rock You, We Are the Champions,
Radio GaGa, I Want to Break Free,
Somebody to Love, Don't Stop Me
Now, Another One Bites the Dust, A
Kind of Magic, Bohemian Rhapsody
and so many more.

Selling out year after year around the
world, this is a rock concert
extravaganza NOT TO BE MISSED!

[BOOK NOW](#)

VISIT WEBSITE





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.

Artwork credit: Richards, Vera. Barngarla World. 2021.

Our mailing address is:

City of Port Lincoln
Level One, Civic Centre
60 Tasman Terrace
Port Lincoln SA 5606
Australia

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COMMUNITY LAND REVOCATION PROPOSAL



Notice is given under section 154(2)(a) of the Local Government Act 1999 that public comment is invited on a Council proposal to revoke this land from classification as Community Land.

Land Name: Togg Street Reserve

Address: Wilson Street, Port Lincoln SA 5509

Title Reference/s: Volume 2888 Folio 126

This land has been identified as potentially surplus to Council's requirements as a reserve and has been identified as an ideal site for a future recreation centre or similar development, or where the community has a high demand.

To view the detailed report on the proposal, or to make a written submission, please go to Council's 'Your Say' page at www.portlincoln.sa.gov.au or visit the CILS Link.

Alternatively, you can contact Council on 08 8621 8000 to discuss the proposal.

Submissions must be provided by 10am on Thursday, 12 June 2020.

