

12.2 REVOCATION OF COMMUNITY LAND STATUS – 25 CHAPMAN STREET – PUBLIC CONSULTATION SUMMARY REPORT

REPORT INFORMATION									
Report Title	Revocation of Community Land Status – 25 Chapman Street – Public Consultation Summary Report								
Document ID	84899								
Organisational Unit	Environment & Infrastructure								
Responsible Officer	Chief Executive Officer - Eric Brown Manager Places & Presentation - Brad Tolley								
Report Attachment/s	Yes 84890 Consultation Summary Report – Redacted 84477 Consolidated Consultation and Engagement Records								
REPORT PURPOSE									
The purpose of this report is to: - present to Council the submissions received in connection with the Public Consultation process for the Council’s proposal to revoke the classification of land as Community Land under section 194 of the <i>Local Government Act 1999</i> (the Act) for Allotment (Reserve) 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; and - make recommendations to proceed following the completion of the consultation process and taking the submissions into account.									
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: 1.3 Continue to implement Council's Housing Strategy to expand fit for purpose housing options, including through the release of Council land and reassessing Council's City masterplan and associated zoning.								
Annual Business Plan 2023/24	ABP INITIATIVE: Choose an item. ABP PROJECT: Choose an item.								
Annual Business Plan 2024/25	ABP INITIATIVE: Choose an item. ABP PROJECT: Choose an item.								
Legislation	Local Government Act 1999								
Policy	Public Consultation & Community Engagement 2.63.1								
Budget Implications	Moderate Variation > \$10,000 < \$50,000								
	<table><tr><td>DESCRIPTION</td><td>BUDGET AMOUNT \$</td><td>YTD \$</td></tr><tr><td></td><td></td><td></td></tr></table>			DESCRIPTION	BUDGET AMOUNT \$	YTD \$			
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	Budget assessment comments: Should the land be revoked of the classification as Community Land and disposed of, there is a potential saving to the annual operating budget of approximately \$21,000 excl. GST.
Risk Implications	Low Risk
Resource Implications	Moderate Variation > 5 hours < 20 hours
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	
That Council: 1. Is satisfied the public consultation process undertaken as outlined in this report has met the requirements of the Local Government Act 1999 and the Council's Public Consultation & Community Engagement Policy; and 2. Receives and note the submissions received in connection with the Public Consultation process, which are as contained in the attachment to this report; and 3. In the exercise of the power contained in section 194 of the <i>Local Government Act 1999</i> and having considered the outcomes of the public consultation process, submits to the Minister for Local Government: 1. the Proposal to Revoke Community Land Classification of Land Report and attached appendices; and 2. a report addressing all submissions made in connection with the public consultation process; and 3. all other documentation as required or as the CEO determines, For the purposes of seeking the Minister's approval for the Council to revoke the community land classification attaching to allotment (Reserve) 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.	

BACKGROUND

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

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

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

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

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

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

CO 25/072 Moved: Councillor Linn

Seconded: Councillor Staunton

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

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

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

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

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

CARRIED

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

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

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

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

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

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

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

CONSULTATION AND ENGAGEMENT PROCESS

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

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

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

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

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

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

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

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

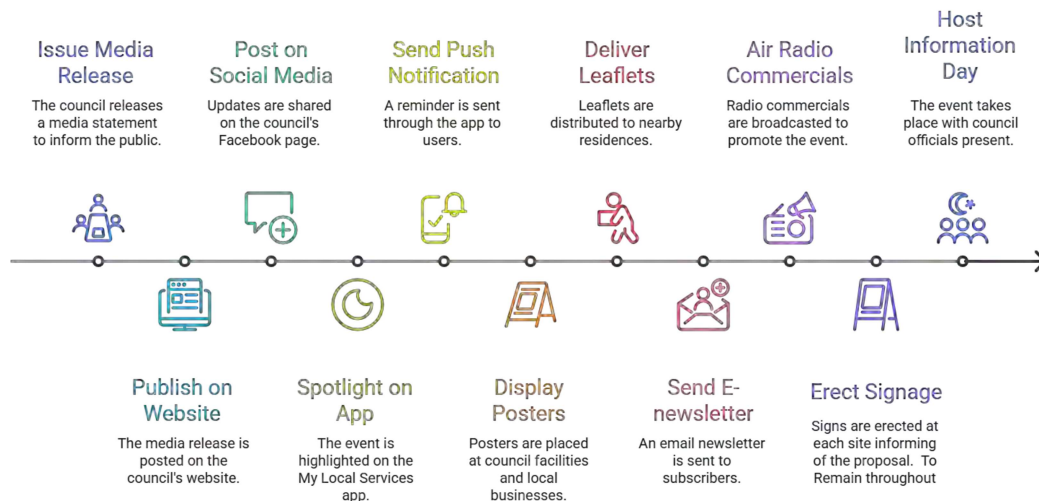
As per Council's policy, Council takes every reasonable step to ensure the community is informed on matters of Council and of decisions that may affect the local and wider community through effective communication and consultation processes.

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

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

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

PROMOTION OF INFORMATION DAY HELD SATURDAY, 10 MAY 2025



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

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

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

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

- Linking to Media Release issued 28/04/2025

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

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

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

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

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

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

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

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

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

- 25 Chapman Street – 14 delivered

For comparison:

- Harbourview Reserve – Highview Drive – 146 delivered
- Seaview Park – Monalena Street – 120 delivered
- 10 Oswald Drive – 16 delivered
- Trigg Street Reserve – Willison Street – 40 delivered

Image depicting letter drop area



Corporate E-newsletter – April 2025 – Doc 72943

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

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

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

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

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



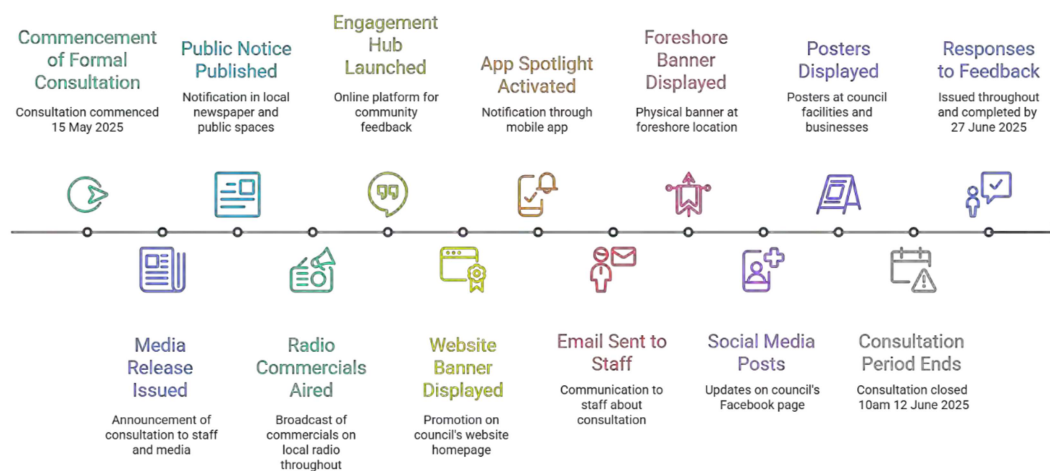
Information Day on site 25 Chapman Street – 10 May 2025 – 12.30am to 1.30pm

- Council's General Manager Environment & Infrastructure, Executive Manager People & Culture, Senior Property Officer, Mayor, and Elected Members present.
- Proposal for Revocation of Community Land – Reader-friendly version - Doc 83651 – available as hand out for attendees.
- Bound copies of related Council Plans available for attendees to view.
 - Strategic Directions Plan 2025-2034
 - Housing Strategy 2024-2029
 - Empowering our Elders Strategy
 - Economic Development Strategy 2023-2026
 - Open Spaces Strategy 2021-2026
- 13 people attended the session.

For reference:

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

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



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

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

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

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

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

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

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

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

- Linking to Council's online Engagement Hub

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

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

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

- YourSAy page link - [City of Port Lincoln | Proposal for Revocation of Community Land - 25 Chapman Street, Port Lincoln](#)
- 25 Chapman Street – Doc 83418

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Corporate E-newsletter – May 2025 – Doc 78991

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

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

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

Engagement Hub –updated after consultation closed – 12 June 2025

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

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

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

CONSULTATION FEEDBACK SUMMARY

A total of 44 submissions (0.29% of council population) were received as part of the consultation process this includes two (2) submissions received late on the 13 June 2026 which related broadly to all 5 sites. Where multiple submissions were made by the same respondent, these have been treated as one (1) submission and have been compiled together in the Attachment. It is important to note that only twenty (20) submissions were provided as direct feedback for the proposal as it relates to 25 Chapman Street, with the remaining twenty-four (24) being submissions received where the respondent provided feedback broadly across the 5 sites identified by Council for revocation.

Submissions were received through the YourSAy engagement hub (51%) and via direct email (49%) with the no submissions being made by physical letter.

Of all the 44 of submissions received in relation to the revocation proposal for 25 Chapman Reserve:

- 6 indicated support for the proposal; and
- 38 expressed objection to the proposal.

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

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

Key Themes of Support

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

1. Urgent Housing Need

- Acknowledgement of the housing crisis in Port Lincoln.
- Support for using underutilised land to address housing shortages.
- One respondent supported revocation only if a portion of the land is allocated to community housing or first-home buyers.

2. Strategic Alignment

- Submissions acknowledged the land is underutilised and could be better used to meet broader community needs.
- Some submissions highlighted the opportunity for the proceeds from disposal of the land being reinvested back into other strategic open space and community facilities improvements.

Response:

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

The comments suggest it is appropriate that Council proactively facilitate practical, long-term solutions where land has been identified as suitable for this use when considering nearby open space alternatives. This aligns with the Council's Housing Strategy 2024-2029 and the feedback received from the community during its development. By proactively managing its land portfolio, the Council can contribute to ease housing pressure in a responsible and strategic manner.

Any residential development on the land would be subject to the applicable Property and Development Policies relevant to the land's zoning as Rural Neighbourhood. This includes matters such as minimal allotment size and street frontage, which would limit any development to something complimentary to the existing area and neighbourhood character.

The zoning, and proximity to alternative formal and informal local-level reserves, provides an opportunity for strategically aligned, low impact means to release land for residential development. Doing so will not only reduce annual operational expenses, but sale proceeds can also be allocated to improvements at other open spaces and community facilities, such as the Council's allocation of \$150,000 towards the renewal of the playground at Rustler's Gully in the current Annual Budget of Council. As per the revocation proposal, the proceeds from any sale would be included in the Land and Building Reserve, which would see funds reinvested into community assets and infrastructure, as approved by the Council.

Key Themes of Opposition

The majority of submissions opposed the proposal, with the following themes:

1. Loss of Green/Open Space

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

2. Underutilisation Disputed and Lack of Benefit from Proposal

- Residents challenged the claim that the park is underused.
- Descriptions of daily use by families, children, and dog walkers were cited.
- Residents questioned the benefit of the proposal and how sale proceeds would be reinvested, especially if not used to improve local reserves nearby.

3. Infrastructure and Land Reservation concerns

- Concerns that the reserve serves a function in the area's stormwater management and local infrastructure (sewer, power, roads) capacity to support development.
- Queries raised surrounding the means by which Council was transferred the land and its requirement to be preserved as a reserve.

4. Environmental and Biodiversity Impact

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

5. Alternative Solutions Suggested

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

Response to Key Themes of Opposition:

	Key Theme/Concern Raised	Council Response
1	Loss of Green/Open Space - Concern that once green space is lost, it is irreversible. - Many submissions cited the importance of nature for mental health, recreation, and community wellbeing.	The City of Port Lincoln is committed to providing access to a range of open spaces varying in quality, appearance and amenity in a well-distributed manner, maintaining an 'open space network' within the city. Council is in the process of investing in significant upgrades into the nearby Rustler's Gully Reserve (650m) by way of renewing the ageing playground equipment. Council also continues to maintain nearby reserves at Valley View Road (500m) and Sarah Crescent (350m) which serve similar function to Chapman Street as informal recreational reserves. Assessment shows, when referring to the Open Space Strategy, that there is surplus open space within the city when compared to common quantitative standards. When applying quantitative planning standards, the City of Port Lincoln has an oversupply of public open space. In percentage terms, it is more than the 12.5% referred to in Section 198 of the Planning, Development and Infrastructure Act. In proportion to the population, however, there is approximately four (4) times the amount of open space referred to in the planning standard identified above. In this calculation, Council has excluded over 50% of the area of its underdeveloped reserves. If these were included, the amount would be closer to eight (8) times. The below table taken from the Open Space Strategy provides visual of a high-level analysis when looking at the total open space area within the city.

	Existing Population in 2016	Anticipated Population in 2026	Amount of Open Space in Port Lincoln - Existing	Amount of Open Space as a % of the Residential area in Port Lincoln in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2016	Amount of Open Space Necessary in Port Lincoln to provide 3ha per 1,000 people in 2026
City of Port Lincoln	14,024	16,200	105ha*	Approx. 15%	44,2ha	48.4ha
* Murray's Point Reserve (117ha), Grantham Island Reserve (50ha) and two-thirds of the Caravan Park Reserve have been excluded from the calculation of total public open space given that they are substantial areas of green space that are not readily accessible/usable to most residents/visitors (i.e. accessible only by boat or fence).						

It is important to note that, although there are increased maintenance and ownership costs, it is not necessarily a detriment to the city to hold this surplus, unless, when faced with increasing demands for other competing essential services that the community expects. Responsible provision of open space must be balanced against these competing community priorities.

The zoning, and proximity to alternative formal and informal local-level reserves, provides an opportunity for strategically aligned, low impact means to release land for residential development. Doing so will not only reduce annual operational expenses, but sale proceeds can also be allocated to improvements at other open spaces and community facilities, such as the Council's allocation of \$150,000 towards the renewal of the playground at Rustler's Gully in the current Annual Budget of Council. As per the revocation proposal, the proceeds from any sale would be included in the Land and Building Reserve, which would see funds reinvested into community assets and infrastructure, as approved by the Council.

2	Underutilisation Disputed and Lack of Benefit from Proposal - Residents challenged the claim that the park is underused. - Descriptions of daily use by families, children, and dog walkers. - Requests for greater transparency, including data on park usage and maintenance costs.	Given that 25 Chapman Street has been found to be suitable when considering things such as zoning, size etc. and that spatial assessment shows that there is reasonable access to several other local level reserves nearby¹, there is a high level of reasonableness to disposing of 25 Chapman Street to address, in part, the significant demand for housing in lieu of its current community benefit as a local open space reserve. Underutilisation must be being considered in this context as the term ‘underutilised’ is not a claim that the site is currently unused as a reserve. ¹25 Chapman Street is, by walking distance, 650m from Rustlers Gully Reserve, 500m from Valley View Road Reserve and 350m from Sarah Cresent Reserve. While it is noted that Councillors have formally visited the site twice during the assessment process, it is important to clarify that Council staff and contractors routinely visited this site. Site visits were also integral to the development of the Open Space Strategy 2021–2026. A subsequent review was then conducted utilising key criteria, such as land tenure, size, native vegetation, environmental value, proximity to other parks and reserves, service availability, topography, use, current improvements, and zoning to evaluate the site's suitability for retention as public open space or redevelopment. These evaluations have informed the current proposal and underscore the Council's commitment to evidence-based decision-making. The land that forms 25 Chapman Street, although subject to change when further review and survey is undertaken by any prospective developer, approached conservatively could be suitable for the creation of four (4) allotments by way of a land division. With high-growth population predictions suggesting a requirement for 40 additional dwellings per annum, this project could satisfy 10% of annual housing growth needs, a considerable outcome. In respect of the broader benefit beyond that of housing needs, whilst this process has been driven primarily due to suitability of the land for use in addressing housing shortages, there are some positive financial outcomes that could be realised. In the scenario that the land is disposed of, the below table provides some indication on these outcomes using the Office of the Valuer General valuation, which by precedence is typically lower than market value. <table><tr><th>25 Chapman Street</th><th>24/25</th></tr><tr><td>Fire Prevention</td><td>\$ 7,214.70</td></tr><tr><td>Water - no charge</td><td>\$ -</td></tr></table>	25 Chapman Street	24/25	Fire Prevention	\$ 7,214.70	Water - no charge	\$ -
25 Chapman Street	24/25							
Fire Prevention	\$ 7,214.70							
Water - no charge	\$ -							

		25 Chapman expenses	\$ 7,214.70
		Potential Rating	\$ 2,892.10
		Potential Disposal Price based on OVG value	\$ 270,000
		Interest on funds @ 4.15%	\$ 11,205.00
		Total Annual opportunity cost	\$ 21,311.80
3	Infrastructure and Land Reservation concerns - Concerns for local infrastructure's (sewer, power, roads) capacity to support development. - Queries raised surrounding the means by which Council was transferred the land and its requirement to be preserved as a reserve.	Any development completed on site will require a full development approval process, including referral to external agencies (including those dealing with Sewer and Power such as SAPN and SAWater). Further, any development application will be independently assessed through the Regional Assessment Manager or Regional Assessment Panel, depending on delegations. As such, the concerns raised as part of this objection will be independently assessed and be addressed in a manner consistent with normal planning and infrastructure outcomes (i.e. which include requirements on private developers to deliver strategies to mitigate adverse development impacts). This includes careful consideration of access roads to ensure traffic is appropriately managed and ensuring provision for off street parking. Relevantly, the internal assessment undertaken to determine suitability of Council for residential development did include consideration of existing infrastructure and stormwater management within the broader network. This land was still identified as being suitable having regards to these matters, including on the basis that any works required to facilitate changes to its function and performance would reasonably be achievable.	

		It is understood that the land was transferred to Council in 1982 under s223LF of the Real Property Act as a developer's contribution in lieu of monetary consideration. Whilst the requirement for such contributions remain to this day, it is important to put this into the context of the surrounding area and competing strategic needs. With several nearby reserves, and pressing need for housing availability, the most strategic use of the land could be reasonable demonstrated as being for use for residential development. For this to occur, the revocation process under Section 194 of the Act must be followed, which, if completed in fullness, removes the reservation of the land as a 'reserve' as described in Section 195 of the Act. This process exists in legislation to enable communities to adapt over time, and facilitate such changes in use.
4	Environmental and Biodiversity Impact - Worries about the impact on native vegetation, wildlife, and climate impact. - Some submissions noted the park's role in stormwater management.	Any future development of the site would be subject to review under the Native Vegetation Act 1991 or similar relevant legislation at the time of assessment. This process will ensure that, if the proposed development at the site has a negative impact, it is offset via a Significant Environmental Benefit (SEB) outcome within the region. It is likely that a future project would require the removal of vegetation on the site, however, there may be mandatory requirements for some to be retained or for other open space to be established in the development. This would necessitate a report to be commissioned by an accredited Native Vegetation consultant has under the requirements of the Native Vegetation Regulations 2017. Whilst protections exist and are imposed onto developers, it is considered likely that the type of residential development that would take place on the land would be largely tailored to match the existing neighbourhood character and be intentionally sensitive to native vegetation and wildlife. Failing this, the legislated protections would achieve similar outcomes. Prior to disposal of the land, should the revocation process proceed, survey plans would be prepared to create an easement over the land for the purposes of ongoing stormwater management functionality. This would be subject to further review and its actual sequencing in the process to be determined such that the easement does not unnecessarily impose on viable development but does guarantee effective and continued stormwater management.

6	Alternative Solutions Suggested - Use privately-owned land for development. - Retain part of the reserve (e.g., 30%) and develop the rest. - Improve the park rather than sell it.	Unfortunately, as indicated in Council’s Housing Strategy, there is a shortfall in available housing within the City of Port Lincoln area. There are also many privately approved developments that have not progressed to construction to various factors that have limited their financial viability. Unfortunately, due to the layout of the reserve, retaining 30% and developing the rest is unlikely to make the project viable. It is also noted that there are several reserves within the nearby vicinity. As indicated above, the current level of open space/reserve is in the order of four times the required under planning guidelines based on population numbers. However, Council has a recognised shortage in housing, particularly in the affordable/social housing space.
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ALIGNMENT WITH COUNCIL STRATEGIES:

Housing Strategy 2024-2029 and Community Needs

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

Strategic Directions Plan 2025–2034

Following broad community consultation, the City's Strategic Directions Plan 2025–2034 identifies a specific action, Action 1.3, which states: "Continue to implement Council's Housing Strategy to expand fit-for-purpose housing options, including through the release of Council land and reassessing Council's City masterplan and associated zoning." This clearly outlines the importance of this initiative to the broader community. Additionally, Action 1.4 is: "Actively investigate and facilitate options for expanded childcare services." Further, Action 2.1 reads: "Advocate for continued investment and expansion of Health and Aged Care Services including regional offerings" These actions demonstrate the Council's commitment to addressing community needs and planning for sustainable growth and underscore the reasoning behind undertaking this revocation process.

Open Space Strategy 2021–2026

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

REPORT SUMMARY

The consultation process for the proposal to revoke the classification of 25 Chapman Street as Community Land was comprehensively undertaken, aligned with the Council's policy and guided by the state government guidance paper.

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, driven by the strategic goals of the Council including the Open Space and Housing Strategies has been identified as surplus.

This assessment took into account many of the concerns raised during consultation when conducted and measured those against the beneficial outcomes of the proposal and to existing service levels such as nearby community assets.

Feedback received was majority opposed, with greater than 50% proportion of feedback being allocated to this site from feedback received that commented across all 5 sites without raising direct concern with this proposal – 20 of 44 responses were made in direct relation to this proposal.

Whilst it is acknowledged that the loss of this reserve would affect members of the community, primarily the nearby residents, there are still considered to be compelling reasons to progress the proposal. Indeed, this is necessary if the Council wishes to take steps itself to address the affordable housing issue, as Council committed to do in Action 8 of Goal 1 of the Housing Strategy 2024-2029.

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

Accordingly, It is the recommendation of the Council Administration that Council proceed with the revocation process in accordance with Section 194 of the Act and for this purpose, prepare and submit a report to the Minister seeking approval of the revocation of the community land classification of Allotment (Reserve) 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 as Community Land.

The application to the Minister would be submitted inclusive of all relevant documents and supporting information with a view for approval for the revocation of the classification of the land to be obtained as per S. 194 (3)(b).

A further report would be presented to Council following the response from the Minister seeking further resolution of Council.

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

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