



Project Name : Proposal for Revocation of Community Land - 25 Chapman Street, Port Lincoln

Submission Summary

15 May 2025 - 12 June 2025

Report generated on 19 June 2025

Project Overview

The City of Port Lincoln sought community feedback on a proposal to revoke the community land classification of 25 Chapman Street, Port Lincoln to enable the potential development of residential housing.

Reasons for Revocation Proposal

The City of Port Lincoln's Housing Strategy 2024-2029 identifies a significant shortage of housing across the region, particularly 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.

25 Chapman Street has been identified as potentially surplus to community needs in its current form and is considered to offer greater benefit to the community if sold and developed into residential housing. The site is currently underutilised and has no community function and no notable features of public interest. Ongoing maintenance, including fire prevention and pest control, incurs regular costs to Council without community benefit.

Revoking the community land classification would allow Council to sell the land through a competitive market process to secure the best price in accordance with Council's Disposal of Land and Assets Policy. Proceeds from the sale would be allocated to the Land and Building Reserve, to be reinvested into community assets and infrastructure, as approved by the Council.

The development of this land into residential housing would help address the local housing shortage.

Other considerations

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

Community Impact

If the land is sold, the proceeds would be allocated to Council's Land and Building Reserve for reinvestment into community assets and infrastructure, as approved by the Council.

Council is consulting with the community to help inform its decision. If the proposal proceeds, the land's reserve status would be revoked under Section 195(1) of the Local Government Act 1999, allowing for future residential development.

A detailed Proposal for the Revocation of the Classification of land as Community Land Statutory Report, including Annexures A-E, is available to view in the Key Documents section on the right. We've also prepared a reader-friendly version, which includes a Q and A Sheet at the back. Both versions cover all five Council-owned parcels currently under consideration. Hardcopies were also available at the Council Office and Port Lincoln Library during the consultation period.

Proposal for Revocation of Community Land – 25 Chapman Street, Port Lincoln

Number of Submissions : 44

Respondent	Subject	Description	Attachments
1	Chapman Street Reserve	I support the Revocation of the land at Chapman Street for use as residential land. There is a housing shortage, and this will support Council addressing the shortage	-
2	25 Chapman St Pt Lincoln	In regards to revocation of 25 Chapman St. I would like to put in an objection to this proposal. Nobody could tell us how many houses would be allowed. As we hare large blocks around here we feel that we do not want housing estate amongst us. With more houses in that area there would be more water runoff directed to the natural water course. Flora and fauna. There are several Koalas and kangaroos in the area and travel between trees on both sides of block. Local people use the area to walk and exercise their dogs.	-
3	Community Spaces	I strongly object to the Council's proposal to revoke Community Land. It is not ok to do nothing with this land and then suggest it is of no Community value. All of these community spaces are important to the City and its people. Rather than seeking to sell them off Council should be looking to how their benefit can be maximised. I am no town planner but surely with some native trees, lawns (watered from the waste water system) and recreational facilities such as tables, chairs, bbq, nature play etc they can be extremely valuable to nearby residents. I also find this process of consultation frustrating in the extreme - really you want people to fill in a different form for each space. No doubt few will and you can tick the consultation box and move on.	-

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		Come on Council - with climate change, increased housing density and an explosion of mental health issues people need places to connect to nature.	
4	Chapman Street	I can support this revocation of community land IF and only IF some fair percentage of this is allocated to Community Housing to support those who are in desperate need - and first home buyers to get a foot in the door. It could be a fabulous development if a number of community models can be studied that have been successful - but not sold off to the already wealthy.	-
5	Revocation of Community Land, 25 Chapman Street, Port Lincoln	The attached letter applies equally to all of the proposed public reserve revocations.	Refer Attachment 1
	Revocation of Community Land, Port Lincoln	Please consider the attached letter to Council and Staff when addressing all of the proposed revocations of community land	Refer Attachment 1 as same
6	Proposal for Revocation of Community Land - 25 Chapman Street, Port Lincoln	Dear Council of Port Lincoln: I understand the need for expansion - I do - and I am sensitive to the requirements of a growing city. However, I am going to make the same two points for all five submissions: 1. Once open spaces / green spaces are developed, there is no getting them back. They're gone. Port Lincoln is a lovely and desirable community in *large part* to its layout - a rolling city bordered by the	-

Respondent	Subject	Description	Attachments
		sea with plenty of parks and open areas. Once these areas are developed, it will lose that magic. By all means - improve the green spaces. But if you develop them, they are lost forever and the city will lose much of its charm. 2. Port Lincoln is also blessed with space to sprawl. I've lived in many places that have natural borders. The community CAN'T expand and so discussions like these become much more fraught and weighted. However, Port Lincoln doesn't have that problem. There is plenty of space outside of the town centre to add infrastructure and more residential housing. That is where you should be looking first - not to the green spaces. Thank you very much for reading my opinion and I hope you will take it under consideration.	
7	Revocation of community land status @ 25 Chapman St. Port Lincoln	Mr Brad Tolley and the Elected Members of the Port Lincoln Council. My wife and I live at [REDACTED] [REDACTED]. As I was previously employed by one of the largest Councils in South Australia in the role of Manager, Strategic Asset Management for over 10 years, one of my key functions was the strategic sale and purchase of land to better achieve the delivery of Council's various long term strategic plans. I therefore understand the reasons and necessity for the revocation process where good community outcomes are achieved. While the subject land is undeveloped and as such is less patronized than developed open space, it is nonetheless the only public space for unstructured recreation for local residents for quite a considerable distance. My opposition to the current proposal is twofold: A. There is no direct benefit to the residents mostly affected by the removal of their nearest recreational space. I would have expected the enhancement of another local recreational space within walking distance. Instead the potential funds may be used to upgrade a facility on the other side of the City and not easily accessible without the use of a motor vehicle.	-

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		B. The proposed alternative use of the land is VERY broad. If Council were more specific on this matter (which I believe it could and should be) the debate and community feedback would be more useful. In conclusion, I only support the revocation of the community land status of 25 Chapman St if the proceeds of any future sale are used to enhance another nearby recreational space (or indeed a portion of the subject site), and, Any residential development is conducive and of similar proportion to the existing large allotment sizes as expected in the rural fringe. I do not support childcare or aged care facilities in this area. Under normal circumstances I would have requested a deposition to Council at the July meeting however my wife and I will be interstate and unable to attend.	
8	Revocation of Chapman Street	██████████'s Submission Re-Revocation of Community Land at Harbourview Reserve, Seaview Park, Chapman Street, Oswald Drive and Trigg Street Reserve. I am formally objecting to the City of Port Lincoln's Revocation Proposal for the above community land on following grounds. .1 The Proposal for the Revocation lacks probity, as outlined in my Letter to the Editor published on 29th May 2025 in the Port Lincoln Times, does not comply with Council's values as it lacks integrity, including honesty and transparency. .2 The Council Employees who compiled the Proposal have breached Councils Employee Conduct Policy, (of which Councils management were too incompetent to review by February). .3 The Council' CEO's lack of due diligence, by allowing unsubstantiated spin to be relied on in the Proposal, will/has prevented ratepayers from making an informed submissions, plus prevented elected Councillors from making informed decisions.	-

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		I believe that, in the interim the Revocation Proposal should be advertised as being withdrawn and, subject to being investigated (as per other legislation), all Council managers deemed to have breached councils policies (or failed to document their concerns) should have their employment terminated as they can no longer be seen as being trusted. This includes any employee who continues to breach council policies by failing to immediately terminate the above proposals and advertise their withdrawal.	
9	Revocation of Community Land - Trigg Street Reserve	Chapman Street	Refer Attachment 2
10	Disapproval of all land revocation	I would like to formally object to all land revocation in port lincoln especially the allotment of 25 Chapman St. ██ and if full of native trees and wildlife. We bought the adjacent property to ensure there was no neighbouring houses around us. All these parcels of land we given to the council when subdivisions were originally done and the council has no right to PROFIT from this. Once green spaces are gone, they can never be replaced, and for many wildlife species, they are corridors for them to move about. There is an abundance of land around that is on the market and no need to sell these blocks at all. Maybe the council could work with people that actually want to subdivide there land and sell instead of making that process too hard. There is no greater plan in place that the sale of these lands will be used for the "said" purposes. There is no studies in place to look at traffic, sewage, power or water to see if it is even possible to achieve the councils said outcome.	-

Respondent	Subject	Description	Attachments
		This land belongs to the public and you have no right to fill the council bank account from the sale of these properties. You say these parcels of land cost money to maintain well [REDACTED] [REDACTED] I have never once seen or herd of any monies spent on the parcel at 25 chapman Street same as the Oswald drive allotment. The other ones are parks and the rates cover what is poorly managed on these sites anyway. This land should never be sold nor is there a need for this. I will strongly appose any move towards all of the 5 parcels being sold.	
11	Objection to Proposed Revocation of Green Space – 25 Chapman Avenue	Dear Port Lincoln City Council, I am writing to express my concern and strong opposition to the proposed revocation of green space at 25 Chapman Avenue. As someone who has lived in Port Lincoln for almost 12 years, I've always admired the community's commitment to preserving its natural environment. One of the standout qualities and something I've deeply valued as a parent - is the access to open green spaces where our son can grow up surrounded by nature. For the past eight years, we've lived on Highview Drive and drive past Harbourview Reserve frequently, often up to six times a day. Without fail, we see families, children, dog walkers, and members of the community making use of the park. It's clearly a well-loved and well-used space. In regard to 25 Chapman Avenue, we recently purchased the property at [REDACTED], which is adjacent to the proposed site. In speaking with surrounding neighbours, we learned more about the value this quiet, semi-rural corridor offers - not only to residents, but to local wildlife. We've personally witnessed koalas and kangaroos in the area, and it's clear that the green corridor supports biodiversity and offers one of the few remaining sanctuaries for native species in our residential zones. While I understand the increasing demand for aged care, childcare, and housing, I don't believe sacrificing this community green space is the right solution. These needs should be addressed	-

Respondent	Subject	Description	Attachments
		through thoughtful planning that protects our environment and prioritises the long-term wellbeing of the people who live here. Giving up green space isn't a temporary change - it's a permanent loss. And in this case, it would significantly impact both current residents and future generations. I urge the Council to reconsider this proposal and explore alternative solutions that allow Port Lincoln to grow while still protecting the very qualities that make it a special and liveable place.	
12	OBJECTION to Revocation of Community Land	Refer Attached	Refer Attachment 3
13	Objection to Revocation of Community Land at 25 Chapman Street, Port Lincoln	As per attached email	Refer Attachment 4
14	Proposal for Revocation of Community Land - 25 Chapman Street, Port Lincoln	I object to the proposed revocation of the community land classification at 25 Chapman Street. This land belongs to the community and should be preserved for public benefit, not sold or developed for private housing. Green and open spaces are increasingly valuable for community wellbeing, environmental sustainability, and future flexibility. Rather than reducing public land, the City should focus on using existing developed or underutilised spaces for residential growth.	-

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15	Revocation Chapman street	The area planned for revocation in chapman street is an area that needs to be preserved...it's an extension of the rustlers gully reserve and home to koalas, kookaburras, bearded dragons and other native species. There is also so much privately owned land on the south side of port Lincoln that has already been cleared that could be subdivided further and zoned or rezoned residential. All other parks up for revocation should also be preserved for similar reasons and we as a community have an obligation to keep our green spaces for future generations.	-
16	Submission - Proposal for Revocation of Community Land - 25 Chapman Street, Port Lincoln	I disagree with the Proposal for Revocation of Community Land All recreational community land should remain as recreational land for parks & recreation purposes. As our city grows the need for recreational spaces are extremely important to give families place to be able to exercise & relax & take time out of their busy life. Parks & outdoor recreational spaces promote healthy wellbeing; spaces for families within the community a sense of belonging & promoting good mental health & healthy families. It would be better for this land to be kept as is and developed into safe park spaces for families to be able to be used.	-
17	Revocation of Community Land - 25 Chapman Street	Dear sir, Can the council please advise how they came to be in possession of this parcel of land and on what basis/ proviso it was given to the council in the first place. As a resident in the vicinity of this site, I'm keen to know the answer to my question.	-
18	Revocation of Community Land	I OBJECT to the proposal for the Revocation of All Community Land and more specifically the 25 Chapman Street Reserve.	-

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		The public meeting held on site in May was a waste of time. The Council representative was unprepared and couldn't answer any relevant questions. Particularly as regards services to the reserve and or allotment sizes. In addition as regards the public use of the reserve apparently Council visited the reserve on a Tuesday....a school day and during working hours and concluded it wasn't being used. Really? The Reserve is a catchment for a natural waterway and part of a flora and fauna corridor that is rare in Port Lincoln. It should be kept as a reserve....once gone we will never get it back.	
19	25 Chapman Rd Port Lincoln	To: Port Lincoln City Council Subject: Objection to Sale of Public Land for Housing Development 25 Chapman St Dear Port Lincoln City Council, I am writing to express my concern regarding the potential sale of a public parcel of land in the Port Lincoln Council area for residential development. This land is not just an empty block—it is a valuable community asset that serves many purposes. Every day, families bring their children here to run, play, and explore. Dog owners rely on this space to walk their pets, creating a strong sense of social connection. It's one of the few remaining places where people of all ages can enjoy nature close to home without needing to travel far or spend money. Turning this land over to housing would be a short-sighted decision with long-term costs. More homes mean more cars, more road congestion, and a rise in vehicle emissions—at a time when we should be doing everything we can to reduce our carbon footprint. Increased traffic will also put additional strain on existing roads, intersections, and infrastructure that are already under pressure. In addition to the environmental and traffic concerns, there's the question of livability. As Port Lincoln grows, our community needs more accessible green spaces—not fewer. Urban growth should not come at the cost of wellbeing. Green areas support healthier lifestyles, lower stress, and foster stronger communities. Moreover, public land once sold is gone forever. Unlike roads or buildings, it can't be rebuilt. These spaces are an investment in the character and liveability of our city. Preserving	-

Respondent	Subject	Description	Attachments
		them sends a clear message that Council values long-term community benefit over short-term financial return. I urge you to reconsider any proposal to sell this land. Development may bring in immediate revenue, but the real value lies in what this space provides every day—room to breathe, walk, play, and connect.	
20	Land Revocation and Greyhound Road / old dump	Please see attached my feedback and suggestions regarding the proposal for land revocation within the council area. Thank you for the opportunity.	Refer Attachment 5
Submissions received added below relating to all submissions.			
21	Revocation of Community Land	Please record and note my total rejection of the proposal by Council for revocation of community land. This includes all five locations. Open space is a fundamental requirement for the health and wellbeing of residents and once disposed of it is gone forever. For Council to place a greater need to satisfy "market interests" in developing community land for commercial use is unacceptable. The Minister for Local Government will be strongly informed of the need to listen to local residents and reject this proposal.	-
22	Revocation of Community land	Hello Dear Council Members, I don't agree with any of our Green Spaces being taken away from the residents. Once they are gone they are gone forever. Even if it is to simple take in view, is better than always looking at buildings.	-

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		Im told that some of these spaces were donated to the city to be used as green spaces playgrounds or walking areas, whatever the residents would like to use them as. Please leave them alone. Thank you for the opportunity to have my say. There will be more land for the building your talking about.	
23	Submission - Proposal for Revocation of Community Land - Trigg Street Reserve - Willison Street	I am 100% against Council selling any of the land that has been suggested. This proposal is trouble in the making, developers will do with it as they please (no doubt through State planning to circumvent Council) to the detriment of local community. NO SALE !	-
24	Community land revocation submission	I am pleased to provide the attached submission for consideration. I am available for further discussion to clarify my conclusions, and/or for Council to clarify its position. Please note that I am away from home base between 27/5 and 26/6.	Refer Attachment 6
25	Proposal for Revocation of Community Land - 10 Oswald Drive, Port Lincoln	This piece of land, on Oswald drive... along with the 4 other parks that are being threatened to be taken away, were either a gift from former residents for use as a green space, for generations to come. Or a forced "gift" given by owners of the land around, that were subdividing the area for residential purposes. Council asked for this particular green space on Oswald to be left for residents, to have as a green space, for the future, noting how important it was to have such a space!	-

Respondent	Subject	Description	Attachments
		Every piece of research into mental health, shows that the outdoor parks provided to residential areas and green spaces which take us back to nature, are of great importance to help toward building resilience, with mental health and physical health. Our space has significant trees that support so much native life, kids go there to climb these trees and the rocks outcrops. The new Holland honey eaters, kookaburras, hunting Kytes and a local wedge-tail eagle couple, have all been sending foraging and hunting, every day!! If you haven't seen this, then you haven't been looking!! Adelaide is in the process of expanding green areas in the northern suburbs, just look at the state premier's Facebook page! A new parkland is being developed because of mental health and community.. and it's going to be huge!! If you let these precious pieces of land go, you will never get them back... and you have no way of knowing what developers will be coming in and what they'll be doing. They are big business and have no care for the surrounding community, they know how to get around council to build whatever they want. It is sad to think you can get rid of these so quickly, just remember that you'll be known for this for generations to come.. the council that took these precious green spaces, when there were other options. Just because of some temporary budget cuts that you couldn't fight or failed to fight. This is written on behalf of myself and my husband Nathan Hitchcock and our 3 children (that you are taking this from).	
26	Submission - Proposal for Revocation of Community Land	Dear Brad, I would like to thank the Council for considering all possibilities to address some of the difficult issues like housing and aged care availability facing Port Lincoln and for allowing the community to visit and make contributions towards the various land parcels of the revocation proposal.	-

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		I did take the time to visit some of the Community Land proposed for revocation and will confine comments to those I have most familiarity with, but would also like to make some further contributions generally that Council may find merit in. AGED CARE/HIGHVIEW DRIVE: Having recently had first hand experience with the aged care system, I can greatly appreciate the need for more capacity. However, I do not agree that the Harbourview Reserve is the best place for this. In the immediate short-term, I would like Council to prioritise exploring the potential of the following 2 options: 1. Add another floor to the existing Matthew Flinders facility; 2. Alternatively consider extending rooms/accommodation to the front of the existing home so that the current existing carpark would effectively become an undercover carpark of the new wing. This would reduce/negate the issue of people opposing extra building height interfering with their 'view'. The advantage of either of these options is maximising efficient use of staff and resources. For the longer term - there will be vastly increased need for aged care facilities. And these needs are not confined to within the Port Lincoln City Council boundary. Aged care is an issue that applies to adjacent Councils also - it would be wonderful for Port Lincoln and Lower Eyre Council to work together to identify a large parcel of land (in LEC) and build a strategic facility to provide a range of assisted living and higher care options in a sprawling rural setting that is appealing and stimulating to our aging rural population and the extended family member(s) to visit and walk/easily move with wheelchairs and mobility devices through landscaped grounds. Combining Aged Care and Child Care in close proximity may also bring immense benefit to both young and old and may become an inspirational example for others to follow (and once again potentially bring efficiency to staffing as both sectors are currently struggling).	

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		10 OSWALD DRIVE: It is my understanding that this was gifted to Council for the purpose of Community use; and as such any future development or proposals should be at least discussed with the donor. Current use falls far short of that, partly (maybe) from lack of awareness but also the narrow inconspicuous access. The area could become a lovely picnic area (NE quadrant) with minimalistic sheltered areas such as with Puckridge Park and some native landscaping around features like the large boulder connecting with the waterfall and plantings along the southern half. Any future development will have containing factors like access, rock, topography and drainage. There may be potential to section off 1 or 2 house blocks immediately on the back of 6 and 8 Oswald drive (ie the NW quadrant) for development, however there would need to be an absolute requirement that every drop of rain that falls must be retained within those property boundary(s). Any increase in hard surfaces or roofs will exaggerate the stormwater flows and flooding that is already being experienced by residents along Valley View Road. Natural wetlands could be created along the northern boundary of existing vegetation to slow surface flows and assist with storm water assimilation of the area. 25 CHAPMAN STREET: Like Oswald Drive, this area may have potential to offer some land AND work towards enhancing the natural landscape for Community use. The road frontage is obviously the easiest to consider some housing development. The wider parcel of land contains a listed native vegetation species (Acacia dodonaeifolia - listed as Rare in SA, under NPWS Act), has large granite intrusions (top portion) and potentially water-logging and drainage/flooding issues (the area near the dam). The Acacia scrub area could likely benefit from some small scale traditional-owner-style-fire-management; there is a lot of dead material that has become infested with invasive weeds. Opening this up with cool burn ground fire can help re-invigorate the rare species, as well as reduce on-going fire risk where the remnant has fine fuel grass weeds and bridle creeper infestation. This area, which also includes the granite could then remain a valuable bit of natural green space to allow kids to participate in nature play. The quadrant nearest the dam could be cleared of invasive grasses and	

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		sculptured into a designated wetland to accommodate over flow from the dam, runoff from the surrounding granite intrusion and developed house blocks; plus assimilate runoff from the major upslope drainage works of Walter Street. Small scale wetlands can provide vital habitat for water birds and the small native insect and seed eating native species like fairy wrens, thorn-bills and pardalotes which would still be present in the adjacent Acacia woodland. I did not visit the remaining allotments and will refrain from commenting on those. I would however like to see the Council explore the option to allow increased building heights within a portion of areas across broader Port Lincoln - to accommodate future housing/apartment development. I do believe that green space, natural landscape (including native vegetation) and open space is currently undervalued by many in the community. Port Lincoln City Council does have and will continue to have challenges balancing human and nature needs within the constrained spatial footprint of current boundaries; as such I see it should be a very high focus to retain and protect existing well conditioned native remnants - like the wider Murray Point and the Delamere Wetland area; with more emphasis on developing vacant properties and relaxing height restrictions to allow a progression towards higher density living. Medium and high density living can work well if there is community green space and open space deliberately factored in to the development plans. I hope that these thoughts are of value in your immediate assessment of the Revocation proposal and can contribute to wider future strategic planning.	
27	Nature Reserve	Hello, I, like many other residents of Port Lincoln, disapprove of the council's intent to sell off our reserves to private developers. These reserves serve as important community spaces and wildlife nesting grounds.	-

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28	Harbourview Reserve and others	As a Port Lincoln resident since birth, and a Surveyor who has worked in Port Lincoln and Eyre Peninsula for 30 years, I oppose the revocation of any community land in Port Lincoln. I am writing this in relation to Harbourview Reserve, but also regarding the other reserves. As a Surveyor I just shake my head of what is being proposed, it is just bad. This is land that was provided as a requirement for Subdivision. Every resident in Port Lincoln should have been notified by letter drop not just residents facing the Reserve. There are residents out there that have no idea about what is being proposed. It is quite disgusting, it is as though the council has done minimum work so there is minimum blowback. The Council should be more engaged with the public if they are concerned about lack of development happening. Not only is there over a hundred houses for sale in Port Lincoln at the moment but there is so much vacant land in Port Lincoln that could be divided up and developed, but for various reason there are roadblocks stopping it from happening. Whether it is because sewer and water cost are too expensive to extend, Native Veg makes things hard or the zoning. There is so much vacant large parcels of land which will stay vacant for ever because of these issues. The development of Community Land should be a last resort, in the future this land will be invaluable, but once it is gone its gone for good. Whoever came up with this idea mustn't live in the council area and or spends their free time sitting inside watching TV. I would much rather have Community land for everybody to enjoy than have the Council own a half empty Civic Centre.	-
29	Submission - Proposal for Revocation of Community Land - Harbourview Reserve -	To the CEO and Councillors, I believe this and all the additional pieces of land subject to Revocation should absolutely not be sold off by Council or otherwise Transferred they are reserves and green space. In some cases the original owners who are still alive were forced to give this land up in order to get development approval. These open spaces are for the community... not to be sold off by Council and its employees and representatives who in most cases will be gone or moved on in the next few years	-

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	Highview Drive, Port Lincoln		
30	PLCC's proposal to revoke Community Recreational Reserves (5) status.	You proposal to revoke Community Recreational Reserves makes two unsubstantiated statements. 1. The high cost of maintenance and up keep. SHOW US THE FIGURES TO PROVE YOUR CLAIM! PLCC's new trees, seating and paving at Liverpool St pedestrian crossing costs what? Just one of those benches would care for Harbourview Reserve for the year. 2. You claim under use of Reserves. NOT ON HARBOURVIEW! People of Lincoln come from across the city to use Harbourview. They are there from 7am to 7pm. Your very expensive upgrade of Waite reserve is an abject failure. Looks good but no one uses it. SHOW US YOUR SURVEY DATA, and EMPIRICAL EVIDENCE TO PROVE UNDER UTILISATION! (for Harbourview specifically) You, our Councillors, your duty to your community is very clear, open your ears and then it is a simple YES or NO. When you vote on this proposal, feel your communities wishes. ██████████ On Sat, 24 May 2025, 10:18 am ██████████ wrote: Our members, both state government and local Counsellors are elected to represent their constituents. Fact. The majority of our community of Port Lincoln are clearly against this PLCC proposal. I would expect you Counsellor's to listen to your community and do what you were elected to do.	-

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		PLCC are burying their heads in the sand if they choose to exclude/ ignore social media. All information is power. We who are also forwarding submissions of objection are very concerned that the PLCC will "summarise or paraphrase submissions" before the Minister receives them. We do not want anyone amending, redacting or otherwise our submissions.	
	Revoking community reserves	I have serious concerns about the PLCC's proposal to rezone 5 community reserves. Good land use practice recommends 15% allocation to community green, recreational reserves. Many very recent and authoritative articles reinforce the correlation between these spaces and healthy physical and mental outcomes. Please read one or two. I've looked at the "survey monkey" questionnaire and who will understand it? Council should publish that handout information page in it's totality into the Lincoln Times. A very small percentage of our community would be aware of that document.	-
31	Harbourview Reserve	To: City of Pt Lincoln Council Mayor & elected members & officials. Re: Having my say regarding the Revocation of Community Land Proposal I am taking time to write to you to convey my strong wish to protect Harbourview Reserve along with other parcels of community land identified by council as surplus to council needs.	-

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		I acknowledge there is a need for more housing & age & childcare facilities in our city, along with the whole of our state & I believe our nation. There is also a huge need in mental health & drug rehabilitation due to a lack of services & facilities in our city & beyond. I believe very strongly in promoting health & wellbeing, physically, socially & emotionally. Having a green & open recreational space for simple, accessible & affordable activities which is available for the whole community of Pt Lincoln is a massive asset in providing adequate space to safely to be active, not just in this short term but the long term. Not all people can afford the cost of competitive sports, gyms etc, therefore making these spaces so important to health & wellbeing to many. It is well researched & documented that our younger generations are impacted with increased health problems & conditions due to a more sedentary lifestyle meaning less activity, increased screen time & social media engagement. These include overweight & obesity, early onset diabetes, depression & anxiety & limited socialisation just to name a few. To replace a community green space with buildings is dismissing the value of the environment in assisting in the wellbeing of a community at grassroots level. After raising my children opposite Harbourview Reserve, I now care for 4 grandchildren most weeks for varying lengths of time. The benefits Harbourview Reserve has offered to my family & others over these years is an open green, space to engage in many activities.	

Respondent	Subject	Description	Attachments
		These activities include running, bike riding, kicking footballs, soccer balls, exercising the family dog, climbing rocks & trees, playing chasey & hide & seek, looking for lizards & other creatures, observing nature, building structures out of sticks as well as the playground equipment, digging & playing in the sand. Most times I have my neighbours 3 children join us also as they enjoy playing with my grandkids & they all play well together. This not only benefits these kids but their mum as her partner works away most weeks, she is able take a break from her busy work / home life balance & catchup at home while experiencing some peace & quiet. All aspects are of significant benefit in the development of positive physical, social & emotional well-being. I am able to encourage the kids to observe & discuss the flocks of galahs that feed on the seeds on the ground in the reserve in season, along with other bird life that frequent the area. We have a family of magpies who nest near & frequent the park, bringing their new family each year to visit our deck. We also wake to the sounds of other birds each morning which I taught my kids & grandkids to listen out for. They often say they know it was nearly morning as they can hear the birds chirping. As I am in the reserve each week I meet young families from the area, mums with their babies &/or kids catching up, families with kids, dads with their kids while mum is home catching up with chores at home, kids from other areas who are visiting relatives living in the area, bigger kids who have the space to hang out. Most times I engage with one or two people / families each time I am in the reserve. When not in the reserve I observe individuals, children & families every day doing anything from utilising the playground, riding bikes, exercising dogs, practicing golf shots, running timed sprints, flying kites, hosting birthday parties, the list goes on.	

Respondent	Subject	Description	Attachments
		Harbourview Reserve in my opinion is a valued & frequently used space in our beautiful city. It provides a space that is easily maintained, offering children / families / individuals the room to ride, run, walk, play, roam, explore, practice, host & hang out safely, significantly enhancing physical, social & mental health. The long-term health benefits of this green space to the community are significant. Primary Health Care was formally established in the late 1970s. Key aspects being: -It is a holistic approach to health care encompassing both preventative measures to improve health & curative services to treat illnesses. -the importance of community participation in planning & implementing health services. -primary health care should be accessible to all people, regardless of their social or economic status. Promoting improved health & wellbeing (primary health) aims to educate (empower) individuals & communities about healthy behaviours such as physical activity, nutrition & smoking cessation as examples to decrease the long-term burden of health problems. Transforming an accessible, affordable, community reserve that provides a space for relaxation, socialising & being active at a grass roots level into buildings, extra traffic, driving birds & animals away etc is a complete contradiction to this initiative in my opinion. Also mentioning briefly, the detrimental impact developing this reserve will have on safety & congestion on the roads with increased traffic, the bird life, the peace & tranquility & the devaluation of surrounding properties. I implore council to please consider alternative options to developing community green space. It is difficult to offer a solution without knowing what land & how seriously council have explored options for housing, aged & child care previously, but I believe there has to be alternatives. I am also shocked & concerned as to how many people I have spoken to who are unaware of this proposal.	

Respondent	Subject	Description	Attachments
		Can I please request that council outline the criteria / processes undertaken to measure / conclude that the 5 spaces listed in the proposal are under-utilised. PLEASE, PLEASE don't cash in our city's valued green space for development. In my opinion it is a cheap, shortsighted fix which is ignoring the long-term benefit of precious spaces that enhance the health & wellbeing of our community. "Once this space is gone it is lost forever." Having my say,	
32	Proposed Community Land Revocation	REVOCATION OF COMMUNITY LAND Dear Sir/Madam I am writing this email to express my opposition the Port Lincoln City Council's proposed revocation of parcels of Community Land, with particular reference to the land known as "Harbourview Reserve". As a resident and ratepayer of this city I am concerned about the impact of redevelopment of these areas and the negative effects it would have on the immediate residents and the broader community as a whole. These public spaces offer – . Open area green space for all to enjoy now, and for future generations. . Recreational areas. . A buffer zone opening up neighbourhoods and reducing housing congestion.	-

Respondent	Subject	Description	Attachments
		. Natural habits and wildlife space. I do appreciate the need for additional aged care infrastructure, but question why the Council has become the provider of land considering that there are large privately owned parcels of land not more than 10 minutes travel from our CBD. It is essential that the council continues to listen to the wishes and needs of the community in any decision making process. After all local government is elected by the community to serve the community, and also employed as such. Again please register my opposition to any land revocation.	
33	Revocation of Community Land	The PLCC With respect I am not in favour of your proposal of the revocation of Community land for the following reasons: 1) Community land once sold cannot be returned and paradoxically with a growing population it might be required for public use. 2) Our water supply even with our Desal plant (when and if that's finished) may be insufficient to supply not only the existing population but an increase! 3) The topography of this town and the corresponding inadequate roads are making driving in this town at times difficult let alone significantly increasing the population. It's made more difficult with the B2, B3 and normal semis cluttering up the roads. Not helped by the rail closure. I have not seen any major street/roads undertaken in the 6 years I have lived here. Improving roads etc would be the first thing looked at before further development?	-

Respondent	Subject	Description	Attachments
		4) The cost to the city upgrading streets etc will be passed onto the ratepayers? Already rates are going past the CPI. Council needs to live within its means as the ratepayers something that seems to escape the council from the Mayor/down. Port Lincoln is a beautiful city but there is room for improvement/upkeep in existing areas before development community land. Budgets in the present economy, cost of living needs to be well checked before unrealistic development.	
34	HARBOURVIEW RESERVE - RESPONSE TO COUNCIL PROPOSAL TO REVOKE COMMUNITY TITLE	Minister, Mayor, Ceo and Councillors Thank you for the opportunity to comment on the proposed revocation of Community Land classifications and subsequent rezoning of five reserves within the City of Port Lincoln, with a view to selling those reserves to meet current and future needs for aged care, childcare, housing or community services. I am a property owner that would be directly impacted by the sale of land forming Harbourview Reserve. I wish to make some general comments about the broader proposal, then I will focus on Harbourview Reserve. At the outset, I have a general concern about the proposal to sell land currently zoned as Community Land for private developments in Port Lincoln, particularly when there does not appear to be a market failure in the private market at present. A search of residential land currently for sale in Port Lincoln at the time of writing included approximately 50 – 70 listings on each of domain.com and realestate.com, with some of those falling well into the 'affordable' bracket (for example 4,900m2 on Tennant Street priced at \$220,000 - \$240,000). Further, I would expect that any land to be sold by Council would be at a 'going rate' so as to provide the best possible return to rate-payers, and not disadvantage private land owners that may have land for sale (or be considering the sale of land) – that is, a property developer or aged care provider (for	-

Respondent	Subject	Description	Attachments
		example) should not gain any greater benefit from purchasing land from Council than if they purchased from another landowner. Council's documentation making the case for the revocation and sale of community land fails to identify or consider privately owned land that would be suitable for the purposes outlined. The sale of community land for residential development creates a greater population density, with many new allotments generally being smaller in size, bringing more residents into an area while at the same time reducing publicly available space. Council's Open Space Strategy 2021-2026 notes that South Australian children are spending less time outside than at any other time in the past, and cites research that unstructured outdoor play and immersion in nature is essential to the health and wellbeing of children. Indeed, the South Australian Government's 'Healthy Parks Healthy People SA Framework 2021-26' notes the benefits of spending time outdoors for the physical and mental health of all people by providing opportunities for social connection, physical exercise, connection with nature as well as the positive environmental effects of open space in built up environments. While Port Lincoln may have an 'oversupply' of community land on a population basis, it is also important to consider the accessibility, nature and diversity of that land, coupled with the 12.5% developer contributions required by Section 198 of the Planning Development and Infrastructure Act 1996 (the Act) By my calculation, the amount of accessible Public Open Space (excluding Murray's Point Reserve, Grantham Island Reserve and two-thirds of the Caravan Park Reserve) is 14.4%, which does not greatly exceed the 12.5% threshold. (incidentally, looking at the map in the Open Space Strategy document of what is counted as 'council land' for this calculation some of it includes a large cemetery(?) and Sporting complexes (so not always accessible particularly on weekends) I would have thought at least the cemetery be excluded? As residential allotments continue to decrease in size, the demand for a range of open spaces in the council area will only continue to grow. Disposing of larger, under-developed reserves may limit Council's ability to meet future demands for recreational facilities including – but not limited to – dog parks, adventure playgrounds, nature reserves or sensory gardens. I note that Section 198 of the Act	

Respondent	Subject	Description	Attachments
		provides that developers may make a contribution prescribed by regulations, rather than contribute up to 12.5% of a land division to Council to be held as open space and – if Council's concern is funding its existing open space assets - I would support that approach in the future. With respect to Harbourview Reserve, it is my understanding this land was gifted to the Council by the former proprietor of the Port Lincoln Times, Mr M Hill and that it was to be preserved as open space for the community to enjoy. Residents are obtaining legal advice to establish whether the land is 'impressed with a trust' such that any Council action to revoke the Community Land classification is in breach of that Trust. My research also establishes that the approval of the subdivision of land adjacent the Park had an open space requirement that now appears to be being totally disregarded by Council. The Council's information package indicates that the land is 'potentially surplus to community needs', presumably because the facilities on the land are quite limited, but this fails to recognise the informal use of the land that would be lost if only 1000m² was retained as playground. Harbourview Reserve is a popular spot for dog walking, informal walking groups, kicking footballs, and many families have purchased homes in the area to appreciate these benefits, along with the sense of nature and open space – many of us enjoy the family of magpies and other birdlife that frequent the reserve and give a sense of tranquility to the neighbourhood, we use the reserve most days if not to walk the dog, enjoy the openness – this is a unique and rare open space left and should be preserved for its original intent – to be enjoyed for the local community – once it is gone it is gone forever. Blocks are getting smaller, houses more expensive, families NEED to have access to these open spaces. The unstructured nature of Harbourview Reserve creates opportunities for physical activity and social connections to be made and sustained throughout the week and particularly on weekends when sporting grounds are often being used for organised sport. Council's information package indicates that it has invested in upgrades of other reserves in proximity to Harbourview Reserve, however the closest of these is Heritage Walk (450m approx) which doesn't provide the types of opportunities described above – and other reserves require crossing either Flinders Highway or New West Road which means they aren't as safe and 'walkable' for many nearby residents (especially given the hilly	

Respondent	Subject	Description	Attachments
		nature of the surrounding area). This would appear contrary to the objective of creating more active communities through the distribution and use of open space in the council area. While Train Reserve doesn't require crossing a main road, it is situated on a main road, making it less safe for kicking footballs, for older children to run around, or for dog exercise. With respect to the potential use of Harbourview Reserve as a retirement village or aged care facility, I have more specific concerns, mainly around accessibility and traffic management. The streets surrounding the reserves are not wide, and accessing the site with emergency and service vehicles could be problematic and make the surrounding streets less safe for residents. The intersection of Highview Drive, Ocean Avenue and Paringa Avenue has poor visibility and would – presumably – be the fastest access for ambulance and / other emergency service vehicles which we could expect to increase in frequency with the development of retirement or aged care facilities on the site. In the event that the site was turned over to aged care, we would expect to experience higher numbers of service vehicles (eg laundry, cleaners, food services, etc) and staff, while even retirement living would bring with it an increase in services and visitors, creating much higher levels of traffic in the area. Our property has a frontage onto Highview Drive which, as you would probably be aware, is a reasonably narrow curved road, particularly at the Harbourview Reserve end. When there is a vehicle parked on either side of the road it is really only wide enough for one vehicle to get through which – combined with some steep driveways – can make visibility poor along the street. I am concerned that additional traffic would compound this problem. As you would be aware, the area surrounding Harbourview Reserve is quite hilly – even for a person of moderate fitness, some of the roads are quite steep and may limit the ability for older persons who may rely on gophers or other mobility aids to maintain a sense of independence and navigate the surrounding area safely – especially given the matters raised in the previous two paragraphs.	

Respondent	Subject	Description	Attachments
		Council's Q&A information sheet indicates that, as part of a planning and assessment process, a traffic management assessment would typically be required to evaluate potential impacts on local roads, intersections and parking availability. I would respectfully suggest that by that time it would be too late, and that a traffic management assessment be undertaken prior to the proposal for Community Land revocation proceeding, I would further suggest that assessment be made available for community feedback. With regard to aged care facilities, the ability for people to 'age in place' has been noted in the City of Port Lincoln's 'Empowering our Elders' strategy, as a means of maintaining social connections. Just as it is important to consider the spread of recreational facilities across the City of Port Lincoln, I would encourage Council to take the same approach in its planning for aged care. Currently the main locations for assisted living are Pioneer Village on Flinders Highway, Matthew Flinders on Oxford Terrace and Lincoln Grove on Marine Avenue. For those who have lived most of their lives in Lincoln South or Kirton Point and whose ability to move around in the community becomes more difficult as they age, it may be worth considering the opportunities to zone for retirement living/ aged care in those areas to support our elder population to sustain their social connections within those communities. Consideration might also be given to land that is relatively flat, thus encouraging mobility in elder residents. This obviously needs to be part of a broader approach of ensuring that existing aged care facilities are fully utilised, and that we are doing all that we can as a community to attract and retain aged care and ancillary workers to the region. I refer you also to my separate, confidential correspondence that I request not be made publicly available or disclosed as part of any Freedom of Information request. I will email that to the ceo@plcc.sa.gov.au email address only	
35	Revocation of Harbour View Park	To the City of Port Lincoln Council & SA Minister for Local Government As a lifelong resident and local business owner in Port Lincoln, I am writing to express my strong opposition to the proposed revocation of Harbour View Park and other community parklands.	-

Respondent	Subject	Description	Attachments
		These green spaces are not just patches of grass — they are vital to our town’s identity, health, and social fabric. To consider selling them off for development is not only short-sighted but deeply disappointing. It sends a message that convenience and financial gain are being prioritised over long-term community wellbeing. Council has long upheld an “open space strategy,” a principle echoed by local governments across the country. To abandon this strategy now undermines public trust and suggests a worrying shift towards expediency rather than thoughtful planning. The perception that council is opting for the "easy sell" — sacrificing well-loved public spaces to developers — is growing, and this proposal only reinforces that image. While I understand the need to plan for future growth, including educational and aged care facilities, this should never come at the cost of our community’s green spaces. Once gone, they’re gone forever. Surely, there are alternative sites in town — underutilised or privately/government-owned land — that could be explored with greater creativity and determination. I urge the council to reconsider this proposal and demonstrate leadership that values sustainable, inclusive, and community-focused development. These parks belong to all of us — not just for now, but for generations to come.	
36	Proposed revocation of community land status	To Whom It May Concern I writing to submit my objection to the proposed revocation of community land in Port Lincoln, particularly that of Harbourview Reserve but also other open spaces that have been mentioned in this proposal. The reasons for the proposed revocation are important BUT do not outweigh the absolute importance of open green spaces in our communities. Council would have to change its own bylaws	-

Respondent	Subject	Description	Attachments
		which mention the importance of close proximity to open green spaces to all community members. It is important to acknowledge that some of these open spaces have been donated to the people of Port Lincoln for the use of further generations. It looks to me council is more concerned about revenue raising than thinking of realistic solutions to providing future aged care, retirement living or childcare spaces. These issues are not for local government to solve at the expense of the generosity of past residents and/or developers. They are also not 'core business' for council but maintaining our parks is. It is undeniable that the world is warming therefore is it vitally important that we preserve current parks and open space and vehemently protest against this type of dense urban development. This council does not have a mandate to make this change which cannot be reversed once development has occurred. If Council must pursue this issue, make it an election issue for the whole community to vote on. It won't pass 'the pub test'. Thank you for allowing me to express my opinion.	
37	Community Land	I have a young family and work long hours so don't get much time for anything else. I understand that the closing date for passing in a submission was yesterday but I haven't had a chance until now. Having open spaces for people to recreate, exercise, be in nature, walk their dog among many other pursuits is crucial to a healthy population. These five parcels of land should all remain open spaces. I'm disappointed this has even been raised as a potential option. Open spaces and parks should never be developed especially when they have been donated or bequeathed to remain as open space. Similarly where the land has been put aside as open space because there is development happening nearby it needs to remain as open space.	-

Respondent	Subject	Description	Attachments
		Think back very recently to the covid pandemic and how important these spaces were for people's physical and mental health. Please for the sake of the community, people's health, recreation and a vibrant functioning rural city do not develop any of these green spaces. • Harbourview Reserve – Highview Drive • 10 Oswald Drive • Seaview Park – Monalena Street • 25 Chapman Street • Trigg Street Reserve - Willison Street I will be watching closely to see council's decision as will many others.	
38	Land Revocation	I am not in support of the proposed land provocation listed on Port Lincoln council website. Green space is vital for urban cooling and mental health. Maintenance cost should not be a reason council wish to sell of this land. Also mention that these areas are not used which is another sad reason to sell them off. Trees and green space provide habitat for us and other life forms to enjoy as needed. Please don't sell of our beautiful green spaces, its makes our Port Lincoln beautiful. And there are lots of areas of land already for sale that the council could buy.	-
39	Harbourview Reserve	Please find attached our written submission regarding the Proposal for Revocation of Community Land.	Refer Attachment 7

Respondent	Subject	Description	Attachments
40	Selling off council land	Hi, I am concerned about the council selling off land that has been previously donated to them, or land marked as reserves. I personally purchased my home at a significantly higher price than what the actual structure of the home would be worth, one massive factor was that there is a reserve adjacent to the property. I would think that this factor would have also been a consideration for all those in residential areas whose homes are near the planned reserves that are being considered to be sold off. How disappointing for these residence whom are presumably long term council rate payers and in some proposed areas they have been high contributors to the community. I sincerely hope the council takes a lot of consideration before proceeding. This beautiful town and culture is slowly turning into just another ordinary place, bring the children up with trees, ocean, parks, wildlife and space, not all needs to be a concrete jungle. Thank you for your time	-
41	Submission - Proposal for Revocation of Community Land	As someone who nearly didn't move to Port Lincoln because of the lack of childcare available and rental home options, I think the re-use of these parcels of land is a fantastic idea.	-
42	WCYCS Submission on the Proposed Revocation of Community Land From: West Coast Youth and	See attached submission.	Refer Attachment 8

Respondent	Subject	Description	Attachments
	Community Support (WCYCS) Date: 04 June 2025 Affordable Housing – The Need for Equity and Integration The shortage of affordable housing is having a significant imp		
43	Revocation of Community Land	We are currently travelling interstate. Before we left i emailed the Mayoress and every single councillor with my views. Only 2 had the decency to respond. My husband and i especially totally against the revocation of community land and want Harbourview Reserve Highview Drive left as is for the community to use. This along with other parks/ land council is trying to sell off for whatever reason. Please find my email- i could list other land around Port Lincoln that lies ugly and dormant which would be quite an enterprise for further planning. I vote NO to this proposal.	-
	Revocation of Community Land	Attention Brad Tolley My husband and myself, as ratepayers of Port Lincoln would like to put forward we are AGAINST councils proposals to revoke the classification of council owned sites - marked as surplus to councils needs. We would like it noted the whole plan is NOT in the interests of our city and its residents. Neither are you allowing enough consultation.	-

Respondent	Subject	Description	Attachments
		We do not want these parks/ reserves turned into housing, ages care or community services as you've stated. Which, i might add there are no proposals, plans or costings for any of these. We agree these services are needed but just revoking and changing the classification is not the way, without future plans, budgets etc. There are a number of sites in and around PL -that could be looked into- the rail yards and land along Le Brun Street and Porter Street for one. I don't intend listing more here- but ask your constituents for more ideas. My husband and i cannot attend any public forums as we will be travelling for an extended period of time. I urge you all to take note of the community's response - especially on social media. I have encouraged people to contact you as i am in person. Please think again, or give us some more details.	
44	Revocation of Community Land	Refer Attachment	Refer Attachment 9