Project Name : Proposal for Revocation of Community Land - 10 Oswald Drive, 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 10 Oswald Drive, 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.

10 Oswald Drive 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 for residential housing. The site is currently underutilised, has no community function, and is not considered to be suitable for redevelopment into a reserve due to its limited road frontage and topography.

Ongoing site 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.

Other considerations

- There are no registered interests noted on the Certificate of Title (Annexure D)
- 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.
- 10 Oswald Drive is subject to a reservation (it is a reserve) that can be lifted through the revocation process pursuant to section 195(1) of the Local Government Act 1999.

Community Impact

The proposed revocation is not expected to have a significant impact on the local community or neighbouring properties. Redirecting funds currently spent on maintaining the site into higher-use community assets would provide broader community benefit.

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 public consultation period.

Proposal for Revocation of Community Land – 10 Oswald Drive, Port Lincoln

Number of Submissions : 65

Respondent	Subject	Description	Attachments
1	10 Oswald	Please find attached	Refer Attachment 1
	10 oswald	To the Port Lincoln Council, I am an adjoining landowner to 10 Oswald. I bought my house 13 years ago. It was built in 1985 (by [redacted]) It is built into the side of the very steeply sloping hill, on two levels, with a steep driveway, a car garage under the house and many steps to get up to the front door. At the back of the house there is a 10 foot high retaining wall to stop the soil, etc. from the neighbours house garden behind from landslides down. I can access 10 Oswald from the back corner of my back yard. Having this (very pretty) and quite private vacant block of land with private access was the main reason I bought this house. It was a deciding factor. I grew up in a very similar build house in Adelaide with vacant land on both sides and behind the house. Many hours of happiness were spent playing in the trees, making cubby houses and scrambling around in the scrub, discovering nature and having imaginary games. Later I walked our dog there every day and spend time training her to come, and behave, off leash, away from the distraction of other dogs and people.	-

Respondent	Subject	Description	Attachments
		10 Oswald is used every day, by myself, my family, our guests and extended family and also all of the surrounding neighbours. In the same way. To walk in, to enjoy nature, to walk the dog, for exercise, for fresh air, for space, for a safe, private, place for all or our children to play, away from traffic, strangers and enjoy nature and peace. Without having to further away to another park where they would need transport and supervision – as the land adjoins all of the many surrounding houses, most of which have direct access from their back yards. Most of the houses surrounding have no other access to the rear of their houses. Knowing that this block of land was set aside, never to be built on, has allowed the house designers to not have to include side vehicle access to their back yards. Any building works or emergency vehicle access to the rear of these houses can be accessed through 10 Oswald. This includes fire trucks. In the event of a house (or garden) fire, I don't know how a fire truck would be able to get access to a fire from any other place, especially if the fire was in the back of the house or the back yard. The council don't maintain, or spend any money on this block, aside from a couple hours of whipper snipping once a year. The neighbouring home owners do. They have planted many trees, some of which are decades old and are home to many birds and even the occasional koala! These trees act as a ground stabiliser on this rocky and extremely slopes land, and soak up and slow down stormwater run off from flooding the houses below. Building on this block, only, even one house, I believe would cause possible land slipping, definitely flooding, as the groundcover and trees on 10 Oswald are what is stopping this, by slowing down and absorbing heavy rainfall. There are huge granite rocks, all though this block, impossible to remove in some areas. In heavy rain events there is even a small waterfall flowing over and down these rocks that then goes through a deliberately planted water easement garden in the house below it, preventing flooding across the road and land slippage further down the slope. It seems to me it was a	

Respondent	Subject	Description	Attachments
		sensible and careful decision made at the time of the subdivision planning, to choose this particular block to be set aside, never to be built on, as Mr Gobin said, it was a legal planning requirement at the time to set aside a percentage of community land, never to be built on, and as this land is obviously, extremely unsuitable for a building, it seems the perfect choice, and all the surrounding houses were designed and built (and still are being built) with the understanding that this block will be left vacant. This sudden, and seemingly very strange, decision by council to ask to change the law to allow this land to be sold and built on, has deeply upset all of the surrounding landowners and residents. Many of who, have expressed their feelings to me. One said she actually felt sick to the stomach, another was crying, and several didn't want to tell their children at all, as they have such a strong attachment to being able to play there, they would be too devastated. Unfortunately the council have put a large solid sign up, so most of the neighbourhood children now know and are, of course, predictably devastated. There are so many concerns about this proposal that I haven't been able to address them all in this letter. I cannot find one single positive to say about it. It is just, really, extremely silly, and caused an enormous amount of unnecessary angst and upset, to a lot of very good kind people for no reason at all, except for, seemingly, the council wanting to let their ratepayers know, that they have 'the power over the people' to destroy their peace and happiness in living in their own homes, that they have worked hard for their whole lives and should be allowed to live in in peace.	

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		I cannot stress enough to the council that this particular block of land should immediately be removed from this proposal- and council need to publicly apologise to the surrounding landowners and the children for upsetting them all so deeply. For myself, I don't even want to be a resident of this town any more, if that's how the local council is going to insult and belittle their ratepayers. Unfortunately for me though, if it goes ahead, the resale price of my house will be made less, so it will cost me more than I predicted to have to sell and move elsewhere. Not that the council, obviously will care, with this sort of disgusting decision making thrust down our throats. Sincerely sad,	
	10 oswald	Please read attached My say Re 10 oswald Thankyou	Refer Attachment 1 Same as above
2	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.	-

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		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	
3	Revocation of Community Land- 10 Oswald Drive	I am a local resident and my land and house is adjacent to the reserve. My wife and I have been teaching at Port Lincoln High School and living in Port Lincoln for 30 years. We purchased the land, paying top dollar but fell in love with the view of the trees the beautiful aesthetics the reserve provides but most important outlaying this financial cost with the idea that it will stay a reserve. My Family (wife and 2 children) are distressed to find out that the council are attempting to sell the land with no consideration of the local residence. This land is a beautiful reserve with native fauna and flora that many residence enjoy and my children spent precious time playing in the reserve making cubby houses and swings. The turn out on the 15th May for consultation proved that NO ONE wants this to happen, so WE the community who pay top rates and use the reserve for walking dogs, local children play in the reserve and native fauna live there (ie. birds, lizards, koalas) would like the council to take 10 Oswald Drive off the table for revocation. Also this land was given to the council in good will from Lorry Gobins therefore selling this reserve jeopardisers the integrity of the council, so it is looking like a money grabbing situation and not looking after the welfare of the local residence.	Refer Attachment 2
	Objection to the Proposed Revocation	Dear Mayor and Councillors, I write to formally object to the proposed revocation of the community land classification for the reserve located at 10 Oswald Drive, Port Lincoln.	-

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	of Community Land Status – 10 Oswald Drive, Port Lincoln	As a member of the Port Lincoln community, I am deeply concerned about the irreversible impact this proposal may have on our neighbourhood's environment, amenity, and community character. I urge the Council to reconsider this course of action for the following reasons: 1. Loss of Unique Local Amenity The reserve at 10 Oswald Drive serves as a valued passive recreation and environmental space, particularly for nearby residents. Despite arguments about proximity to other reserves, no other space replicates the quiet, natural character of this reserve. 2. Environmental Protection Under State Law The site is subject to a Native Vegetation Overlay and falls under the Native Vegetation Act 1991 (SA). This imposes strong restrictions on clearance and development. Revoking community land status increases the risk of environmental degradation and undermines biodiversity conservation goals. 3. Procedural Fairness and Public Trust Community land is held in trust for public benefit. Revocation should only occur where land is demonstrably no longer needed for community purposes. The current public opposition suggests otherwise. The consultation process should not be a procedural formality but a genuine opportunity to influence outcomes. 4. Flawed Open Space Calculations The Council's claim of an open space oversupply is misleading. Excluding underdeveloped reserves and reducing land to a numbers game devalues the quality, equity, and accessibility of green spaces – especially in residential zones. 5. No Clear Link to Housing Outcomes	

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		There is no evidence that revoking this small parcel of land will have a meaningful impact on housing supply. Development will be costly and constrained by topography and vegetation overlays. This is not an efficient or environmentally responsible way to meet housing targets. I respectfully request that Council rejects the proposal to revoke community land classification for 10 Oswald Drive and instead retains it as a vital local reserve.	
4	10 oswald drive Revocation of Community Land	adjacent landholder. the land was set aside as per a legal requirement not a choice and the land was chosen as it was of significant environmental/ community value as well as wasn't suitable to build. I walk my dog here everyday and have had property damage to the concrete slab of my house due to earthworks above the hill this will only make it worse. the council has no ethical or practical reason to revoke this land as there is no shortage of land in port lincoln. There has been no research about the land and its a half baked decision to steal community land and sell it for the councils profit. If the council really needed extra land for houses they would survey it see were is suitable and only sell that part not the whole entire greenspace. Mr goodwin was forced to give this land and the council should pay him all the profits if its sold. I hope he takes it to court but I don't think he will as its the council and he's a older man. I hope a Ombudsmen looks at what the port lincoln council is trying to do. Every property adjacent to 10 Oswald will lose access to the backside and lose 100k plus of property value and get no compensation. Yet we still pay some of the highest council rates in SA. If private developers want to develop land they will there's no shortage of land just housing, but the council isn’t building houses are they. On top of that it won’t save the council any money as they only pay for it to be whipper snipped once or twice a year. This is the same for all other sites suggested so please reconsider this whole idea.	-

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5	10 Oswald drive	This is nothing other than a money grab by the council, there will be significant impact on the property values of the surrounding properties and shows little regard to existing rate payers I strongly object to the proposal	-
6	Oswald Drive	I support Revocation of this land for the concept of residential housing as it has significant strategic benefit to the larger Port Lincoln community. There is a significant shortage of land for housing it is appropriate for Council to be considering the strategic needs of the wider community.	-
7	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. Come on Council - with climate change, increased housing density and an explosion of mental health issues people need places to connect to nature.	-
8	Oswald Drive opposition	I am in opposition of this sale. The sale of this land would allow a few wealthy investors to the use of this land and nothing for community. This land site could be a future old age home or	Refer Attachment 3

Respondent	Subject	Description	Attachments
		retirement place that would benefit a lot more people long term. Strongly oppose the sale of this land but would support redevelopment for community use in the future.	
9	Revocation of 10 Oswald Drive	Please see attached letter.	Refer Attachment 4
10	10 Oswald Drive	Dear City of Port Lincoln Council I am writing to express my strong opposition to the proposed revocation of community land classification at 10 Oswald Drive. As a resident living close to this reserve, I have seen first-hand the value it brings to our community. The area is notably hilly, and while other parks may appear “close by” on a map, in reality, they are not easily accessible on foot—especially for families with young children. This makes 10 Oswald Drive uniquely important as a safe, local, and usable green space. This reserve was a haven for my three daughters and their neighbourhood friends as they grew up. Tucked quietly behind surrounding homes, it provided a safe and natural environment for children to play independently—something increasingly rare in today’s towns. Children built cubby houses, explored nature, played hide and seek, exercised pets, and practised ball games—all without the dangers of traffic or the exposure of more public urban spaces. It offered exactly what good community planning should: a healthy, safe, and imaginative place for children to thrive. I also understand that this land was donated by Mr. Gobin years ago specifically to be used as a reserve for the township. To revoke its community land classification would not only go against the original intent of this gift, but also remove a cherished space that future generations of children could benefit from, just as mine did. Please do not take this opportunity away from our	-

Respondent	Subject	Description	Attachments
		children and grandchildren. I strongly urge the Council to preserve the community land status of 10 Oswald Drive and protect it as the natural, local playground it has always been.	
11	Oppose revocation of community land	Dear Council Members, I am writing to strongly oppose the sale of 10 Oswald Drive, a natural park that holds deep meaning not only for me personally, but for many families across our community. As a child growing up in this area, I spent countless hours in that park. It was a place of laughter, imagination, and connection. My neighbours and I would meet there after school and on weekends to play, explore, and enjoy being outdoors. It was a safe and welcoming space, just steps from our homes — something that felt rare and special even then and now. Today, the park continues to be used in the same way. Local children still play there regularly, and families enjoy the open space. I still visit myself, and it remains one of the few places nearby where I feel truly calm and connected to nature. I hope to one day bring my own children there and give them the same opportunity to grow up with access to a local, natural space. This park is more than just land — it's part of our community's identity. It offers something you can't build or replace: a sense of belonging, safety, and history. It's where people come to breathe, to think, to run, to sit. It's where generations have grown up side by side. **Parks like 10 Oswald Drive are especially vital for children.** In a natural park, children don't just play — they grow. They run, climb, explore, and let their imaginations run free. They learn about nature firsthand by watching birds, insects, and the changing seasons. It becomes a space where they can be physically active, socially connected, and mentally calm. The positive impact of this is profound. Time in nature improves children's mental health, reduces stress and anxiety, and enhances their focus and problem-solving abilities. It also nurtures creativity, independence, and empathy. Parks help children build friendships, learn cooperation, and gain a sense of community.	-

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		Importantly, it installs a respect for the environment that can last a lifetime. These are not luxuries. They are essential parts of a healthy upbringing — and they can't be replicated by concrete or new buildings. Selling 10 Oswald Drive would not just mean the loss of a park. It would mean tearing away one of the last green spaces where local people — especially young children — can gather freely and safely. Once it's gone, it's gone for good. We also cannot ignore the environmental importance of keeping green spaces intact. In a time where climate change is becoming an increasing threat, we should be protecting nature wherever we can — not removing it. Parks help clean our air, cool our streets, and provide a small but important home for wildlife. Every natural space matters. I urge you to listen to the community, to honour the memories that have been made here, and to protect 10 Oswald Drive for the future. Let it remain a place where generations to come can play, connect, and find peace — just as I have.	
12	Proposal for Revocation of Community Land - 10 Oswald Drive, 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 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	-

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		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.	
13	Revocation of Oswald Drive Reserve	[redacted]'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. 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.	-

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14	Oswald Drive	I think the selling of this reserve is completely against the intent use of the land. When people bought land around it they were told it was a reserve and would not be sold EVER.	-
15	Revocation of Community Land - Trigg Street Reserve	Oswald Drive	Refer Attachment 5
	Revocation of Community Land	Oswald Drive	Refer Attachment 5 as same.
16	reconsideration to revoke the community land classification of 10 Oswald Drive, Port Lincoln,	I am writing to express my strong opposition to the proposed revocation of the community land classification for 10 Oswald Drive, Port Lincoln, to allow for residential development. While I acknowledge the need to increase housing availability, I am not convinced that selling off public land—particularly in a higher-value area like Oswald Drive—is the right approach. This proposal raises significant concerns about the loss of community space, negative impacts on existing residents, and the true beneficiaries of any future development. 10 Oswald Drive is not “unused” as the proposal suggests. My family, like many others, regularly uses this land for exercise, walking our dogs, and enjoying the peace and natural surroundings. It’s a valuable open space that supports our physical and mental wellbeing. These informal community uses matter, even if they are not formally programmed. If this land is sold and developed, it will irreversibly change the character of the neighbourhood. Development would likely obstruct existing views, disrupt the quiet environment, and potentially	-

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		lower the appeal and value of surrounding properties. This impacts those who have invested in the area under the understanding that this land would remain open and public. Additionally, I am skeptical that this proposal will genuinely assist first home buyers. Oswald Drive is part of a more affluent area of Port Lincoln, where land and housing prices are already elevated. It is unlikely that any housing built on this site will be priced to meet the needs of low-to-middle income earners. Instead, the development is more likely to benefit wealthier buyers or investors, doing little to address the broader housing affordability issues the community is facing. Council-owned land should be used to deliver maximum long-term value for the whole community—not just short-term financial returns. Once this land is sold, it's gone forever. No amount of reinvestment elsewhere will replace the sense of space, nature, and community benefit this site currently provides. I urge Council to reconsider this proposal and to preserve 10 Oswald Drive as community land. With some creative thinking and minimal investment, the area could be enhanced as a walking trail, a native reserve, or an open green space—uses that protect the character of the area and provide lasting value for all residents.	
17	Revocation of 10 Oswald Drive	I have attached a letter for you to read, thank you	Refer Attachment 6
18	Reconsideration to revoke the community land classification of 10	I would like to share my opposition to the proposal to revoke the community land classification of 10 Oswald Drive for residential development. This area is one of the few quiet, open spaces left in our neighbourhood. We use it regularly and believe it should stay public and undeveloped. If this land is sold and developed, it'll be lost for good and there will be no way to reclaim the	-

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	Oswald Drive, Port Lincoln,	land to it's original 'green space'. That's the part that really concerns me. Once it's gone, it's gone. Additionally, building here will not help first home buyers or the rental shortages faced within the town. It's a higher-end part of town and I believe the houses will be priced out of reach for many first home buyers and renters. Developing on this land, would also affect the area by blocking views, adding more traffic, and taking away another green space for monetary gain from rates and interstate developers, without any consideration for the residents and current rate payers of the area. You must reconsider this proposal and keep 10 Oswald Drive as community land.	
19	oppose the land revocation at 10 Oswald drive	We built in this area with the understanding that the land under consideration would always be an open space. We always enjoy walking on this area. We do not want the use of this land to change in any way.	-
20	Oswald Drive Revocation	No to Oswald Drive Revocation	Refer Attachment 7
21	Proposal to revoke 10 Oswald Drive	My name is [redacted] and I have lived at [redacted], Port Lincoln for over forty years. [redacted] and myself purchased the land which stretched from Valley View Road to Bay View Road and proposed a sub division in order to build our family homes. We also considered the surrounding landscape and designed generously proportioned housing blocks for families to build on. This proposal was designed to allow others to enjoy the views and natural terrain which consisted of many native trees, rock formations and wild grasses. An area between Lindsay Street and Oswald Drive was set aside as a nature reserve for future generations to enjoy the landscape which we had hoped would remained untouched and	-

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		unaltered. It saddens me to think that this area is now being considered for redevelopment and I am completely against the proposal. The environmental impact on the area would be both harmful and unsightly, eliminating the final remnant of untouched land. Many residents use this reserve on a daily basis and I frequently walk on this piece of land myself and look at how the surrounding area has changed. Please do not change this reserve. I allocated it for the people of Port Lincoln and I believe you will do the right thing and reconsider your proposal.	
22	revocation of land at 10 Oswald Drive, Port Lincoln	TO WHOM IT MAY CONCERN I am vehemently opposed to the recent proposal to revoke the nature reserve which is situated between Lindsay Street and Oswald Drive. This land was set aside for the community to share as an untouched and undeveloped parkland. The neighbouring landowners do not wish to have this land developed as it is the final piece of unaltered landscape in this area. The council claims that this reserve, along with other reserves around Port Lincoln earmarked for revocation will be used for housing, daycare and an aged care facility. The council has not considered land that may be of surplus to landowners such as the vast stretch of land at the marina. I am happy to approach [redacted] and ask if he would consider selling some of his land at a reasonable price for future town planning. The area surrounding the marina is far more suitable for such an undertaking rather than upsetting property owners who have enjoyed the current nature reserves which were sidelined well before the current council members were in office. I urge you to consider my proposal as I have not spoken to anyone who is in favour of the proposal the council has put forward.	-

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23	10 OSWALD DRIVE Port Lincoln	Please find attached a letter expressing our views on the Revocation of Community Land	Refer Attachment 8
24	10 Oswald Drive Port Lincoln	Regarding the Proposal for Revocation of Community Land in Port Lincoln Even though I am concerned about ALL the 5 reserves in our beautiful city, my main concern is 10 Oswald Drive. I have lived in this area for 40 years and the reserve has been a great spot for my kids, and now my grandchildren to go off and explore the reserve but also staying safely close by. Over the years we have watched many birds coming and going from the big trees at the bottom of the area. It has also had koalas over the years too. In this day and age of global warming shouldn't we be encouraged to keep these areas? Not only that, but we should be encouraged to plant more shrubs etc to make it even greener. I for one would put my hand up to plant and care for new shrubs. Isn't it going against all the global warming beliefs, to get rid of green space? It was written in the Council Report…"The Council regularly undertakes works of fire prevention and pest control thereon". Prior to Oswald Drive being sub divided the CFS used to do a burn off but these days, with houses all around, a contractor might go in and whipper snipper around once, maybe twice a year. It certainly isn't costing the Council much every year, and it certainly isn't "regularly". The people, whose property back on to the reserve, do their own fire breaks from what I have noticed. It is interesting that Council have said the area goes unused. Really? How would they know? Of the 5 from the Council who attended the public meeting on that Saturday they all had to admit they didn't know that reserve existed until they looked into what they could "get rid of". It has been used by kids in the area for years. It is also used by locals walking their dog and giving their animal a bit of "off leash time" in a safe environment.	-

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		This reserve was gifted/rescinded by the owners of the land when they wanted to subdivide, for green space. We still need green space, I am not sure why Council thinks that has changed. The area is VERY rocky and would not be easy to dig out for residential living. The entry into and out of the reserve is very narrow and would be a traffic issue. There are so many other areas around our wonderful city that could be sub divided. I couldn't imagine they would get any more than 6 very blocks from that area, so really, what would be the point? It was also written in the Council Report…. Use… 10 Oswald Drive is current underutilised and has no community function. The land is undeveloped and contains no notable features of public interest. I strongly disagree. It is utilized. Perhaps we should all be encouraged to use it more. Perhaps we should look at what we could do to make it a lovely barbecue area for families to come and enjoy nature so close to home? Keeping it as natural as can be, for the wildlife, is way more important than bulldozing the lot for housing. Please hear our calls for leaving the green space for our future.	
	Submission - Proposal for Revocation of Community Land - Oswald Drive	Dear All, Regarding the Proposal for Revocation of Community Land in Port Lincoln Even though I am concerned about ALL the 5 reserves in our beautiful city, my main concern is 10 Oswald Drive. I have lived in this area for 40 years and the reserve has been a great spot for my kids, and now my grandchildren to go off and explore the reserve but also staying safely close by. Over the years we have watched many birds coming and going from the big trees at the bottom of the area. It has also had koalas over the years too. In this day and age of global warming shouldn't we be encouraged to keep these areas? Not only that, but we should be encouraged to plant more shrubs etc to make it even greener. I for one would put my hand up to plant and care for new shrubs. Isn't it going against all the global warming beliefs, to get rid of green space?	-

Respondent	Subject	Description	Attachments
		It was written in the Council Report…"The Council regularly undertakes works of fire prevention and pest control thereon". Prior to Oswald Drive being sub divided the CFS used to do a burn off but these days, with houses all around, a contractor might go in and whipper snipper around once, maybe twice a year. It certainly isn't costing the Council much every year, and it certainly isn't "regularly". The people, whose property back on to the reserve, do their own fire breaks from what I have noticed. It is interesting that Council have said the area goes unused. Really? How would they know? Of the 5 from the Council who attended the public meeting on that Saturday they all had to admit they didn't know that reserve existed until they looked into what they could "get rid of". It has been used by kids in the area for years. It is also used by locals walking their dog and giving their animal a bit of "off leash time" in a safe environment. This reserve was gifted/rescinded by the owners of the land when they wanted to subdivide, for green space. We still need green space, I am not sure why Council thinks that has changed. The area is VERY rocky and would not be easy to dig out for residential living. The entry into and out of the reserve is very narrow and would be a traffic issue. There are so many other areas around our wonderful city that could be sub divided. I couldn't imagine they would get any more than 6 very blocks from that area, so really, what would be the point? It was also written in the Council Report…. Use… 10 Oswald Drive is current underutilised and has no community function. The land is undeveloped and contains no notable features of public interest. I strongly disagree. It is utilized. Perhaps we should all be encouraged to use it more. Perhaps we should look at what we could do to make it a lovely barbecue area for families to come and enjoy nature so close to home? Keeping it as natural as can be, for the wildlife, is way more important than bulldozing the lot for housing. Please hear our calls for leaving the green space for our future.	
25	Proposal for Revocation of	I oppose the proposal to revoke the community land classification of 10 Oswald Drive.	-

Respondent	Subject	Description	Attachments
	Community Land - 10 Oswald Drive, Port Lincoln	Public land like this plays a crucial role in preserving green space, supporting community wellbeing, and maintaining the character of our neighbourhoods. Developing this area for residential housing risks setting a precedent for the gradual erosion of community land. Sustainable development should focus on underutilised or already-developed areas, not on land held for the public good.	
26	10 Oswald Drive Port Lincoln	Further to the email sent to you from my wife, [redacted], I agree with her views and support and agree with everything she has corresponded. Please think very carefully about selling off our green spaces. They are not yours to sell, but those of our next generations to come.	-
27	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! 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!!	-

Respondent	Subject	Description	Attachments
		Adelaide is in the process of expanding green areas in the northern suburbs, just look at the state premier's Facebook page! I 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 [redacted] and our 3 children (that you are taking this from).	
28	Revocation of Community Land	Port Lincoln City Councillor's Re – Revocation of Community Land I am writing to you regarding the rezoning of land at 10 Oswald Drive. It was always intended that this block of land was set aside as a park. Now for the council to say that it is too much to maintain means you haven't considered how the people in the area have set up their home 30 years ago. People surrounding this area have set up their homes taking advantage of this open space. Their blocks and homes were built with the idea that they had open spaces behind them to enjoy. People paid additional monies because of this open space behind them and now you will devalue their property if this open space is allowed to be rezoned and redeveloped. If this gets redeveloped, it clearly sends a message that the land owners of Port Lincoln cannot trust the current members of the Port Lincoln Council.	-

Respondent	Subject	Description	Attachments
29	Revocation of Community Land	Port Lincoln City Council To whom it may concern, I am writing to you regarding the Revocation of Community Land in Port Lincoln. I am strongly opposed to the revocation of any public open space community land in Port Lincoln. The proposed land I am referring to in this letter is the open space at 10 Oswald Drive. As I write this from my kitchen lounge, I am looking directly at the beautiful group of trees that make up the bottom half of this land. There are few tall trees in house blocks in this area due to the number of rocks in the ground, so it is lovely to enjoy these on 10 Oswald Drive. The green trees of nature have a special effect on us all and when we are cut off from nature the consequences can be profound on our mental, physical, emotional and spiritual health. I visit neighbours of this community land, and we often wander through the land looking at plants and birds who also enjoy this piece of refuge amongst the houses. If you were to rezone this piece of land to sell off for perhaps 4 house blocks little would be gained. The people who originally bought these blocks did so because they considered the open space would always be behind them. It seems unjust to suddenly want the extra monies and change the rezoning. These original landowners have lived here for over 30 years and designed their homes around this open space, which if rezoned would be crowded, with peace and tranquillity lost. Anyone buying and building houses on this rezoned open space would feel trapped and locked in by surrounding homes and only one entrance. As far as these open blocks of community land costing council too much each year to maintain. It appears to be only once a year that we see council workers at 10 Oswald Drive. Surely this is not too often with little cost involved.	-

Respondent	Subject	Description	Attachments
		I disagree that there is a significant shortage of housing in this area. People who live in this area do so because they prefer a larger block and they enjoy the nature of open spaces with trees and bird life surrounding them. I understand the entrance to this proposed new development would be from Oswald Drive. It appears to be a small entrance, causing congestion and additional traffic. I believe there are other opportunities to purchase land for housing shortages within Port Lincoln. The main opportunity for council would be to allow applications of development and purchasing of privately sold land parcels.	
30	Submission - Proposal for Revocation of Community Land - 10 Oswald Drive, 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.	-
31	Submission proposed revocation of 10 Oswald Drive	Please find attached my feedback regarding the proposed revocation of 10 Oswald Drive, Port Lincoln.	Refer Attachment 9
32	Port Lincoln City Councillors	Port Lincoln City Councillors Re Revocation of Community Land	-

Respondent	Subject	Description	Attachments
		The land behind my property at [redacted] is very uneven and would require a Considerable amount of machinery to bring it to a desirable building site. There is a huge amount of granite rock all over the area which has proven to be very expensive and difficult to remove as some residents have found. This would cause so much dust and would possibly contaminate our rain water supply Which we highly value. In the trees directly behind my house many different varieties of birds visit and breed All the time and their habitat would be destroyed if this revocation went ahead. I have two bird baths and the birds visit these every day. When we purchased this block we did so because of the Reserve and setting it offered And thought we would have for the future. I'm sure there are many other areas that could be acquired for housing in the future And sincerely hope you will leave our loved Reserve alone. There are areas of Port Lincoln ideal for development that cannot be developed due to Council zoning. Council needs to free up zoning for residential development and allow market forces Dictate the development rather than sell off Parklands and Reserves. I also think that accessing this piece of land would be quite hazardous with the amount of traffic that travels past the entry point to it on Oswald drive. There are other points of discussion through out your proposal which I hope will be brought To the councils attention at the information day on Saturday 10th May 2025	

Respondent	Subject	Description	Attachments
33	Response to Proposed Revocation of Community Land Classification – 10 Oswald Drive	Dear Mr. Brown, Please find attached a formal legal response on behalf of [redacted], a long-standing resident of the Oswald Drive neighbourhood, in opposition to the proposed revocation of the community land classification for 10 Oswald Drive, Port Lincoln. This response outlines several substantive and procedural concerns arising from Council's approach to the proposed revocation. It is our position that the revocation is not only inconsistent with proper community consultation but may also fall short of procedural fairness, statutory intent under the Local Government Act 1999 (SA), and the obligations arising from environmental and planning legislation. We urge Council to reconsider the proposed revocation and ensure that any decision is made transparently, lawfully, and in genuine consultation with the affected community. We respectfully request a formal acknowledgment of this submission and that it be tabled at the next relevant Council meeting.	Refer Attachment 10
	Oswald Drive Revocation	Dear Minister Szakacs, Mayor Diana and Port Lincoln City Councillors, I write to you all with great concern, wishing to indicate my disapproval and disappointment of your revocation project (currently under consultation) for all the nominated green spaces in Port Lincoln. I am writing this letter specifically representing the surrounding neighbours and myself who regularly use the green space of 10 Oswald Drive - one of the proposed sites. I am amazed that a 15-minute initial visit by councillors, standing at the highest point on this green space, have then made this decision to revoke an area that they previously were totally unaware was council land, as was mentioned at their information session.	Refer Attachment 11

Respondent	Subject	Description	Attachments
		This small pocket of land was relinquished to council by [redacted] and [redacted] (as a government/council requirement for use as a green space for this neighbourhood) when they purchased a large parcel of land at this location. I believe the council inspection, prior to announcing this public consultation, didn't take the time to explore the challenges involved in development of this space, and also did not consider how this decision could create so much heartfelt anger and disappointment to those who border the area (many houses) along with the many users of this space. We all paid top dollar for our land knowing that this beautiful space would always be available as a recreational area to be enjoyed by the whole neighbourhood and locals. The gradient of this land is steep, with a massive underlay of granite. With flooding rains, any water that doesn't run down the slope sits for days as it is unable to penetrate the sheet granite below. Mayor Diana commented at the information session that it would be a very challenged developer who chose to take on this project. How true! At the much lower end of this block is an array of native vegetation including native trees, mallee trees and gum trees which are frequently visited by koalas and kookaburras, blue wrens and plovers who make nests amongst the granites. It is so special to see the visiting koalas, to hear the kookaburras laughing first thing in the morning, as well as hearing all the other birds throughout the day. We watch the plovers, which come each year to nest, showing off their young when they have been hatched. Most neighbourhood children and parents use this area, particularly on the upper level to kick a football, play cricket, exercise their dogs and build cubby houses in the trees at the bottom of the slope. My grandchildren love to have a picnic near the massive granite boulder and take a walk amongst the trees – they call it fairyland and it is a 'must do' when they come to stay. In the very early stages of covid in Port Lincoln, I tested positive and was required to isolate for 14 days. It was a godsend to have this beautiful natural area to walk around for exercise, fresh air and mental peace in an uncertain time. It would be such a tragedy to see this beautiful fauna and flora disappear.	

Respondent	Subject	Description	Attachments
		The size of this parcel of land in question is small, and with the terrain, granite and water issue, this would be a difficult sale. Many blocks in this area have passed ownership up to four times, as the new land owners realise it is just too expensive and challenging when tackling the massive granite base. A nearby neighbour's building process came to a quick halt when granite impeded his housebuilding process, costing him over $50K in a bid to remove the massive granite boulders, causing many months delay in the building construction. I too have been very concerned with this revocation plan as my house has cracks, (see images attached), a result of surrounding percussion treatment from nearby building sites on the granite boulders that plague this landform. We have had builders fix cracks, only to have others appear with recent digging and jackhammering two blocks away. I am despairing at what damage will possibly occur to my house if development goes ahead at our back fence. It was indicated on the information day by a councillor that the estimated annual cost of maintaining this space was around $2K. This is a small overall maintenance figure for this space and represents a half of my annual council rates. Generally, twice a year two or three men whipper snip the grass that grows on the land and around the rocks - a task taking usually up to two thirds of a day. It's a small maintenance cost indeed, for an area that is valued and used by this neighbourhood. This space is surrounded by houses, and, and the only access in and out it is through a narrow easement. Safety concerns not yet addressed are for all vehicles, emergency service vehicles and heavy-duty vehicles who would be using this entry/exit, as it runs between two houses and would not support double lane traffic. The angle of emergence from this easement onto Oswald Drive is very sharp and steep, causing unclear vision of traffic travelling along Oswald Drive as well as traffic coming around the sharp corner at the top of the road. It was mentioned on the information session by the council representatives that this space would be open for developers to build high end housing for 'high end' business executives	

Respondent	Subject	Description	Attachments
		moving to Port Lincoln. It has been indicated by the council that there is a need for more affordable housing so surely high-end housing shouldn't be a focus in this current economic situation. Has council done a survey to identify just how many high-end houses are currently available in Port Lincoln, compared to the 'need' for this type of housing? The number of proposed buildings on this site would be limited and the enormous cost of developing this area and the consequential cost of a completed build would indeed restrict the market, not to mention street lighting and pumps to push the excess water/sewerage back up the hill. Our neighbourhood believes there are more suitable areas to consider by council for the purpose of residential, aged care, childcare and community services. A suggestion is to sell off a portion (1/3) of Puckridge Park, (with street access) –and a portion of the street area of Pioneer Park, behind Pioneer Village (an ideal location for an aged care facility). This would be a win win situation both for council and citizens of Port Lincoln, as those green spaces would still be preserved, albeit smaller, and at the same time provide a space for new development. The 'railway' corridor along Porter Street and Mortlock Terrace junction would be an ideal central location as well for these needs. When viewing the map of Port Lincoln, there are so many areas undeveloped that it seems unfair to the citizens to take away their 5 valuable allocated green spaces. I do feel the same anger and disappointment as felt by the residents at all the designated green spaces being considered as we absolutely need them. I ask council to seriously reconsider their suggestion to revoke these well used spaces and to consider other options.	
34	Submission – Oswald Drive Reserve		Refer Attachment 12

Respondent	Subject	Description	Attachments
35	10 Oswald Drive Revocation	Dear Sir/Madam RE: Submission Revocation of Community Land – 10 Oswald Drive I wish to submit our objection to the revocation of community land classification of 10 Oswald Drive, Port Lincoln. Whilst we understand the need for much needed community services, housing, aged care or other developments that align with the community's needs and aspirations we believe that this land is unsuitable for this. We purchased our land at [redacted] and built our home with the understanding that 10 Oswald Drive was green space/community land that would never be built on. Our home was designed around knowing this land would always be vacant. We paid a premium price knowing that the view across 10 Oswald Drive would never be affected. With the revocation and if housing was built this could disrupt our view and devalue our property. The land itself has narrow and limited access that will affect the traffic entering and exiting this site. This includes council vehicles such as rubbish trucks, emergency vehicles – fire, ambulance etc. There is no ability to have two way access as the road is only wide enough for one vehicle and there is no ability for footpaths. The land is also very rocky, so if houses were to built it may affect the surrounding houses stability. The land is also regularly used by children and families in the area who explore the area, walk and exercise their dogs, view the birdlife and koalas so to lose this space will be a loss. It is our understanding when the land was originally subdivided that Laurie Gobin had to relinquish a certain amount of land for open space. The proposed relinquishment of this open space raises serious concerns about fairness and due consideration. We note that four other parcels of land are being considered for revocation and we consider these as a better option for community services and housing. These all allow bigger development with less impact to residents.	-

Respondent	Subject	Description	Attachments
		A suggestion for 10 Oswald Drive reserve would be for surrounding residents to maintain this area saving council the cost of maintenance.	
36	10 Oswald drive Port Lincoln	To the CEO of the Port Lincoln council With so many other areas available to build, this is a ridiculous proposal. With six blocks available, it will bottleneck that entrance which is already a dangerous area. This is purely a money grabbing exercise by a council that has put no thought into what effect this will have on the value of the existing homes	-
37	10 Oswald Drive Port Lincoln	To: Port Lincoln City Council Subject: Objection to Sale of Public Land for Housing Development 10 Oswald Drive Dear Port Lincoln Council, I am writing to express my strong opposition to the proposed sale of public land 10 Oswald Drive within the Port Lincoln Council area for the purpose of housing development. This parcel of land is far more than just a piece of undeveloped property—it is a vital green space that supports the mental and physical health of our community. Families, young and old. With the pressures of modern life, having accessible natural areas for recreation, exercise, and relaxation is more important than ever. Green open spaces have been proven to reduce stress, anxiety, and depression, and their loss would negatively impact the well-being of many local residents. 10 Oswald drive has various species of wildlife, especially native birds. Housing development will inevitably disrupt these ecosystems, reducing habitat and biodiversity. This is a step in the wrong direction at a time when environmental sustainability should be a priority.	-

Respondent	Subject	Description	Attachments
		Additionally, the sale and development of this land will lead to increased traffic congestion in surrounding areas. Existing infrastructure is already under pressure, and further population growth without adequate planning will only worsen road safety and accessibility issues for residents. Importantly, this space is used by families as a safe and open area for children to play and explore—something increasingly rare in growing towns. It is also a much-loved spot for dog walkers and community members seeking peaceful outdoor activity. Replacing it with houses would rob the community of a shared space that fosters connection, health, and inclusiveness. I urge the Council to consider the long-term social, environmental, and health impacts of selling this land. Once sold and developed, it is gone forever. The short-term financial gain does not outweigh the lasting cost to community life, mental health, and environmental value. Please preserve this public land for the benefit of current and future generations of Port Lincoln residents. There are smarter, more sustainable ways to address housing needs that do not come at the expense of vital public assets.	
38	10 Oswald Drive - Proposed Revocation of Community Land	Hi, My name is [redacted] and I am writing on behalf of [redacted]. [redacted] is the owner of [redacted] which adjoins 10 Oswald Drive. [redacted] is supportive of listing the parcel of land for sale at 10 Oswald Dr and acquiring the land through a competitive process. I would like to ensure she does not miss the opportunity to secure the land, either in its entirety or through the purchase of parcels of land neighboring [redacted]. [redacted]'s aim in purchasing the land is ensuring no one builds at the back of her property on Valley View Drive, this may align with the view of other residents who may be opposed to the sale.	-

Respondent	Subject	Description	Attachments
		[redacted] has maintained the land adjacent to [redacted] for many years, personally paying for contractors to keep the area fire safe and clean. Please feel free to contact me on [redacted] at any time. As [redacted]'s employee and representative I will be acting on her behalf.	
39	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. 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.	-

Respondent	Subject	Description	Attachments
		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). 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:	

Respondent	Subject	Description	Attachments
		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 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	

Respondent	Subject	Description	Attachments
		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.	
40	Opposition to the development of 10 Oswald Drive Port Lincoln	Refer Letter Attached	Refer Attachment 13
Submissions received added below relating to all submissions.			
41	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.	-
42	Revocation of Community land	Hello Dear Council Members,	-

Respondent	Subject	Description	Attachments
		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. 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.	
43	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 !	-
44	Revocation of Community Land, 25 Chapman Street, Port Lincoln	The attached letter applies equally to all of the proposed public reserve revocations.	Refer Attachment 14
	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 14 Same as above

Respondent	Subject	Description	Attachments
45	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. This property backs onto our property at chapman Street and if full of native trees and wildlife. We bought the adjacent property to ensure the 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 to hard. There is no greater 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. 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 in my [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.	-
46	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.	-

Respondent	Subject	Description	Attachments
		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.	
47	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 15
48	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 16
49	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.	-
50	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	-

Respondent	Subject	Description	Attachments
		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.	
51	Submission - Proposal for Revocation of Community Land - Harbourview Reserve - Highview Drive, Port Lincoln	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.	-
52	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.	-

Respondent	Subject	Description	Attachments
		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. [redacted] On Sat, 24 May 2025, 10:18 am [redacted], <[redacted]> 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. 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.	

Respondent	Subject	Description	Attachments
	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.	-
53	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. 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.	-

Respondent	Subject	Description	Attachments
		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. 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	

Respondent	Subject	Description	Attachments
		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. 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.	

Respondent	Subject	Description	Attachments
		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. 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.	

Respondent	Subject	Description	Attachments
		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,	
54	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. . Natural habits and wildlife space.	-

Respondent	Subject	Description	Attachments
		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.	
55	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.	
56	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	-

Respondent	Subject	Description	Attachments
		care provider (for 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	

Respondent	Subject	Description	Attachments
		limited to – dog parks, adventure playgrounds, nature reserves or sensory gardens. I note that Section 198 of the Act 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	

Respondent	Subject	Description	Attachments
		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 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	

Respondent	Subject	Description	Attachments
		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. 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	

Respondent	Subject	Description	Attachments
57	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. 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.	-

Respondent	Subject	Description	Attachments
58	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 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.	-
59	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.	-

Respondent	Subject	Description	Attachments
		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. 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.	
60	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.	-

Respondent	Subject	Description	Attachments
		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.	
61	Harbourview Reserve	Please find attached our written submission regarding the Proposal for Revocation of Community Land.	Refer Attachment 17
62	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.	-
63	WCYCS Submission on the Proposed Revocation of Community Land From: West Coast Youth and Community Support (WCYCS) Date: 04 June 2025 Affordable Housing – The Need for Equity and	See attached submission.	Refer Attachment 18

Respondent	Subject	Description	Attachments
	Integration The shortage of affordable housing is having a significant imp		
64	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. 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.	-

Respondent	Subject	Description	Attachments
		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.	
65	Revocation of Community Land	Refer Attachment	Refer Attachment 19

To the Port Lincoln Council,

I am an adjoining landowner to 10 Oswald.

I bought my house 13 years ago.

It was built in 1985 (by [redacted]) [redacted]

[redacted].

Having this (very pretty) and quite private vacant block of land with private access was the main reason I bought this house. It was a deciding factor.

I grew up in a very similar build house in Adelaide with vacant land on both sides and behind the house. Many hours of happiness were spent playing in the trees, making cubby houses and scrambling around in the scrub, discovering nature and having imaginary games. Later I walked our dog there every day and spend time training her to come, and behave, off leash, away from the distraction of other dogs and people.

10 Oswald is used every day, by myself, my family, our guests and extended family and also all of the surrounding neighbours. In the same way. To walk in, to enjoy nature, to walk the dog, for exercise, for fresh air, for space, for a safe, private, place for all or our children to play, away away from traffic, strangers and enjoy nature and peace. Without having to further away to another park where they would need transport and supervision – as the land adjoins all of the many surrounding houses, most of which have direct access from their back yards.

Most of the houses surrounding have no other access to the rear of their houses. Knowing that this block of land was set aside, never to be built on, has allowed the house designers to not have to include side vehicle access to their back yards. Any building works or emergency vehicle access to the rear of these houses can be accessed through 10 Oswald. This includes fire trucks. In the event of a house (or garden) fire, I don't know how a fire truck would be able to get access to a fire from any other place, especially if the fire was in the back of the house or the back yard.

The council don't maintain, or spend any money on this block, aside from a couple hours of whipper snipping once a year. The neighbouring home owners do. They have planted many trees, some of which are decades old and are home to many birds and even the occasional koala!

These trees act as a ground stabiliser on this rocky and extremely slopes land, and soak up and slow down stormwater run off from flooding the houses below .

Building on this block, only, even one house, I believe would cause possible land slipping, definitely flooding, as the groundcover and trees on 10 Oswald are what is stopping this, by slowing down and absorbing heavy rainfall.

There are huge granite rocks,v all though this block, impossible to remove in some areas. In heavy rain events there is even a small waterfall flowing over and down these rocks that then goes though a deliberately planted water easement garden in the house below it, preventing flooding across the road and land slippage further down the slope.

It seems to me it was a sensible and careful decision made at the time of the subdivision planning, to choose this particular block to be set aside, never to be built on, as Mr Gobin said, it was a legal planning requirement at the time to set aside a percentage of community land, never to be built on, and as this land is obviously, extremely unsuitable for a building, it seems the perfect choice, and all the surrounding houses were designed and built (and still are being built) with the understanding that this block will be left vacant.

This sudden, and seemingly very strange, decision by council to ask to change the law to allow this land to be sold and built on, has deeply upset all of the surrounding landowners and residents.

Many of who, have expressed their feelings to me. One said she actually felt sick to the stomach, another was crying, and several didn't want to tell their children at all, as they have such a strong attachment to being able to play there, they would be too devastated.

Unfortunately the council have put a large solid sign up, so most of the neighbourhood children now know and are, of course, predictably devastated.

There are so many concerns about this proposal that I haven't been able to address them all in this letter.

I cannot find one single positive to say about it.

It is just, really, extremely silly, and caused an enormous amount of unnecessary angst and upset, to a lot of very good kind people for no reason at all, except for, seemingly, the council wanting to let their ratepayers know, that they have 'the power over the people' to destroy their peace and happiness in living in their own homes, that they have worked hard for their whole lives and should be allowed to live in in peace.

I cannot stress enough to the council that this particular block of land should immediately be removed from this proposal- and council need to publicly apologise to the surrounding landowners and the children for upsetting them all so deeply.

For myself, I don't even want to be a resident of this town any more, if that's how the local council is going to insult and belittle their ratepayers.

Unfortunately for me though, if it goes ahead, the resale price of my house will be made less, so it will cost me more than I predicted to have to sell and move elsewhere. Not that the council, obviously will care, with this sort of disgusting decision making thrust down our throats.

Sincerely sad,

[redacted]

[redacted]

TO THE CITY OF PORT LINCOLN COUNCIL

Subject: Opposition to the Proposal to Revoke Community Land Classification at 10 Oswald Drive

We, the undersigned residents and community members of Port Lincoln, strongly oppose the City of Port Lincoln Council's proposal to revoke the community land classification of the reserve located at **10 Oswald Drive** for the purpose of constructing residential housing.

This reserve has long served as a valued and irreplaceable green space for our community, providing environmental, recreational, and social benefits that would be lost if the proposal proceeds. Our reasons for opposing this proposal include:

1. **Preservation of Flora and Fauna**
   The reserve at 10 Oswald Drive supports a diverse ecosystem and serves as an important habitat for local wildlife. Removing this green space would destroy natural habitats and threaten native flora and fauna, undermining local biodiversity.
2. **Community Trust and Expectations**
   Many residents who purchased property and built homes in the surrounding area did so with the clear understanding and expectation that this land would remain a protected reserve. Revoking its community classification would represent a breach of this trust and compromise the integrity of past planning assurances.
3. **Vital Community Recreation Space**
   The reserve is a cherished area for local families, children, and pet owners. It provides a safe, accessible space for outdoor play, dog walking, and community interaction—contributing to the mental and physical wellbeing of residents.
4. **Environmental and Urban Impact**
   Urban infill at the cost of green space sets a dangerous precedent and erodes the natural character of our neighbourhoods. Once lost, these reserves cannot be replaced.

We respectfully urge the City of Port Lincoln Council to **abandon** the proposal to revoke the community land classification at 10 Oswald Drive and instead commit to the **long-term protection and maintenance** of this vital public space for current and future generations.

[redacted]

To the Port Lincoln City Council, 29/05/2025

I am writing to express my deep concern and strong opposition to the proposed development plans that would see public green spaces near residential areas repurposed for various buildings and the inevitable car parks.

These plans are short-sighted and lack a long-term vision for the wellbeing of our community. As Port Lincoln grows and higher-density housing becomes more common, private front and backyards will inevitably become smaller. In this context, local green spaces will be more essential than ever—providing room for children to play, families to gather, neighbours to connect, and individuals to exercise and find peace in nature.

Instead of seeing these communal areas as convenient sites for infrastructure, we should be investing in their potential. Enhancing them with outdoor exercise equipment, shaded seating, inclusive playgrounds, and thoughtful landscaping would help foster a healthier, more resilient and socially connected community. These kinds of spaces are the bedrock of community wellbeing.

Once built over, these opportunities are lost—permanently.

I urge Council and those involved in this decision to pause and ask: what kind of future are we building, and who is it really for? Let's not trade away long-term liveability for short-term convenience. Instead of taking from what little communal green space we have, explore alternatives. Consider land already for sale, or locations more suited to development without encroaching on residential neighbourhoods.

For example—why not a beautiful aged care facility at the Marina? What about the extensive land holdings near the Bypass, or repurposing one of the disused fish factory sites overlooking Proper Bay? These locations offer more space for gardens, carparking, and thoughtful design—without removing vital public parkland.

I strongly oppose the current plan and respectfully call for a re-evaluation that prioritises sustainability, liveability, and the wellbeing of future generations. Please reconsider—because once these spaces are gone, we don't get them back.

Sincerely,

[redacted]

[redacted]

Port Lincoln SA 5606

Dear Minister Szakacs, Mayor Diana and Port Lincoln City Councillors,

I write to you all with great concern, wishing to indicate my disapproval and disappointment of your revocation project (currently under consultation) for all the nominated green spaces in Port Lincoln.

I am writing this letter specifically representing the surrounding neighbours and myself who regularly use the green space of 10 Oswald Drive - one of the proposed sites.

I am amazed that a 15-minute initial visit by councillors, standing at the highest point on this green space, have then made this decision to revoke an area that they previously were totally unaware was council land, as was mentioned at their information session.

This small pocket of land was relinquished to council by Mr Laurie Gobin and Mr Stan Lukin (as a government/council requirement for use as a green space for this neighbourhood) when they purchased a large parcel of land at this location. I believe the council inspection, prior to announcing this public consultation, didn't take the time to explore the challenges involved in development of this space, and also did not consider how this decision could create so much heartfelt anger and disappointment to those who border the area (many houses) along with the many users of this space. We all paid top dollar for our land knowing that this beautiful space would always be available as a recreational area to be enjoyed by the whole neighbourhood and locals.

The gradient of this land is steep, with a massive underlay of granite. With flooding rains, any water that doesn't run down the slope sits for days as it is unable to penetrate the sheet granite below. Mayor Diana commented at the information session that it would be a very challenged developer who chose to take on this project. How true!

At the much lower end of this block is an array of native vegetation including native trees, mallee trees and gum trees which are frequently visited by koalas and kookaburras, blue wrens and plovers who make nests amongst the granites. It is so special to see the visiting koalas, to hear the kookaburras laughing first thing in the morning, as well as hearing all the other birds throughout the day. We watch the plovers, which come each year to nest, showing off their young when they have been hatched. Most neighbourhood children and parents use this area, particularly on the upper level to kick a football, play cricket, exercise their dogs and build cubby houses in the trees at the bottom of the slope. My grandchildren love to have a picnic near the massive granite boulder and take a walk amongst the trees – they call it fairyland and it is a 'must do' when they come to stay.

In the very early stages of covid in Port Lincoln, I tested positive and was required to isolate for 14 days. It was a godsend to have this beautiful natural area to walk around for exercise, fresh air and mental peace in an uncertain time. It would be such a tragedy to see this beautiful fauna and flora disappear.

The size of this parcel of land in question is small, and with the terrain, granite and water issue, this would be a difficult sale. Many blocks in this area have passed ownership up to four times, as the new landowners realise it is just too expensive and challenging when tackling the massive granite base. A nearby neighbour's building process came to a quick halt when granite impeded his housebuilding process, costing him over $50K in a bid to remove the massive granite boulders, causing many months delay in the building construction.

I too have been very concerned with this revocation plan as my house has cracks, (see images attached), a result of surrounding percussion treatment from nearby building sites on the granite boulders that plague this landform. We have had builders fix cracks, only to have others appear with recent digging and jackhammering two blocks away. I am despairing at what damage will possibly occur to my house if development goes ahead at our back fence.

It was indicated on the information day by a councillor that the estimated annual cost of maintaining this space was around $2K. This is a small overall maintenance figure for this space and represents a half of my annual council rates. Generally, twice a year two or three men whipper snip the grass that grows on the land and around the rocks - a task taking usually up to two thirds of a day. It's a small maintenance cost indeed, for an area that is valued and used by this neighbourhood.

This space is surrounded by houses, and the only access in and out it is through a narrow easement. Safety concerns not yet addressed are for all vehicles, emergency service vehicles and heavy-duty vehicles who would be using this entry/exit, as it runs between two houses and would not support double lane traffic. The angle of emergence from this easement onto Oswald Drive is very sharp and steep, causing unclear vision of traffic travelling along Oswald Drive as well as traffic coming around the sharp corner at the top of the road.

It was mentioned on the information session by the council representatives that this space would be open for developers to build high end housing for 'high end' business executives moving to Port Lincoln. It has been indicated by the council that there is a need for more affordable housing so surely high-end housing shouldn't be a focus in this current economic situation. Has council done a survey to identify just how many high-end houses are currently available in Port Lincoln, compared to the 'need' for this type of housing? The number of proposed buildings on this site would be limited and the enormous cost of developing this area and the consequential cost of a completed build would indeed restrict the market, not to mention street lighting and pumps to push the excess water/sewerage back up the hill.

Our neighbourhood believes there are more suitable areas to consider by council for the purpose of residential, aged care, childcare and community services. A suggestion is to sell off a portion (1/3) of

Puckridge Park, (with street access) –and a portion of the street area of Pioneer Park, behind Pioneer Village (an ideal location for an aged care facility). This would be a win win situation both for council and citizens of Port Lincoln, as those green spaces would still be preserved, albeit smaller, and at the same time provide a space for new development. The ‘railway’ corridor along Porter Street and Mortlock Terrace junction would be an ideal central location as well for these needs.

When viewing the map of Port Lincoln, there are so many areas undeveloped that it seems unfair to the citizens to take away their 5 valuable allocated green spaces.

I do feel the same anger and disappointment as felt by the residents at all the designated green spaces being considered as we absolutely need them.

I ask council to seriously reconsider their suggestion to revoke these well used spaces and to consider other options.

Kind Regards,

[redacted]

Considerations for the revocation of Community Land in Port Lincoln

10 year Strategic Directions Planning may look like long-term thinking. However, it is not truly future proofing our city if the focus is on development and dollars, and not the entire city ecosystem any further than the next few decades.

We have the option to go up or out and we have seen countless councils and developers land grabbing whatever is convenient and destroying parks, reserves, community land, productive agricultural land, and native vegetation without real thought for the future needs of the whole community.

Many cities worldwide including New York, Paris, Hong Kong, and Tokyo are implementing strategies to balance urban growth with livability and sustainability. They are designing multi-use, high density living, repurposing older buildings, and constructing vertical communities with access to multiple green spaces within a close radius to ensure residents have access to the scientifically proven benefits of nature.

This is not a new trend or something the 'Greenies' thought up, Colonel William Light designed Adelaide with grid-like structure, including wide streets, terraces, and public squares, all surrounded by parklands in 1837.

1. **As a bushfire prone area, the fire mitigation benefits of Port Lincoln community land should be taken into consideration:**
   Parks and reserves create safe buffer zones in urban areas.
   Emergency access routes for firefighting, and escape routes for residents.
   Slow burning native vegetation and grassy areas act as fire breaks, slowing the fire front to allow residents time to evacuate and giving firefighters a higher chance of controlling the fire before it gets into compact residential areas causing the loss of property and often the loss of human life.
2. **Reduced Urban Heat Island Effect:**
   Vegetation provides shade and cools the air through evapotranspiration, helping to mitigate higher temperatures generated off roads and buildings.
3. **Health Benefits:**
   Spending time in nature has been proven to lower cortisol, reduce stress and anxiety, and improve overall well-being. Cities with more greenery have lower heat-related health risks and are less reliant on the healthcare systems for mental and physical care.
4. **Noise Reduction:**
   Trees and other vegetation can absorb and redirect noise, helping to reduce noise pollution in urban areas.
5. **Flood Mitigation:**
   Green spaces, particularly wetlands and riparian areas, help to slow down and absorb stormwater runoff, reducing the risk of flooding. Green spaces also filter pollutants and microplastics from stormwater before they can be washed into the bay.
6. **Crime:**
   Well-designed green areas are linked to lower crime rates through increased visibility, public activity, and surveillance by park users.

7. **Social Cohesion:**
   Green spaces can create community gathering places, foster social interaction and community groups, creating a shared neighbourhood identity.
8. **Physical Recreation:**
   Regular use of green spaces is linked to lower obesity and reduced cardiovascular disease rates. Opportunities for physical exercise improve overall long-term health and wellbeing which lowers the reliance on our aged care systems.
9. **Improved Air Quality:**
   Green spaces act as natural filters, absorbing pollutants like carbon dioxide, nitrogen dioxide, sulfur dioxide, and particulate matter, leading to cleaner city air.
10. **Enhanced Biodiversity:**
    Green spaces provide ecological corridors and habitats for plants and animals, supporting biodiversity and contributing to the health of the urban ecosystem. They preserve endangered plants, birds, animals, reptiles, and insects and provide places for children to learn.
11. **Economic and Urban Performance of Green Spaces**
    Properties near green spaces have higher market values. Studies show increases of 5–20% in value.
    Green, livable cities attract skilled workers, investors, business and tourism through enhanced city branding and global reputation.
    Reduced health care costs due to improved public health.
    Lower energy costs thanks to natural cooling and shading.

Revocation 10 Oswald Drive Port Lincoln

Dear members of council,

I am writing to you to voice my strong opposition to the revocation of community land at 10 Oswald Drive.

My family has utilised this green space for the past 13 years. The neighbourhood children, including my own, have created cubby houses, tree houses, played tag, had picnics, kicked the footy or sat and admired the wildlife and used their imaginations to makeup games. I have had many phone calls over the years from neighbours asking me to call out to their children to send them home for dinner etc as they all played and enjoyed this natural green space. There are often dogs and their owners enjoying the space of this reserve running around and chasing a ball. To say that this green space is underutilised is questionable and I wonder how council gathered this information.

This parcel of land includes sensitive topography and a large granite outcrop that support biodiversity, and council should consider its conservation against future developments.

Just because it is located near other reserves does not negate Oswald drives value for passive use, biodiversity or ecological connectivity. Development of Oswald drive is disproportionate and inefficient when compared to larger better suited parcels of land. It will not contribute affordable housing, and as Mayor Mislov stated at our meeting, it is not suitable for an aged care facility nor a childcare centre.

It was estimated that this reserve costs the council $2000 to mow twice a year, this amount does not equate the total cost of my own household yearly council rates.

Has the council looked at other options, considered the space on Hall and Happy Valley roads.

Is the council collaborating with the District Council of Lower Eyre of whom many of its residences live and play in Port Lincoln.

There is no denying that Port Lincoln council is land locked but isn't that more incentive to keep hold and value our green spaces for the future generations of residences. You may consider this community land surplus to your needs in the year 2025, but what about in years to come.

Mr Lawrie Gobin was made by council as part of his land development to allocate this land as a green space, now it is considered surplus, what has changed now 20 years down the track.

The proposal of revocation of 10 Oswald drive is legally questionable and procedurally flawed. It:

- Undermines public trust and procedural fairness
- Conflicts with environmental and planning laws
- Misapplies open space and housing standards
- Fails to adequately balance strategic objectives
- And risks unjustifiably alienating public land

I thank you for taking the time to read my letter and implore you to vote against the revocation of 10 Oswald Drive and hope that you will consider my reasons.

Your sincerely

[redacted]

I wish to express my concern regarding the proposed revocation of the site 10 Oswald Drive, Port Lincoln.

I have resided at 8 Oswald Drive since 2008 (17 years) and in that time frame there have been numerous times I have witnessed vehicles having extreme difficulty accessing Oswald Drive safely from the access easement between 8 and 12 Oswald Drive due to the very steep gradient when entering/exiting on to Oswald Drive. This is also due to the geographic design of Oswald Drive which gives vehicles very limited visibility to see traffic coming from both ways and coupled with the steep gradient, makes it a very restricted and challenging entry.

As stated by the Port Lincoln City Council CEO in reply to Ann Starke's email dated May 29th, the easement between 8 and 12 Oswald Drive is eight metres wide, the same width as Oswald Drive bitumen. It has not been taken into consideration that there is no extra width for footpaths given that the two private residences boundaries border the eight metres stipulated.
It would prove to be an accident waiting to happen, and would ultimately have a disastrous effect on both these residences plus vehicles and their occupants accessing Oswald Drive.

It is also noted in the reply to [redacted]'s email, that there are "several well established and accessible green spaces within walking distance that serve similar recreational purposes".
I challenge this comment "the 10.6 hectare Valley View Drive Reserve (Walter Court Reserve as referred by the CEO) is more developed and better utilised, offering facilities and amenities that support a range of recreational activities for the community". In all the time I have lived here, I have never seen any of these so called facilities and amenities at this reserve, let alone people walking through the virgin scrub which is extremely prevalent on the upper level of Valley View Road – providing a massive fire hazard as well.

I also note that it is mentioned that the steep gradient and underlying granite makes it difficult and expensive to maintain and develop as a park, yet council want to sell it to an investor to develop the same area as a housing development. It is obvious to me that the council want to acquire extra monies by simply selling the land, and then it is not their problem, but they have gained financially.

This area is utilised frequently by neighbourhood residents, children and pets, and it has never been a requirement of the surrounding residents for council to develop this area as a park with amenities. It was required by council, when Mr Laurie Gobin and Mr Stan Lukin purchased this large parcel of land, that they relinquish this referred portion to council to provide a green space for the people of this area. Why has this changed? We need our green spaces, and note that there is much more virgin scrub and fire hazardous council land that could be used for this project, rather than depriving ratepayers of their precious green spaces.

The cost of maintaining this area was identified as an ongoing concern. The cleared area is whipper snipped twice a year, a small expense in the council's overall budget. I have always maintained (mowed), a 20 metre fire break across the block, as well as spraying the weeds annually at no cost to the council. It was mentioned by the CEO that there were complaints about fire risk on this space. I along with a neighbour did complain – there had been a delay in council maintenance, and the inner grasses had grown too long and posed a fire risk. The council works section were prompt in addressing this matter.

The geographical underlay of this sloped land is sheet granite which prevents excess moisture penetrating the thin layer of soil thus causing extra run off to lower levels.

It has been proven that the giant boulders impose a massive challenge to anyone considering building here.

The trees at the lower level house native animals – koalas, kookaburras and many other bird species. I consider it would not be environmentally acceptable for these trees to be removed. They provide interest and education to all those who use this area.

In that regard I make myself available to any member of the council, including Mayor Diana and the Chief Executive Officer of Port Lincoln City Council to contact me for further clarification on the above mentioned points.

I look forward to your reply.

Yours Sincerely,

[redacted]

[redacted]

10.06.2025

Dear Minister Szakacs, Mayor Mislov and elected members of the City of Port Lincoln Council,

We are writing this letter to express our strong opposition to the proposed revocation of 'Community land' located at 10 Oswald Drive.

We purchased our parcel of land at [redacted] when the subdivision of this area was first approved in 2001. Our understanding and in our communications with Mr. Gobin, Mr Lukin and Jim Wright at the time were that Mr. Gobin and Mr. Lukin as the developers and subsequent vendors of this subdivision were given no option but to forfeit a designated amount of square meterage of the whole subdivision as 'Reserve" land which could never be built on or developed. It is our understanding that in order to meet this Council requirement, the least accessible, steepest and least usable piece of land was chosen. Most property owners in this immediate vicinity purchased their parcels of land with this knowledge and designed and orientated their homes to take in the views over the 'Reserve' to the bay and beyond. Any obstruction will certainly dramatically reduce the values of these properties.

We, along with every surrounding neighbour, faced huge challenges in the construction of our homes due to the steep gradients and large, dense deposits of granite all over this hill. Many blocks have changed ownership 2-3 times over due to the massive site preparation and construction costs quoted which have resulted in the abandonment of many planned house builds. One of the blocks which borders the proposed land subject to revocation of classification has to the best of our knowledge changed hands 5 times due to the aforementioned challenges resulting in prohibitive construction costs. The current owner has attempted to excavate the block but has now halted works due to massive underlying granite rocks which can be neither moved nor built on top of. The only way to break up this granite is to drill it and use an extremely expensive splitting compound which was the method employed by one of our immediate neighbours. The land at 10 Oswald Drive also appears to have extensive granite, both exposed on the surface and one would have to assume, underlying.

During extensive conversations with several councillors, it has been made clear that this parcel of land has been earmarked for 'affordable' housing. Given the difficulties we've just outlined which result in massive construction expense (the last known quotes given are well in excess of a million dollars), this area could never be considered an 'affordable' area to build. Our current home values and recent sales in the area reflect this fact.

The statement made by council that this site has “no community function” is completely untrue and entirely disputed by the people who actually live in the community surrounding it. This site has always functioned as our local ‘green space’, ‘reserve’, ‘park’ and has been used over the years by the whole neighbourhood. All of our children played on this land regularly as they were growing up and we’ve all utilised the space for dog waking and our own exercise. We as a community greatly value the beautiful native vegetation on this land; the birdlife and the occasional koala it attracts bring immeasurable delight to the entire neighbourhood. This dense pocket of well-established native gums would have to be removed to allow for development. For this to happen in a time when the whole world is acutely aware of climate change and it’s threats and the conservation of our green spaces is known to be of paramount importance in the pursuit of the best health of our planet and all living beings on it, why would we allow these multiple-decades-old gums to be cut down when the proposed development is certain to fail to achieve the desired outcome of ‘affordable’(or even remotely affordable)housing?

We as a community surrounding 10 Oswald Drive are outraged at the potential loss of a shared reserve we value so dearly and will never accept this proposed revocation of classification and consequent sale of our precious ‘Community’ land as a foregone conclusion. The general consensus is that we’re collectively prepared to take whatever further action is necessary to ensure this beautiful green space remains preserved for our future generations because once it’s gone we can never get it back.

Whilst we understand that every proposed site in this revocation scheme must be assessed on it’s own merits, we trust that the only right, fair and sensible decision will be made regarding 10 Oswald Drive and that will be that it is allowed to remain our “Community” land.

In appreciation of the time taken to read and consider our views,

The Whittle family.

[redacted]

[redacted]

Port Lincoln SA 5606

Dear Sir/Madam

RE: Submission Revocation of Community Land – 10 Oswald Drive

I wish to submit our objection to the revocation of community land classification of 10 Oswald Drive, Port Lincoln. Whilst we understand the need for much needed community services, housing, aged care or other developments that align with the community's needs and aspirations we believe that this land is unsuitable for this.

We purchased our land at [redacted] and built our home with the understanding that 10 Oswald Drive was green space/community land that would never be built on. Our home was designed around knowing this land would always be vacant. We paid a premium price knowing that the view across 10 Oswald Drive would never be affected. With the revocation and if housing was built this could disrupt our view and devalue our property.

The land itself has narrow and limited access that will affect the traffic entering and exiting this site. This includes council vehicles such as rubbish trucks, emergency vehicles – fire, amubulance etc. There is no ability to have two way access as the road is only wide enough for one vehicle and there is no ability for footpaths. The land is also very rocky, so if houses were to built it may affect the surrounding houses stability. The land is also regularly used by children and families in the area who explore the area, walk and exercise their dogs, view the birdlife and koalas so to lose this space will be a loss.

It is our understanding when the land was originally subdivided that Laurie Gobin had to relinquish a certain amount of land for open space. The proposed relinquishment of this open space raises serious concerns about fairness and due consideration.

We note that four other parcels of land are being considered for revocation and we consider these as a better option for community services and housing. These all allow bigger development with less impact to residents.

Yours sincerely

[redacted]

Legal Response to the Proposed Revocation of Community Land – 10 Oswald Drive, Port Lincoln

Prepared by: [redacted]
On Behalf of: [redacted]
Date: 9 June 2025

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1. Introduction and Background

This submission responds formally to the City of Port Lincoln's proposal to revoke the community land classification of the land located at **10 Oswald Drive, Port Lincoln**, hereafter referred to as *"the Subject Land."*

[redacted] is a resident of the immediate neighbourhood and a stakeholder in the ongoing use and enjoyment of the Subject Land as a community open space under the *Local Government Act 1999 (SA)* ("the Act"). This document outlines procedural concerns, environmental planning inconsistencies, and community equity issues with the Council's proposed revocation.

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2. Statutory Context and Procedural Requirements

Pursuant to **Section 194** of the *Local Government Act 1999 (SA)*, community land cannot have its status revoked without proper consultation and due consideration of public feedback.

We are concerned that Council's process to date undermines the intent of community consultation by:

- Issuing detailed rebuttals and justifications prior to closure of consultation, implying a predetermined outcome.
- Failing to transparently disclose whether alternative sites were assessed equally, or whether the decision to target 10 Oswald Drive was made prior to public input.
- Not disclosing the full basis for scoring the site as "low value" under the **Open Space Strategy 2021–2026**, despite clear neighbourhood use and maintenance (e.g., resident firebreak upkeep for 17+ years).

We submit that the current process may fail to satisfy the **"consultation with intent"** principle established in administrative law and affirmed in cases such as *Bruce v Minister for Environment and Conservation (2006)*.

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3. Community Use and Local Benefit

Council's repeated references to proximity of other reserves ignore key legal and practical distinctions:

- Community land status is not dependent solely on size, formal facilities, or topography.
- Courts and statutory interpretation prioritize **actual usage and value to the local community**, including passive recreation, social benefit, and environmental quietude.
- [redacted] and neighbours **regularly use and informally maintain** the site. This is a protected community activity under the intent of Part 1 of Chapter 11 of the Act.

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4. Environmental Concerns and Inconsistencies

Council acknowledges that the land is subject to the **Native Vegetation Overlay**, yet claims this would not prevent future development. This appears contradictory:

- The **Native Vegetation Act 1991 (SA)** imposes strict limitations on clearance, particularly in urban-fringe biodiversity zones like this one.
- Council has failed to provide examples of comparably difficult granite-based terrain that has been successfully developed while satisfying overlay restrictions.
- Development pressure does not legally override conservation obligations, especially where other, less sensitive sites are available.

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5. Precedent and Equitable Treatment

The decision to target a small, valued, and community-maintained reserve instead of larger, underutilised parcels contradicts the **Open Space Strategy's** stated aim of strategic equity. Council's statistical reasoning around "oversupply" is flawed:

- Excluding over 50% of underdeveloped reserves from calculations while simultaneously using "surplus" logic to justify revocation is inconsistent and lacks integrity.
- Community equity cannot be based on generic ratios divorced from neighbourhood context.

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6. Legitimate Expectation and Procedural Fairness

Affected residents may reasonably claim a **legitimate expectation** that Council:

- Would genuinely weigh community opposition.
- Would not issue language (as in the CEO's letter) suggesting the proposal is effectively finalised.
- Would disclose all evaluation criteria used in reserve classifications.

Failure to meet such expectations may render a decision vulnerable to legal review on grounds of **procedural unfairness or unreasonableness** (cf. *Kioa v West (1985) 159 CLR 550*).

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7. Conclusion and Request for Action

Given the legal, environmental, and community concerns raised:

1. **We request that Council pause the revocation process** pending an independent review of:
    - Community consultation outcomes;
    - Comparative site evaluations;
    - Ecological risk assessments;
    - Compliance with the Native Vegetation Act.
2. **We request a public release of any legal, environmental, and financial reports** prepared by Council in support of the revocation.
3. **We further request a meeting with Council staff or elected members** before any final resolution is passed.

Prepared on behalf of [redacted]

Name: [redacted]
Date: 9 June 2025

Mandy Bowyer

From: [redacted]
Sent: Thursday, 29 May 2025 4:55 PM
To: Minister Szakacs; Diana Mislov; Andrea Broadfoot; Dylan Cowley; Karen Hollamby; Peter Linn; Lillian Poynter; Shania Richards; Jack Ritchie; Robyn Rowsell; Valerie Staunton; YourSay
Subject: Oswald Drive Revocation
Attachments: IMG_9242x.jpg; IMG_9245x.jpg; IMG_9764x.jpg; IMG_9765x.jpg; IMG_9766x.jpg; IMG_9767x.jpg

Follow Up Flag: Follow up
Flag Status: Completed

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This space is surrounded by houses, and, and the only access in and out it is through a narrow easement. Safety concerns not yet addressed are for all vehicles, emergency service vehicles and heavy-duty vehicles who would be using this entry/exit, as it runs between two houses and would not support double lane traffic. The angle of emergence from this easement onto Oswald Drive is very sharp and steep, causing

unclear vision of traffic travelling along Oswald Drive as well as traffic coming around the sharp corner at the top of the road.

It was mentioned on the information session by the council representatives that this space would be open for developers to build high end housing for 'high end' business executives moving to Port Lincoln. It has been indicated by the council that there is a need for more affordable housing so surely high-end housing shouldn't be a focus in this current economic situation. Has council done a survey to identify just how many high-end houses are currently available in Port Lincoln, compared to the 'need' for this type of housing? The number of proposed buildings on this site would be limited and the enormous cost of developing this area and the consequential cost of a completed build would indeed restrict the market, not to mention street lighting and pumps to push the excess water/sewerage back up the hill.

Our neighbourhood believes there are more suitable areas to consider by council for the purpose of residential, aged care, childcare and community services. A suggestion is to sell off a portion (1/3) of Puckridge Park, (with street access) –and a portion of the street area of Pioneer Park, behind Pioneer Village (an ideal location for an aged care facility). This would be a win win situation both for council and citizens of Port Lincoln, as those green spaces would still be preserved, albeit smaller, and at the same time provide a space for new development. The 'railway' corridor along Porter Street and Mortlock Terrace junction would be an ideal central location as well for these needs.

When viewing the map of Port Lincoln, there are so many areas undeveloped that it seems unfair to the citizens to take away their 5 valuable allocated green spaces.

I do feel the same anger and disappointment as felt by the residents at all the designated green spaces being considered as we absolutely need them.
I ask council to seriously reconsider their suggestion to revoke these well used spaces and to consider other options
Kind Regards,

[redacted]

14 MAY 2025

[redacted]

Port Lincoln City Council.

Dear Sir/Madam,

We live at [redacted], in front of the Oswald Drive Reserve. Some of our thoughts and objections to the development of this reserve are as follows:-

- We were told when we bought this property that the surrounding parkland would always remain as Parkland. Trees and shrubs (some now very large) were planted by home owners around the park. It is now home to Kookaburras, blue wrens, owls, bats,
- Carrawongs, and Lincoln Parrots, as well as Koala Bears, A great variety of lizards, and the occasional Kangaroo to name just a few.
- It is used by local children as a play area, for swings and for dog exercising and just to have a pleasant wander through.
- Vehicle Access onto this land is very limited.
- Existing rough track adjacent to Valley View Road needs to be retained and maintained for access to rear of existing homes in the event of a Bushfire.
- Terrain is sloping, with large areas of granite and would probably be cost prohibitive to developers.
- I enclose a copy of a letter from Port Lincoln City Council in June, 2001. Our next door neighbour at No.5 Lindsay St wished to purchase the block in the reserve behind his house to build a swimming pool on. Our response to that, and also the then Council's response to us is included.
- The Council talk of Oswald Drive Reserve been suitable for "affordable housing". Not many, if any, of the existing housing would be classified as "affordable housing" and we fear that existing house property values would plummet. There seems to be plenty of suitable land around Port Lincoln for "affordable housing" without doing away with parkland reserves, which have existed for years now. EG Barley Road, or land on the way to Billy Light's Point or Monalena St.

These are just a few of our thoughts,

PLEASE DO NOT CHANGE OUR BEAUTIFUL RESERVE !!!!!

[redacted]

COPY OF LETTER, OWING TO FADED WRITING ON ORIGINAL LETTER

Can this letter please be included for discussion in the next and August meeting of the General Purposes Committee?

CC Mr Alan Reynolds

[redacted]

Mr G Dodd

Director of Corporate & Community Services

Dear Mr Dodd,

In response to your letter of 15/06/01, I would like to register our total and absolute rejection to the proposal that [redacted], or any other adjoining residents or landowners, be allowed to purchase or develop any part of the Oswald Drive Reserve.

When we purchased our property at [redacted], about 10years ago, much of the appeal of the property was the natural parkland behind the property. We were told that this land was given to the Council as Parkland when the land was sub-divided and as such, could never be sold or developed on.

The original owners of [redacted] had spent a lot of time planting native trees and making the area a charming wood-land. I think that the fact that this was park-land added a lot of appeal and value to our properties, as it was so much nicer than looking into somebody's back yard, as many properties do.

If [redacted] are allowed to purchase and develop the portion of parkland behind them, then it will only be a matter of time before the residents of Valley View Rd. whose properties back onto the reserve, wish to do the same, and the Parkland will soon be swallowed up into peoples gardens.

Once again, registering our strongest possible rejection of this proposal,

Yours faithfully,

[redacted]

CAN this letter please be included for discussion in the next and August Meeting of the General Purposes Committee?

C.C. Mr. Alan Reynolds.

[redacted]

Mr. G. Dodd,
Director of Corporate & Community Services.

Dear Mr. Dodd,

In response to your letter of 15/6/01, I would like to register our total and absolute rejection to the proposal that [redacted] or any other adjoining residents or landowners, be allowed to purchase or develop any part of the Oswald Drive Reserve.

When we purchased our property at [redacted] almost 10 years ago, much of the appeal of the property was the natural parkland behind the property. We were told that this land was given to the council as parkland, when the land was sub-divided, and, as such, could never be sold, or developed on. The original owners of [redacted] had spent a lot of time planting native trees, and making the area a charming wood-land. I think that the fact that there was park-land added a lot of appeal and value to our properties, as it was so much nicer than looking into somebody's back-yard, as many properties do.

If [redacted] are allowed to purchase and develop the portion of parkland behind them, then it will only be a matter of time before the residents of Valley View Rd. whose properties back onto the reserve, wish to do the same, and the parkland will soon be swallowed up into peoples gardens.

Once again, registering our strongest possible rejection of this proposal.

[redacted]

City of Port Lincoln

ABN 80 776 127 243

Municipal Office : Level One, Civic Centre, 60 Tasman Terrace, Port Lincoln
Postal Address : P.O. Box 1787, Port Lincoln, 5606
Email : plcc@plcc.sa.gov.au
Telephone : (08) 8682 3033
Facsimile : (08) 8682 6252

[redacted]

21st August 2001

Dear [redacted]

Re: Oswald Drive Reserve

This letter is to inform you of Councils decision of the 21st August 2001, not to proceed with the reclassification of the reserve from community land to operational land.

Giving due consideration to responses received from adjoining landowners Council has resolved to leave the reserve as open space in its entirety.

Yours sincerely

Geoff Dodd
Director Corporate & Community Services.

12 JUN 2025

Chief Executive Officer

City of Port Lincoln

To whom it may concern

I am writing to express my concerns and opposition to the development of 10 Oswald Drive Port Lincoln. Having young children, we know how much time they spend in this particular area and would urge you not to take this area from the general public residing in this area. We feel that the park was created for the purpose of providing a free green space for all to explore and enjoy and when all the properties in the area were purchased it was with the understanding that the park would remain a reserve.

The park is also a place for native animals and flora to thrive with kookaburras regularly residing in the trees within the park.

We thank you for taking the time to read our concerns and hope that you can find alternative sites for these future developments

Your Faithfully

[redacted]

To:
The City Council of Port Lincoln

From:
[redacted]

Date: 29 May 2025

Dear Councillors and Staff

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

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

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

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

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

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

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

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

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

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

The time to limit the ongoing cost of building and maintaining public infrastructure such as roads and stormwater, is now.

It would be far more sensible to charge rates on the area of the allotment than on the sale price of land or infrastructure on it. This would encourage people to have smaller allotments and most people would save time and money on land maintenance and they would make better use of public park reserves. Yes, the cost of running public parks would increase but this would be a much smaller percentage of Council's infrastructure and maintenance costs.

The establishment of public parks at the time of subdivision was the work of forward thinking people. Selling them to save money is illogical and counterproductive thinking.

Please fix the cause of the funding problem, don't exacerbate the problem with short term thinking. The problem is not the cost of maintenance of reserves. The problem is the cost of supplying infrastructure to ridiculously large allotments. We will not easily educate people to have smaller gardens/house-yards because we have become accustomed to space being a status symbol. Payment of proportionate extra Council rates and the tax on the transfer of larger allotments, would be a much more appropriate method of restricting property allotment size. This however comes with a proviso. It must be accompanied by regulation that assists well planned increase in housing density by those who currently own larger allotments.

Kind regards

[redacted]

Ratepayer, [redacted]

[redacted]

Port Lincoln 5606

20.05.2025

Dear Port Lincoln City Council,

Re: Revocation of Land and Greyhound Road

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

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

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

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

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

It seems reasonable to me to utilise the Willason Street / Trigg reserve land for childcare, but it is unclear to me whether or not the Council intends to sell or lease the land?

The Harbourview land seems ideally suited for a part and I am pleased to see that the proposal includes retention of a portion of the land for this purpose. I accept the need to build more aged care facilities.

Yours sincerely

[redacted]

SUBMISSION

REVOCATION OF COMMUNITY LAND

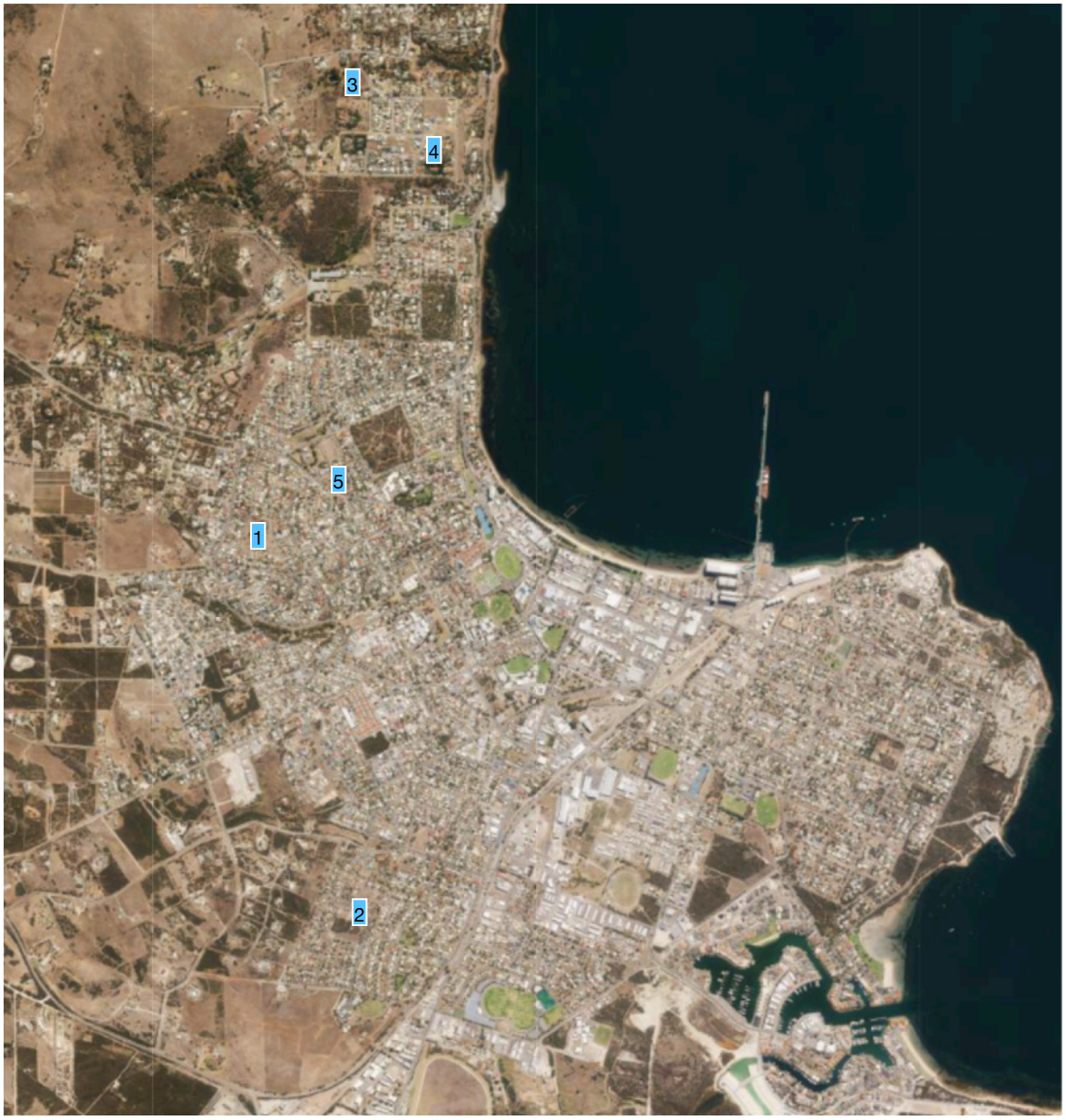
[redacted]

23 May 2025

INTRODUCTION

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

Nature Maps is the reference source.



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

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

The "Proposal" report then stated (pg. 2) "the land could be better used to deliver broader community benefits…", and it referred to five Council strategy documents.

What could have been added to the assessment?

- Community expectations also include green space and vegetation, biodiversity plantings and habitat. In this sense, would not there be a greater benefit to the public to provide some focus on ecological restoration?
- It appears that no environmental nor biodiversity analysis has been factored into the individual site assessments. Sites 1, 2, 3, and 4 would have benefited accordingly.
- Council's *Environmental Sustainability Strategy 2025-2034* contains three of five "Actions" (pg. 1) to which Sites 1, 2, and 3 are relevant, and maybe Site 4. The 10-Year Action Plan (pg. 8) attests to the inclusion of "Towards Net Zero", "Climate Resilience", and "Biodiversity" actions.
- Council's *Strategic Directions Plan 2025-2034* Goal 4 - Sustainable Environment provides significant strategic actions directly related to Sites 1, 2, and 3.

The purpose of these areas

Although not clearly stated in the "Proposal" report, it is likely these parcels of land - or at least Sites 1, 2, and 3 - evolved from former residential subdivisions. Accordingly, they have become the responsibility for Council to maintain and manage for the public good in-perpetuity.

The public good also means the quality of the physical environment of a neighbourhood, and that includes the natural environment and one that has evolved as bare space.

"Broader community benefits" could have been produced many years ago if a vision involved a revegetated urban environment context, particularly one that may have replaced vegetation removal for residential development. Each of Sites 1, 2, and 3, and conceivably Site 4 could then have become a significant urban asset.

Summary

(1) Site 1 should remain as community land but with a very different approach to how it is regenerated and managed. This land is not appropriate for redevelopment for housing, including aged care accommodation.
(2) Site 2 has merit in substantial, but not whole, revocation for housing development. The caveat is that the existing vegetated area should be retained and combined with the adjoining land that appears to be a reserve.
(3) The case for revocation of Site 3 has not been fully established given that it was originally created as a public "Reserve". It is likely that the residential allotment yield would not be significant. The risk is that the property would not transform to expectations that would be hoped for. Site constraints (e.g. watercourse) should be registered accordingly.
(4) Site 4 could be revoked as community land, given that it has low exposure, is a difficult site, has awkward access, and is near other Crown land that also needs attention. That may be the trade-off.
(5) Site 5 is relatively small and has a strong connection with the adjoining early learning centre, therefore this parcel could be revoked as community land.

My reasonings are now described below.

SITE 1 - Harbourview Reserve

Observations

- Contains 3 titles produced from 1958 and 1965, and subsequently denoted "Reserve"
- Combined area = 2.05 ha
- Generally neglected space, very little investment has been directed to making it an important site for the general community and to support environmental and biodiversity goals.
- Lies in an area surrounded by residential development and is the only public space within a reasonable distance to another - the Heritage Trail.
- Within the context of Port Lincoln, this site has significant value as a revegetated urban space that aligns with Council's *Environmental Sustainability Strategy*.

Conclusions

- The case for revocation has not been comprehensively established, as the environmental benefit has not been included in the "Proposal" report, which also stated that "this land has been identified as potentially surplus to community needs in its current form" (pg. 4). It is submitted that as no alternative has been countenanced, other than for residential development, then the case for revocation has not been established. No other option outside the "current form" has been identified. The land is denoted "Reserve", thus implying a parkland setting.
- Similarly, the "Proposal" report did not identify that the parcel of land receives urban runoff at a point source. Therefore the land could be further assessed for a localised stormwater detention system involving a constructed wetland. This system could perform a vital function in local catchment management, including being a key part of a redesigned park.
- This site would better serve the whole community by being retained as public space, but with a significantly different appearance and role. Viewed as a 'wasteland' space it is waiting for the hand of care based on a landscape design and being suitably revegetated using organised volunteer effort with support from Council. As an example of what can be achieved, consider the Catholic Cemetery revegetation project which is still in progress, and which predominantly contains understorey and groundcover plants that provide much needed habitat. This example provides an example for many other open spaces (larger and small) using

volunteer input. One of the objectives of the proposed Eyre Peninsula Environment Centre at Mark Street is to establish "local" neighbourhood revegetation projects (called "Re-green Port Lincoln").

- The "Proposal" report indicated the prospects of the parcel of land for aged care accommodation, which is said to be "a critical community need". I submit that there are other sites available. For example, a better site is at the 3 ha Army Cadet property located on the aerial photo above. This aspect was noted in my brief submission on the *Housing Strategy 2024-2029* and also in my recent submission on the Master Plan, and would require Council's initiative in finding an alternative location for the Army activity.
  Another potential site is at Site 2 below (Seaview Park), which would give this locality a much-needed lift.
- The "Proposal" report stated that a 1000 sq.m. portion would be retained in the event of the land being resumed for development. It is submitted that this pocket size space is a poor trade-off and would not be useful in the context of community use. Such tiny spaces are at risk of becoming neglected spaces that suffer under-investment.

SITE 2 - Seaview Park

Image 2

Observations

- Contains a single title
- Area 1.99 ha
- Generally has suffered under-investment and has low amenity value and low neighbourhood perceptions (see Image 2)
- Adjoins an existing parcel of open space that contains a tiny remnant of mallee woodland (see Image 2a)
- This woodland has recently suffered a fire and a considerable pile of rubbish is evident.

Image 2a

Image 2b

Conclusions

- The "Proposal" report states that the land would be used for "social and affordable housing". Although it might initially seem to be acceptable, the concern is the continual aggregation of such accommodation in an existing low-income housing setting.
- In any respect the land is suitable for revocation from community purposes for the common good.
- It is submitted the site should retain the existing remnant native vegetation (see Image 2a and 2b) such that cleared land only is available for residential development.

- This remnant could be combined with the adjoining 1.146ha of land, which presumably is Community Land.

SITE 3 - Chapman Street

Observations

- Single title created in 2000 from a survey plan prepared in 1981
- Denoted "Reserve" on the Title, area = 1.686 ha
- Lies in a locality that contains mixed property sizes, from usual residential size to larger size (0.5 ha to greater than 1 ha)
- A watercourse traverses the north-western corner of the property.
- A bore also lies on the northern side and in the watercourse.
- Acacia vegetation lies over the western portion, redgum lie in the watercourse.

Conclusions

- As a dedicated "Reserve", it is noted that almost no environmental investment has been undertaken on the land for 25 years, and not since the initial survey plan was created in 1981. This should not be the primary reason to abandon the "Reserve" status.
- Purported residential development might occur, but in the event of disposal of the land Council should consider environmental factors, and a density appropriate to the locality.
- Given a range of site constraints, this site would not yield many lots, therefore the reason for revocation on the basis of a "housing shortage" is questionable. Does Council merely wish to offload this land?
- The watercourse should be placed in an appropriate width easement, although other easements exist on the Title.

- The property may well be best to remain as an improved biodiversity site in support of Council's *Environmental Sustainability Strategy*.

SITE 4 - Oswald Drive

<u>Observations</u>

- Almost landlocked area of 0.86 ha, denoted "Reserve" on the title in 1988.
- A difficult site with limited scope for residential development.
- Stony outcrops and steep unusable space over the southern half, which contains a range of planted trees of some value.
- Two property drainage pits and sewer connection points lie adjacent the northern boundary, presumably for future development (that has not happened).
- The southern half is likely to be economically unviable to develop.

<u>Conclusions</u>

- It is agreed that there may not be a tangible community attachment to this land, given its present condition. Therefore revocation could occur, but only if supported with wider community analysis about its potential environmental benefit.
- The reason for revocation in the "Proposal" report on the basis of a "housing shortage" is questionable.
- Practical cost-effective housing yield might be at best two.
- This land lies near Crown land of approximate area 2 ha, as shown in the adjacent image. Council is presumably the custodian, and as is apparent there has been little if any investment in the environmental and amenity values that should be attributed to the land.
- As an alternative action, and on the basis of a tradeoff for better local environmental outcomes, it is submitted that proceeds from revocation and disposal of the subject Site could be directed to the Crown land parcel. As described in Site 1 above, this land could be part of a revegetation project involving community voluntary effort, with Council's support.

SITE 5 - Trigg Street Reserve

Observations

- According to Nature Maps, this site is contained on a single title on which also lies the early learning centre (see adjacent details)
- Area = 0.37 ha
- Located in a residential area.

Conclusions

- Given that the existing early learning centre lies on community land, then revocation of the whole would be appropriate to accommodate the intended purpose to develop a childcare centre.

FINAL COMMENTS

The "Proposal" report states that the proceeds of sale would be placed in Council's "Land and Building Reserve".

In conformity with my assessment and excluding Site 1, an additional approach for consideration is that the loss of community land (Site 2, 3, 4, and 5 - nearly 4.5ha) could be used as a complementary offset elsewhere. In other words, 4.5ha loss of community land shall be allocated to a higher value community land project, so that there is no net loss.

As an example, Council land at Murray's Point which is presently zoned "Deferred Urban" could be allocated this 4.5ha as a "significant environmental benefit" for the common good. I have presented a case for comprehensive assessment and rezoning of the Murray's point locality in my recent Master Plan submission.

A tangible risk is presented at Sites 3 and 4 where revocation and subsequent sale could conceivably result in just two additional houses, resulting in a negligible addition to Port Lincoln's housing stock. New owners could also hold the land without undertaking development. In this scenario, both sites could be better off by retention as community land but with creative design as biodiversity sites. In this way, Council would be upholding the *Environmental Sustainability Strategy 2025-2034* and the *Strategic Directions Plan 2025-2034*.

[redacted]

TO WHOM IT MAY CONCERN

We OPPOSE the proposal of the PLCC to revoke the dedication of FIVE (5) Community Recreational Reserves to uses as determined by the PLCC. Although the Council has assured us that Port Lincoln has more than the mandated amount of Community Land, we feel that, if at all possible, this is an achievement they should be proud of and encourage rather than reduce it to a lesser standard.

We specifically object to the potential development of Harbourview Reserve, Highview Drive given we live directly opposite that reserve and can add qualified, firsthand comment.

CHALLENGES OF CONSULTATION and COMMUNICATION

Information regarding PLCC's proposal was initially mainly spread through 'word of mouth' and many people were not aware of it. In the days prior to the designated meeting times, some nearby houses received notice in their letterboxes. The community meetings were held on a Saturday morning, which is when young families - the very people who are the heaviest users of many recreational reserves - are at club sports. One landowner whose property actually borders Harbourview Reserve, only wandered over to that Saturday 11am meeting because he saw approximately 80 people gathering. We accept that ensuring information is received by all stakeholders is a difficult task and have since found ourselves that a concerted effort is needed for wider reach and more meaningful consultation.

The meeting at Harbourview Reserve for information giving and individual chats with Councillors or Council employees afforded little opportunity for those attending to respond. Since then, we have been assured that written responses will be considered and PLCC will listen to their community in this process. However, as there are still local residents who are unaware of the Proposal for Revocation of Community Land, it seems that a slightly more generous time frame may have been needed.

PLCC'S CLAIM OF UNDER UTILISATION

We can only make qualified comment regarding Harbourview Reserve that this reserve, being a larger area of comparably flatter open land in a low-traffic area, IS CONSISTENTLY patronised across every day of the week and over many hours of each day. We are retired, so we see the comings and goings.

Dog owners are there each morning and late afternoon/ evening. Throughout the day cars arrive, or people arrive on foot - Mums or Dads with babies in pushers and toddlers toddling. How many Port Lincoln kids had their first ever swing at Harbourview Reserve? School-aged children can safely walk or ride to the park from surrounding streets. At the meeting, we were told by a Council representative that everyone just "might have to drive to another park". Surely this is counterintuitive in today's context, where we are all encouraged to move more and pollute less?

Some weekends see a number of vehicles arrive and people gathered around the shed, table and BBQ facilities to enjoy family and friends' social gatherings and events. The Orienteering group and Emergency Services have also used this particular reserve for gathering and training purposes. The area is big enough to be safely used for ballgames, frisbee throwing and kite-flying without being too close to roads or residences. The suggestion that any development would see the playground retained in a new, smaller position would not cater for these possibilities.

We personally use Harbourview Reserve every day, taking our dog and our son's dog for their daily walk. Being larger than the dedicated Dog Park, it allows them to really run and still remain within the Reserve's boundaries. We see other dog owners with more active breeds who also use this park for the strenuous exercise their pets require.

Recent research papers expound the importance of Community Recreational Reserves in best practice city planning. Mental health continues to be a real and significant issue across our communities and research clearly highlights the correlation between community recreational reserves on both mental and physical health… 'proximity to green spaces and exposure levels were significant determinants of psychological well-being in individuals'.

(https://www.csu.edu.au/social-impact/environment/greenspaces-and-mental-health)

Some users of this park simply come to enjoy the space, peace and the views for which it is named. When walking the dogs and gaining valuable physical exercise ourselves, we too appreciate the quiet time to be in a natural environment with so much room to move and opportunity for reflection.

Such amenities as this reserve offer are used by many, many Port Lincoln people and visitors, not just those adjacent to it.

NATURAL ENVIRONMENT

As well as the green space and mature native trees, we have recognised at least 10 different species of birds that live in this park. From our observations, the numbers and variety of birds have certainly increased in recent years.

'Green spaces are not only beneficial to people but also vital for the environment. These areas serve as natural filters…They also play a crucial role in biodiversity conservation by providing a habitat for a wide range of plant and animal species.'

(https://www.detsi.qld.gov.au/our-department/news-media/down-to-earth/why-are-green-spaces-good-for-us)

PLCC'S CLAIMS MAINTENANCE AND UPKEEP COSTS ARE TOO HIGH

Costs to maintain Harbourview Reserve were said to be $20000/ annum, covering intermittent mowing and more regular raking of the playground sand (by Bedford workers). There is very little other maintenance involved in this park. We do not consider this cost to be significant. As ratepayers, we have a right to these minimal Council services; and the benefits of this open space being easily accessible to such a large number of residents situated between New West Road and Flinders Highway (and beyond) ought to be seriously considered. Other smaller and steeper reserves in the vicinity are not able to be enjoyed in the same way as Harbourview Reserve is.

We see that users of this park also care for it, we and most others make sure they are picking up after their dogs and some of us remove the minimal litter to the Council's or their own bin.

PROPERTY VALUES

The PLCC said at the On Park Gathering "they do not foresee loss of property values" because of the potential of having an Aged Care facility or other development on Harbourview Reserve. Whilst it may not be a 'right' of residents to have a view, the views and proximity to a reserve certainly enhanced the amenity and increased the purchase price of nearby properties. Advice sought and gained from local real estate agents is that these properties would indeed decrease in value in the event that this Revocation of Community Land were to proceed.

Being adjacent to this open space was a major factor in our decision to purchase our house (from a past Mayor, Mr Tom Secker) in the early 1990s. Over this time, we have seen continued development and increased population within the area and countless families making the most of the open space that they specifically chose to be near. Undoubtedly, the privilege of easily accessing Harbourview Reserve was also a factor in the prices paid for land and properties, as well as the Council rates based on these values.

CONCLUSION

We also have firsthand experience of the need for Aged Care, having recently been unable to secure 'a bed' in either Matthew Flinders Home or Pioneer Village for a family member. The reasons given for their extensive waiting lists were a severe shortage of qualified staff. We were explicitly told that there were physical beds available within these facilities but nurses and Aged Care workers were not available to meet the ratios needed to operate at capacity. The Council CEO denied this but a nurse attending the meeting (and a number of others since then) informed us that there are currently agency nurses being accommodated within these facilities in place of those who so desperately need the service.

IF such staffing issues were able to be resolved, allowing an additional Aged Care home to be opened and effectively administered, there are surely other suitable locations without the need to destroy an established park?

The Council 'is aware of market interest in Harbourview Reserve as a site for a retirement village or aged care facility' (City of Port Lincoln Proposal document) but, once sold to developers, this land could well be used for other purposes with no guarantee of any such benefit to the broader community.

We and others have attempted to suggest alternative sites that have been spoken about in the community as being preferable for the development of housing or other facility/ies but we are not aware of all factors involved with various parcels of land. Discussion at the meeting indicated that private landholders have attempted to work with PLCC, over a number of years, regarding sale of their land for development and we sincerely hope that other possibilities are successful rather than the loss of Community Land.

Green spaces have been shown to foster happiness and wellbeing and spending time outdoors encourages physical activity, benefiting both physical and mental health. As well as improving the comfort, health and wellbeing of people living in towns and cities, open areas also enhance biodiversity and wildlife in urban areas (https://www.climatechange.environment.nsw.gov.au/impacts-climate-change/built-environment/green-cover-and-open-spaces)

If PLCC proceeds with their plan to sell our Community Land for development, this loss becomes irreversible, with permanent impact on the people and the environment which make Port Lincoln a strong community in liveable, well-balanced surroundings. We strongly urge PLCC to retain Harbourview Reserve as an accessible open space for residents of our city to enjoy and continue to utilise for exercise, play, socialising and wellbeing.

We submit our feedback in good faith, and appreciate the Council and the responsible Minister giving their time and careful consideration to our concerns. Thank you

WEST COAST YOUTH AND COMMUNITY SUPPORT

Submission on the Proposed Revocation of Community Land

From: West Coast Youth and Community Support (WCYCS)

Date: 04 June 2025

Affordable Housing – The Need for Equity and Integration

The shortage of affordable housing is having a significant impact on families, young people, and individuals across Port Lincoln. We commend Council for its proactive approach to addressing this issue by identifying land for potential development.

However, we urge Council to avoid concentrating all affordable housing developments within one area, particularly in Lincoln South. While this area is home to a warm, family-oriented primary school with a strong focus on student wellbeing, it carries an entrenched stigma that has resulted in low enrolments.

This school delivers inclusive, culturally responsive education with a clear emphasis on literacy, Aboriginal student engagement, social skilling, and emotional wellbeing in a safe and nurturing environment. It fosters a positive sense of self-worth in students and upholds strong community values. Importantly, its culturally diverse student population enriches the learning environment and builds empathy, cultural understanding, and resilience among all children.

Spreading affordable housing more broadly across Port Lincoln would not only help reduce the stigma attached to certain neighbourhoods but would also allow more families to engage with and benefit from schools like this one. It would promote equity, improve social cohesion, and strengthen community identity.

Childcare – A Barrier to Participation

The lack of accessible childcare services is a major issue for local families. It prevents many parents—particularly mothers, from returning to the workforce, creating economic pressure and reducing workforce participation at a time when NGOs and other employers are already struggling to attract and retain staff. We support the development of additional childcare facilities, including the proposed use of Trigg Street Reserve for this purpose, as a vital investment in our social and economic future.

Aged Care – Keeping Families Connected

With limited aged care availability in Port Lincoln, many older residents are being forced to leave the area to access appropriate care. This disconnection from family and community causes emotional distress and exacerbates isolation. Repurposing land such as Harbourview Reserve to support aged care development is a necessary and compassionate response to a well-documented and urgent need.

Conclusion

WCYCS supports the City of Port Lincoln's proposal to revoke the community land status of selected parcels to enable meaningful development aligned with community needs. We encourage Council to approach this initiative with a strong equity lens—ensuring housing, childcare, and aged care developments are distributed in a way that unites, rather than divides, our community.

Sincerely,
Narelle Biddell
Chief Executive Officer
West Coast Youth and Community Support (WCYCS)

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

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An Australian Government Initiative

Regional Development Australia

REGIONAL DEVELOPMENT AUSTRALIA EYRE PENINSULA

Chief Executive Officer
City of Port Lincoln
PO Box 1787
Port Lincoln SA 5606

BY EMAIL: yoursay@plcc.sa.gov.au

2 June 2025

Dear CEO

Revocation of Community Land

I hereby provide feedback on Council's proposal to revoke the community land classification at five Council-owned parcels of land at the following sites:

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

As the key regional economic development agency on the Eyre Peninsula, Regional Development Australia Eyre Peninsula (RDAEP) is committed to strengthening the region's economy through supporting economic growth and strong communities by investment in infrastructure across the region.

RDAEP commends the leadership being shown by Council to strategically address critical shortages facing the community in respect to housing, childcare and aged care. These are all issues that will be further exacerbated in coming years. As a result, RDAEP supports Council's proposal to commerce a process to engage with the broader community about revoking the community land status for these parcels of land for the purpose of encouraging the private and/or not-for-profit sectors to specifically develop retirement villages/aged care facilities, affordable and social housing/standard residential housing and early learning/childcare centres.

5 Adelaide Place | Port Lincoln, SA, 5606
Phone: (08) 8682 6588 | Email: reception@rdaep.org.au

EYRE STH•AUS

As Council is aware, RDAEP has been proactive in identifying the challenges and options in the provision of infrastructure relating to housing development across the Eyre Peninsula and in July 2024 commissioned a report from URPS defining the problem and outlining a proactive approach to possible solutions.

https://www.rdaep.org.au/wp-content/uploads/2024/08/Infrastructure-Challenges-and-Options-Paper-Final.pdf

RDAEP with support from the South Australian Government also commissioned a report to address the lack of available places for long day care, occasional care, and early childhood education on Eyre Peninsula to create a comprehensive business case to advocate for investment in early childhood education and care and to meet parent's capacity to work, industry needs and to address children's developmental needs.

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

In the new financial year, we also intend to commission a report on aged care demand across the Eyre Peninsula and have held initial discussions with providers and been receiving the common message that waiting lists and demand in Port Lincoln and surrounding region far outstrips available places. Aged accommodation and care, like childcare, operate on slim financial markets and any in-kind assistance that can get a project off the ground should be encouraged.

These proposed projects align with the goals of the Eyre Peninsula Strategic Regional Plan 2023-26:

Priority Area 1: Housing and Accommodation

Strategy: *Increase housing supply, mix and choice to support population growth.*

Action: *Investigate opportunities to establish private and public partnerships for the delivery of regional housing developments.*

Priority Area 3: Aged, Disability and Child Care

Strategy: *Facilitate greater access to aged and childcare services to drive workforce participation in the region*

Action: *Work with State Government, Local Government, Schools and independent childcare operators to identify and remove barriers to facilitate investment in childcare centres.*

Once again, I congratulate Council on this initiative to address the shortage of housing, aged care and child care facilities.

Yours sincerely

Ryan Viney
Chief Executive Officer
Director Regional Development