

OFFICE OF THE MAYOR

7 September 2021

Mr Bruce Green
Chair
SA Local Government Boundaries Commission
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Dear Mr Green,

Re: City of Marion Potential Proposal (Stage 1) - Seacliff Park

Further to my letter on 8 June 2021 seeking advice from the Local Government Boundaries Commission (the Commission) regarding the process to initiate a council boundary change between the City of Marion and the City of Holdfast Bay in the area of Seacliff Park, I am pleased to advise that at its 24 August 2021 General Council meeting the City of Marion resolved to proceed, as the proposed initiator, with a submission of a *'Potential Proposal (Stage 1)'* for a Council boundary realignment.

Please find attached the City of Marion's *'Potential Proposal (Stage 1)'* for a boundary change for consideration by the Commission. The Proposal has been prepared in accordance with the Act and addresses the relevant section 26 principles that are required.

Should the Commission require any further information or wish to discuss the proposal, please do not hesitate to contact Mr Tony Harrison, Chief Executive Officer at tony.harrison@marion.sa.gov.au.

Yours faithfully,


Kris Hanna
Mayor

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people
as the traditional and continuing custodians of the land.



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Initiating Council

City of Marion

Date of Council resolution to submit

24 August 2021

Ref: GC210824R11.2

List all Councils affected by this potential proposal

The two councils impacted by the proposal are the City of Marion and the City of Holdfast Bay.

Nature of proposal

In November 2020, the Minister for Planning approved a Development Plan Amendment (DPA) for a large parcel of land (the subject land - formerly known as Cement Hill) located on the southern side of Scholefield Road, and west of Ocean Boulevard at Seacliff Park. The DPA allows the potential for the site to transform with houses, apartments, quality open space and retail outlets.

The DPA culminated from a City of Marion led initiative to engage with the City of Holdfast Bay in partnership to progress outcomes for the site.

The subject land, a 12 Hectare brownfield site, is a privately owned asset of the Seacliff Group.

The slope of the subject land and its ability to provide coastal views has seen concept drawings developed by the Seacliff Group that promote a range of multi-storey medium density development through to alternative forms of low density development. Also proposed is commercial/retail development at the lower, flatter portion of the site with frontage to Scholefield Road.

At this stage the concept drawings indicate the retail shopping centre building straddling the boundary between the two councils.

As it currently stands, the overwhelming majority of the development site is within the City of Marion. In particular, the residential development proposal is wholly within the City of Marion, meaning the current proposal sees future community of interest with the City of Marion. Overall, 88% of the site is located within the City of Marion boundary.

A cross boundary site creates challenges with the assessment of future developments, infrastructure management, and potentially disparate service provision and rates across the two councils.

Scholefield Road would provide a logical, appropriate and clear boundary between the two council areas both administratively and from a public perception perspective.

The existing residential area to the west, south and east of the subject site is within the City of Marion. The future interface with new multi-storey higher density development proposed on the western side of the subject site would be more appropriately managed by the same council. Particularly at the southern end where the current version of the masterplan indicates a road connection with the existing City of Marion local road network to North Street.

Adjacent to the subject land, is the Les Scott reserve which has also been included in the proposal to ensure that an appropriately integrated and planned development of the entire site can be achieved along the northern frontage of Scholefield Road and up along Newland Avenue that aligns and integrates with the open space allocation proposed in the developer's concept plans.

The City of Marion has an extensive Open Space Plan which has seen significant current investment along with future commitment through our LTFP to our parks, playgrounds and reserves.

As drainage is likely to pass through the reserve greater consideration towards infrastructure management and liaison at a cross-council level would need to occur to service the reserve, and with consideration of the incoming community, a request for its inclusion forms part of this proposal.

As the core of the subject land is located within the City of Marion, Council proposes a possible boundary change proposal that would move land encompassing the entirety of Certificate of Title 5774 Folio 145 and Certificate of Title 5755 Folio 334 (owned by The Seacliff Group) and Certificate of Title 5743 Folio 866 (owned by City of Holdfast Bay) from the City of Holdfast Bay to the City of Marion. Council believes that this will provide the most effective level of servicing to the new community.

Attachment 1 outlines the existing and proposed boundary.

Attachment 2 – Current version of Seacliff Group's masterplan (not for public viewing)

Attachment 3 - Current version of Seacliff Group's masterplan – current Council Boundaries (not for public viewing)

Section 26 principles

1. Proposed changes should, wherever practicable, benefit ratepayers

As the subject land is currently vacant, future ratepayers will benefit from:

- an ease of liaising with one council around all their service needs
- the removal of any public perceived 'bureaucracy' of two council boundaries
- the removal of perceived (or real) service and rates disparity to residents/tenants.

Furthermore, as a new development, a boundary realignment will consolidate the community and promote the opportunity to collectively engage with the City of Marion on matters relating to their new community.

2. A council should offer its community a reasonable range of services delivered on an efficient, flexible, equitable and responsive basis.

The City of Marion provides its community with an expansive list of services, programs and a strong investment program in civic infrastructure. These include:

- community facilities and programs including libraries and neighbourhood centres and community halls;
- sport and recreation infrastructure and programs;
- a business hub;
- significant local roads upgrades. An annual renewal and maintenance program for roads, footpaths and storm-water;
- waste management services;
- investment and maintenance for open space;
- a significant commitment to tree planting on both council-owned and state-owned roads;
- General administrative services are also provided with Council's Administration Hub and Chamber within very close proximity to this site.

The City of Marion has a cross-council collaborative relationship with the Cities of Charles Sturt and Port Adelaide Enfield. This relationship results in shared resources across the councils along with shared procurement to increase the cost efficiencies in delivering services to the community.

This relationship has been highlighted by the Productivity Commission as an effective approach to Local Government operations that should be considered by other Councils.

A regional subsidiary, the Southern Region Waste Resource Authority, established by the Cities of Onkaparinga, Marion and Holdfast Bay is responsible for providing and operating waste management services on behalf of constituent councils.

Once developed, as anticipated, the site will provide a range of services and facilities for use of the new and surrounding community including medical, childcare, and a shopping centre. Open space will provide connectivity to existing walking trails in the area.

3. *A council should reflect communities of interest of an economic, recreational, social, regional or other kind, and be consistent with community structures, values, expectations and aspirations.*

The City of Marion's Strategic Plan 2019-2029 was developed from a widely consulted *Community Vision- Towards 2040*. Six community themes provide strategic direction; Liveable, Valuing Nature, Innovation, Prosperous, Connected and Engaged. The themes address:

- economic
- social
- sport and recreational,
- community engagement,
- innovation and environmental aspirations that are important to our community.

Council's 4 Year Business Plan 2019-2023 outlines the key initiatives that Council intends to deliver to support the community themes.

Council's commitment to these aims is reflected in our community satisfaction.

Regionally the Council invests in key assets both Council and State owned, including:

- Coastal Walkway
- Oaklands rail upgrades
- Glenthorne National Park and partner state funding
- Southern Soccer Facility and Sam Willoughby International BMX track (partnership with State Government and the City of Onkaparinga within the City of Marion at Majors Road)
- Animal management
- Key educational and retail precincts including Westfield Marion, Castle Plaza, Tonsley Innovation District.

To the community of Seacliff Park and Marino, the 4 Year Business Plan commits to significant upgrades of key infrastructure including the Marion Golf Park (on the southern boundary of the subject land), Marino Community Hall and the nearby Coastal Walking Trail to enhance recreational and social opportunities for residents and visitors.

Furthermore, the Cove Civic Centre library is located 4.1kms south and includes a business hub and community spaces for public use.

The City of Marion's average residential rate remains among the lower rating metropolitan councils with a one percent increase in the 2021-22 financial year. In 2020-21, the City of Marion had the lowest average residential rate compared to neighbouring councils (Cities of Holdfast Bay, Onkaparinga, and Mitcham).

4. *A council area should incorporate or promote an accessible (or centre) for local administration and services*

It is likely that future communities at the subject land will frequent key locations within the City of Marion boundary:

- 1) Marion Regional Centre (3.7km from the subject land) - includes Westfield Marion, the State Aquatic Centre, Bunnings, Government services, entertainment venues and surrounding specialty businesses including a 24 hour gym and Local Health network.
- 2) The Marion Cultural Centre Library is another key service offered at this site.
- 3) The City of Marion Administration Centre is located 100 metres from Westfield Marion located on Sturt Road, Sturt.
- 4) The Cove Civic Centre (City of Marion asset) is located 4.1km to the south at Hallett Cove and includes a library, business hub and community spaces for hire. Access to computers is available at this location to access City of Marion online services.

5. *Additional Section 26 principles*

- *Residents should receive adequate and fair representation within the local government system, while over-representation in comparison with councils of a similar size and type should be avoided'*

The subject land is currently vacant. It lies within the Coastal Ward which covers the key coastal suburbs and is represented by two elected members. A Representation Review completed in 2020 outlined 10,300 electors with two ward members, representing a quota of 5150. Preliminary designs received from the developer indicate a potential for

1000 to 1300 residents. Whilst there are no formal plans approved it is likely that the current estimates would include a sub-set of residents who are not eligible to vote and therefore it is likely that the difference would comply with the 10% tolerance outlined the Act.

- *The importance within the scheme of local government to ensure local communities with large council areas can participate effectively in decisions about local matters*

The City of Marion is focused on promoting community engagement in decision making through strong community engagement, this includes:

- Extensive community engagement on project and program initiatives, enabled through multiple modes of communication including public meetings, hard copy and online engagement material
- Engagement on the Council's priorities for the community through consultation on the Annual Business Plan.
- Links directly with the community and connection through community groups such as the 5049 Coastal Community Association.
- New residents within the City of Marion are strongly encouraged to participate in all Community Engagement matters that they feel passionate about.

Attachment 1- Existing and proposed boundary



**Attachment 2-- Current version of Seacliff Group's masterplan – current Council Boundaries
(not for public viewing)**



Seacliff

**CONCEPT MASTERPLAN
Council Boundary Overlay**

Note: Final Concept Masterplan subject to full investigations and relative approvals



Key gateway buildings incorporating Medical Centre, Childcare and development Sales & Information Centre

A series of integrated terrace housing providing for a large range of demographics and household formation

Overview apartment building providing 1, 2 and 3 bedroom apartments with undercroft / basement parking

Proposed road connection with Clubhouse Road providing for an alternate access and community integration

Opportunity for larger allotments to create premium and exclusive housing product

Central parkland creating a community focal node incorporating wetland features, passive and play spaces

Proposed landscape visual buffer filtering views into the Linwood Quarry and providing for regional pedestrian and cycle paths and viewing platform adjacent the golf course

Premium lifestyle apartments with panoramic coastline and Adelaide Hill views. Apartment buildings to be set in landscape environment and respond to the site steep topography

Marino Golf Park

Marino Golf Park

Integration and enhancement with the Lus Scott Reserve provides the opportunity to create a toddler play space

Proposed linear pathways on the western boundary will provide for passive recreation, stormwater management through wetlands and ponds and pedestrian and cycle network linking the broader community to the neighbourhood hub and Seaciff primary School

Terrace housing providing CEPED principles to the future linear park to ensure community safety through passive surveillance

Schoolfield Road

Ocean Road

Seaciff Road

Seaciff Central



An aerial photograph of a modern university campus. The image shows several large, multi-story lecture halls with light-colored facades and numerous windows. These buildings are interspersed with lush green lawns, mature trees, and a network of winding pedestrian paths. In the background, a dense residential area is visible, and a small airplane is parked on a tarmac near the campus. The overall scene depicts a well-planned educational environment integrated with nature.

Note. Final Concept Masterplan subject to full investigations and relative approvals