

17 January 2020

Chair & Commission Members  
SA Local Government Boundaries Commission  
GPO Box 2329  
Adelaide SA 5001

**Attention: Mr B Green**

Dear Bruce & Commission Members

**Re: Hallett Cove / Lonsdale Boundary Re-Alignment Proposal**

I write on behalf of Hallett Cove Joint Venture (**HCJV**), a subsidiary entity of Adelaide Development Company (**ADC**), which includes Holden Hill Estate Pty Ltd and Alkirna Pty Ltd and Clovertone Pty Ltd. HCJV is the owner of a 12 hectare vacant land parcel at the southern boundary of Hallett Cove. This land parcel is identified as Certificate of Title 6113 Folio 868, comprising two Pieces 4101 and 4102 in Deposited Plan 91554, located adjacent Burlington Road, Freebairn Drive and Sigma Road, Lonsdale (the **Land**).

The Land is currently dissected by the council boundary between the City of Marion and City of Onkaparinga in an irregular manner and so HCJV is seeking a re-alignment of this boundary.

The Land is currently the subject of a Ministerial Development Plan Amendment (**DPA**) that seeks to re-zone the vacant land for residential development. A draft DPA has been prepared by the Department of Planning, Transport & Infrastructure and public consultation on the draft closed on 18<sup>th</sup> December 2019.

I as Eligible Elector for HCJV, as defined in Section 27(1) of the Local Government Act 1999, hereby request that the Boundaries Commission give favourable consideration to the boundary re-alignment proposal outlined in the appended submission. HCJV comprise 100% of the eligible electors associated with the affected land.

Please also find attached a completed Form 1 pursuant to the Local Government Act 1999.

Should you have any queries regarding this proposal then please contact Mr Lael Mayer, General Manager, Adelaide Development Company or the undersigned.

Yours faithfully



Kylie Christison  
Financial Controller  
Eligible Elector, Hallett Cove Joint Venture

Enc. Boundary Re-Alignment Proposal, Form 1 Declarations

## **Hallett Cove / Lonsdale Boundary Re-Alignment Proposal**

### **Stage 1**

Hallett Cove Joint Venture (**HCJV**) wishes to submit a general proposal to the Commission to consider a boundary re-alignment between the City of Onkaparinga and City of Marion.

HCJV, being Holden Hill Estate Pty Ltd and Alkirna Pty Ltd and Clovertone Pty Ltd, is owner of a 12 hectare parcel of land identified as Certificate of Title 6113 Folio 868, comprising two Pieces 4101 and 4102 in Deposited Plan 91554, located adjacent Burlington Road, Freebairn Drive and Sigma Road, Lonsdale (**the Land**) as highlighted in yellow on the attached Figure 1.

The current council boundary between the City of Marion and City of Onkaparinga currently straddles the Land as shown in blue in Figure 1.

The proposed boundary re-alignment is shown in red in Figure 1.

### **Rezoning**

The Land is currently the subject of a Ministerial Development Plan Amendment that proposes to rezone the land for residential purposes.

This Ministerial Development Plan Amendment was put out for public consultation from 24 Oct 2019 to 18 Dec 2019, and included reference to this boundary re-alignment proposal.

### **Rationale for Re-alignment**

HCJV comprises 100% of the eligible electors associated with the affected land and proposed boundary re-alignment.

In the highly likely event that the Land is rezoned and ultimately subdivided for residential allotments, this would form a natural extension to the existing Hallett Cove residential area that abuts to the north. The allocation of the Land to the one Council (ie City of Marion) would facilitate more efficient management and servicing of the new residential area.

A future residential community on this Land will more likely connect with the established Hallett Cove residential area given that the adjoining land to the south (within the City of Onkaparinga) is commercial/industrial in nature.

This proposed boundary re-alignment aligns with and is consistent with the Section 3 Objects and Section 26 Principles under the Local Government Act.

### **Consultation with Councils**

Initial meetings were held with senior staff of the 'relinquishing council' (City of Onkaparinga) on 22 May 2019 and the 'receiving council' (City of Marion) on 18 February 2019 in relation to the proposed boundary re-alignment. No fundamental objections were raised by either council.

FIGURE 1




**FORM 1 — LOCAL GOVERNMENT ACT 1999 (SECTION 27)**

**DECLARATION BY ELIGIBLE ELECTORS TO MAKE A PUBLIC INITIATED SUBMISSION TO CHANGE A COUNCIL'S EXTERNAL BOUNDARY, COMPOSITION OR REPRESENTATIVE STRUCTURE**

We the undersigned declare that we are each an eligible elector in accordance with section 27(1) of the *Local Government Act 1999*, and that we support a public initiated submission proposing that the council boundary between the City of Marion and City of Onkaparinga, which straddles the land in Certificate of Title Volume 6113 Folio 868, comprising pieces 4101 & 4102 in Deposited Plan 91554 in the areas named Hallett Cove and Lonsdale, be realigned to the southernmost boundary abutting Sigma Road, Lonsdale.....


[insert a brief outline in 1 or 2 sentences of the intent of the proposal being submitted]

| Full Name of Elector  | Signature   | Date Signed   | Property Description Giving Entitlement to be an Elector | Postal Address                                      |
|---|---|---------------|--|---|
| x<br>Kylie Ann Christison<br>Eligible Elector for<br>Hallett Cove Joint Venture<br>(Holden Hill Estate Pty Ltd,<br>Alkirna Pty Ltd, Cloverstone<br>Pty Ltd) |  | x<br>17.01.20 | C/T 6113/868<br>Pieces 4101 & 4102 in<br>DP 91554        | 83 Pirie Street<br>GPO Box 1348<br>Adelaide SA 5001 |
|   |   |               |  |   |
|   |   |               |  |   |
|   |   |               |  |   |
|   |   |               |  |   |

**REPRESENTATIVE NOMINATED ELIGIBLE ELECTORS**

**DECLARATION BY ELIGIBLE ELECTORS TO MAKE A PUBLIC INITIATED SUBMISSION TO CHANGE A COUNCIL'S EXTERNAL BOUNDARY, COMPOSITION OR REPRESENTATIVE STRUCTURE**

We the undersigned declare that we are each an eligible elector in accordance with section 27(1) of the *Local Government Act 1999*, and that we are the representative nominated eligible electors for this public initiated submission.

| Full Name of Nominated Elector   | Signature  | Date Signed   | Contact Details                                 | Postal Address                                      |
|--|--|---------------|---|---|
| x<br>Kylie Ann Christison<br>Eligible Elector for<br>Hallett Cove Joint Venture<br>(Holden Hill Estate Pty Ltd,<br>Alkirna Pty Ltd,<br>Clovertone Pty Ltd) | x<br> | x<br>17.01.20 | Ph: (08) 8223 1488<br>Email: ADC@estates.com.au | 83 Pirie Street<br>GPO Box 1348<br>Adelaide SA 5001 |
|  |  |               | Ph:<br>Email:                                   |   |
|  |  |               | Ph:<br>Email:                                   |   |
|  |  |               | Ph:<br>Email:                                   |   |
|  |  |               | Ph:<br>Email:                                   |   |

ONKAPARINGA

Your Ref:  
Our Ref: Voters Roll Enrolment

18 January 2019

Ms K A Christison  
GPO Box 1348  
ADELAIDE SA 5001

Dear Ms Christison

**Application for enrolment on council voters roll**

**Property Owner:** Holden Hill Estate Pty Ltd and Others  
**Property:** Pce 4102 Section 572 Sigma Road, LONSDALE  
**Ward:** Mid Coast

**Vote Entitlement: MAYORAL VOTE and WARD VOTE**

Thank you for your recent application for enrolment on the council voters roll for local government elections.

We wish to advise you that your application for enrolment as a group has been successful and you have been enrolled in respect to the above property.

As you are not enrolled elsewhere on the council voters roll or appear on the state electoral roll within this council area, you are currently entitled to vote in respect to any Mayoral or Ward election (for the ward indicated above).

In 2017 Council conducted a Representation Review which resulted in a re-structure of wards within the City of Onkaparinga changing from five to six wards. Please be advised that under the new structure the above property is situated in Mid Coast ward.

Providing your eligibility does not change this enrolment will remain current until 31 December 2021 at which time you will be advised of the need to complete a new enrolment form.

Your voting entitlement may change if there is a change to your eligibility while this enrolment is current. We review the status of enrolments prior to any election and will advise you of any change to your voting entitlements.

If you have any questions regarding this matter please contact me on ☎ 8384 0008.

Yours sincerely



Christina Lancaster  
**Senior Revenue Officer**



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Noarlunga Centre  
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Aberfoyle Park office  
The Hub  
Aberfoyle Park  
Telephone (08) 8384 0666  
Facsimile (08) 8382 8744

Willunga office  
St Peters Terrace  
Willunga  
Telephone (08) 8384 0666  
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