



5049 Coastal Community
Stronger together

Seacliff Park Residential and Centre DPA - Association consultation with residents
City of Marion and City of Holdfast Bay
17 October 2019

Background

The consultation process had several parts:

1. A Policy Document outlining issues was circulated to all members and to other stakeholders in early August
2. A call for issues/questions from residents was made prior to the public forum on September 19th. Over 30 households made submissions. These assisted us in briefing the Council staff presenters at that forum, and informed other aspects of this submission
3. The Forum, which was attended by almost 200 residents (the largest attendance we have had at any of our forums) provided information and further sought issues of concern.
4. A survey/questionnaire was distributed at that forum, and subsequently posted on line. It asked respondents to rate their level of concern on several issues; identify good and bad ideas; provide qualitative data on other issues; and make some open-ended comments. Almost 70 households subsequently responded to the survey.

Some issues previously identified, and tested further in the survey:

1. **East west streets.** 87% of respondents supported the idea. Reasons listed included: it will enable more effective installation of solar panels; dwellings will benefit from the winter sun and be protected from the summer sun.
2. **Easement lanes.** 75% disagreed. Although many saw it as a good idea for aesthetics and off street access to trailers, boats and caravans , concerns included: additional costs to the developer; water access points and access for fire-fighting; lane security.
3. **Extra rainwater tank provision.** 82% agreed, often citing the reduction of water run-off into streets. Other suggestions were that grey water could be harvested into wet-lands, or recycled for garden and parks.
4. **Wetlands provision.** Agreed: 82%. Suggestions included that these could be established where there was land-fill and be integrated into the reserves.
5. **Multi Story Dwellings.** 68% of all graded this as a concern, with most of these expressing it as the highest priority.
6. **Retaining walls..** A majority would (32% percent) would like them removed, although there were quite a number who appeared to be indifferent or were happy for them to remain.

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- 7. Off street parking spaces.** 73% want a minimum of 2 spaces per dwelling (including apartments); with most wanting underground parking for the multi storey buildings. A number of people advocated that car parking spaces should be large enough to accommodate 4WD vehicles. One observation was the number of residents who are “tradies”, often with vans, utes and trailers parked on the street. If a significant number of “tradies” purchase in the new development, with smaller blocks, on street parking could be a problem.

We then attempted to quantify likely patronage of:

- 1. Visiting open space areas each week.** Not at all: 20%. Once to twice a week: 31%. Some suggestions were:; the development should be connected with longer walks, a direct route to the golf course, a paved walking route to the Marino Station and the park should be along Scholefield Road making the entry to Marino an attractive one.
- 2. Shopping / commercial area.** 1-3 times a week: 43%. Several would support a restaurant

Likely to buy into the development (including friend / family)? 32%. Comments included were that apartments or courtyard style houses would enable existing residents to “downsize” and remain in the neighbourhood; also that such living units were under-supplied in Marino and would attract a more diverse demographic to the area. It seems as though some people would not decide unless there was a reduction in density, the development was good quality, the prices and appearance were attractive and there would not be too much traffic. Others said their younger family would be interested.

Major concerns:

- 1. Scholefield Road entry to Ocean Boulevard.** This was rated a ‘4’ or higher on a 5 point concern scale by 95%.
- 2. Increased local traffic flow along minor roads.** Rated ‘4’ or higher by 77%.
- 3. Parking at local rail stations.** Rated ‘4’ or higher by 65%. Often stated was the already inadequate parking at Marino and Marino Rocks stations, causing current residents to park in the street at Seacliff and Brighton Stations, adding to traffic movements and congestion
- 4. Storm water issues.** ‘4’ or higher by 76%. Concerns included the possible increase in storm water with some indicating that it should not increase through Pine Gully and enter the coast near Tilbruke Springs. It appears that some form of water retention is essential.
- 5. Land fill.** ‘4’ or higher: 52%.

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Other issues listed by respondents;

1. Length of time for development to take place.
2. Concern over high density in a small space.
3. Scholefield Road to connect with Club House Road and golf course.
4. Retirement village?
5. Need good range of quality housing which complements the existing area.
6. Quarry dust.
7. Hotel, Café, Supermarket and Medical Centre in commercial area.
8. Green space along Scholefield Road – attractive entry to Marino
9. Concern was expressed re the amount of through traffic increasing from Brighton and The Cove Road.
10. Concern that the development should be attractive, well planned and integrated into the surrounding area such that character is not lost.

Multi story buildings

Our preliminary work identified this as a major concern of the community

68% were against multi story dwellings, 26% did not see it as a problem.

Concern was expressed that;

1. with increased density it is likely there will be problems with parking (including for visitors) and traffic.
2. that the profile of such buildings will dominate, eliminate views, over-look and change the character of the area (“there are no other such buildings in the area”; “sets a precedent”)
3. that it will place demands on playgrounds, landscaped areas, community facilities

Those in favour commented:

1. We need diversity.
2. As long as well designed with environmental considerations, they will maximise community sense & coastal views.
3. With correct professional planning & supervision they will provide a good alternative.
4. They will reduce urban sprawl

Other comments included that if they are to attract retirees it will necessitate that the buildings will need elevators and space for boats or caravans and 4 wheel drives

Advantages of the development

This was an open ended question that elicited the following:

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1. More vibrant and diverse community.
2. Improved local services eg improved public transport. Increased public transport viability will reduce the use of cars. Result: Healthier life-style. Viability and expansion opportunity for Marino Community Hall to have greater patronage.
2. Will accelerate the introduction of traffic lights on Brighton Road.
3. Improved entry to Marino.
4. Improved visual impact. The vacant ugly site will go.
5. Provides open public spaces
6. Local shops and dining options will be welcome.
7. Will likely increase property values.
8. Might improve access to the golf course from Marino and Kingston Park
9. Likely to result in DPTI and Council providing more car parks at Marino and Marino Rocks Stations.
10. Might result in a small hotel.
11. Improved traffic flow.
12. New housing choices on smaller blocks.
13. Council will be the main beneficiary with increased rates.

CONCLUSIONS

1. Traffic, on neighbouring streets of Seacliff and Marino, as well as access to and from Brighton Road is the issue of greatest concern. It is recommended that traffic lights be installed at the entry to Brighton Road and restricted access is made to through traffic in Marino. Several suggested Scholefield Road should connect with Club House Road.
2. The impact of multi story buildings was the second largest concern
3. In-adequate Bus and Rail Transport (including lack of parking at both local rail stations) was a recurring theme. Additional parking space needs to be made available at Marino Rocks and Marino Stations.
5. The proposed density has caused concerns re parking within the development
6. The development is seen by many as a "Gateway" to the suburb, with many encouraging parks along Scholefield Road
7. A significant number indicated that they would patronise the shopping precinct if it met their expectations
8. A surprisingly high number indicated that they, or friends, would consider buying homes/apartments in the development if these met their expectations