

Seacliff Park Residential and Centre DPA



5049 Coastal Community - 19 September 2019



Caroline Chapman
Pam Jackson
City of Holdfast Bay

David Melhuish
Warwick Deller-Coombs
City of Marion

Site History / Background



Zoned Residential / Extractive Industry

Historically used for:

- Quarrying,
- Concrete manufacturing,
- Domestic land fill,
- Concrete roof tile manufacturing,
- Depot for construction company

Poor visual appearance of site

- Dilapidated industrial buildings
- Areas of stockpiled fill
- Vandalism

Located in two councils - mostly located within City of Marion, with road access primarily from Holdfast Bay

Site Issues



Current Issues relating to the site

Environmental

Contamination (remediation required)

- Soil (organic wastes, methane gas, heavy metals etc)
- Ground water
- Substantial uncompacted fill

Stormwater (management)

- Site
- Greater catchment area (upstream/downstream of site)

Noise (need for attenuation)

- Ocean Boulevard
- Quarry access road (to be relocated)

Site Works

- Removal of uncompacted fill, concrete, buildings etc. (partially undertaken)
- Regrading of site levels

Site Issues



Road Network

- Ocean Boulevard / Scholefield Road intersection
- Local roads (Scholefield Road etc.)

Economic

- Cost of addressing Environmental Issues
- Cost of addressing Stormwater Issues
- Cost of undertaking changes to road network
- Cost of Investigations
- Cost of relocation of quarry haulage road

Any development of the site needs to be “financially viable”

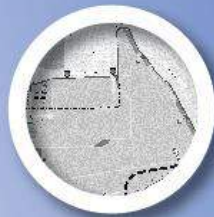
Development Process Timeline



Seacliff Park - Development



Idea

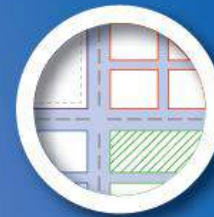


Concept



Zoning

we are here



Land Division
(Services)



Building
Applications/
Construction

opportunity to influence

details about what will be on the land

Key Findings of Community Workshops - 2012



Open Space

Recreational Uses

- Recreation facilities catering for diverse range of ages and abilities

Connectivity

- with existing open space and with the community in general

General

- Wetlands / use of stormwater / sustainable and functional open space

Community Needs

Social Interactions/Attractions

- Create feeling of safety, ambience and sense of community

Health and Aged Care

- Community health centre catering for infant through to aged care

Cafes and Restaurants

- Social alfresco restaurant and café space

Retail/Commercial

- Village feel providing a central focal point including small specialty shops, designed around an outdoor public space

Vibrant Mixed Use Centre



Seacliff Park



Key Findings of Community Workshops - 2012



Environment

Stormwater Management

- Stormwater through and beyond site

Contamination

- Groundwater management
- Remediation of soil

Boral Quarry

- Access road / relocation further south
- Dust and vibrations

Traffic

- Noise from Ocean Boulevard and quarry access road

Moving Around

General

- Discourage through traffic
- Direct access from Clubhouse Road to Scholefield Road

Public Transport

- Good and frequent public transport connections through the area

Connection over Ocean Boulevard

- Need for better and safer connectivity

Ocean Boulevard, Scholefield Road Intersection

- Need for better traffic controls at the intersection
- Gateway to suburbs on western side of Ocean Boulevard made more of a focus

Key Findings of Community Workshops - 2012



Housing

General

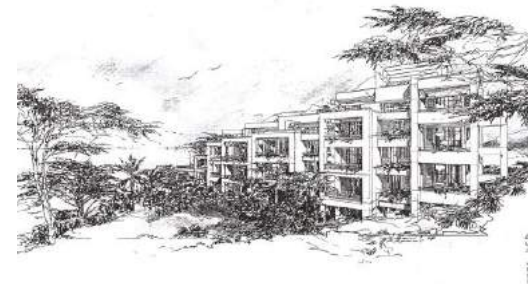
- Provide diverse housing types for a range of ages, lifestyles and household structure

Design

- Range of views on built form:
 - Medium density/apartments of varying height with adequate open space, sensitively integrated with existing housing in adjacent residential areas
- Sustainable building design



Housing Diversity



Issues/findings taken into consideration in creation of the DPA

What is Proposed ?



Rezone to Suburban Neighbourhood Zone

Provides opportunity for:

- Residential
 - Range of residential allotment sizes provided catering for different household sizes and housing preferences. (200m² to 270m² - up to 2 storeys) (minimum internal floor areas for multi-storey)
 - Densities in the order of 35 to 70 dwellings units per hectare across the zone, (which is recognized as medium density by State Government)
 - Heights up to 6 storey (transitioning down towards boundary of site)
 - Final built form and number of dwellings on the land is yet to be determined (approximately 150 allotments and 420 apartment units shown on an indicative concept plan for traffic assessment purposes.)
- Neighbourhood Centre with shopping and community facilities
- Recreation and open space
- Improvement of visual appearance
- Remediation of contamination
- Management of stormwater issues

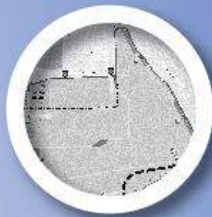
Development Process Timeline



Seacliff Park - Development



Idea

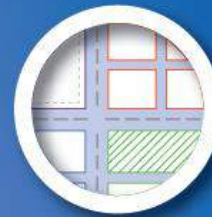


Concept

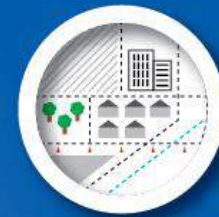


Zoning

we are here



Land Division
(Services)



Building
Applications/
Construction

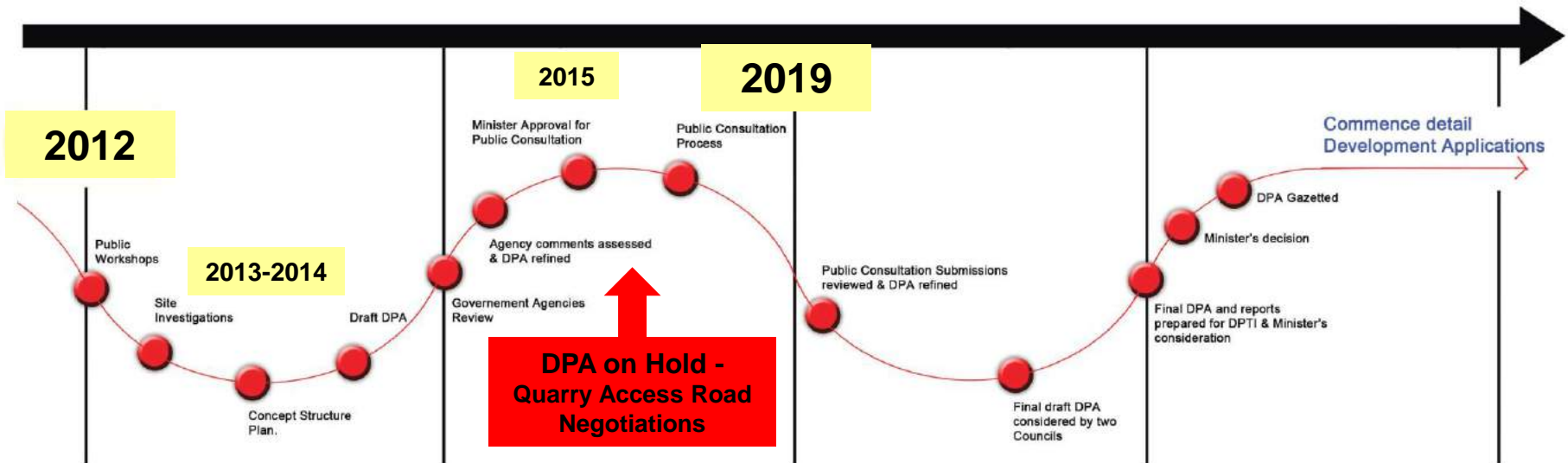
opportunity to influence

details about what will be on the land

Seacliff Park Residential and Centre DPA



Development Plan Amendment Key Steps



Public Consultation



What is the purpose of the public consultation?

Mandatory statutory requirement

- Public consultation is mandatory for any DPA and is the next step in the process after defining the intended land uses and the rules/policies to assess applications.

Consider community views on land uses and proposed policy

- The purpose of the consultation is to hear the community's views about the proposed change of land uses and associated policy and consider changes.

Not to revisit the intent of the rezoning

- The Minister for Planning has agreed with the scope of the DPA.

Public Consultation



How have residents been consulted?

Consultation period = 22 August to 17 October 2019

- The statutory community/public consultation on the draft DPA runs – notification in newspapers, Government Gazette, Councils websites

Flyers

- Delivered to residents in the suburbs around the site explaining what is proposed and how to make a submission

Submissions (by 17 October 2019)

- Comments/submissions accepted via letter/email or directly to the 'Making Marion' engagement website – linked to CHB
- All submissions will be made public from 18 October 2019 until the close of the public meeting

24 October 2019 Public Meeting

- A public meeting to be held before joint Councils Committee for persons to elaborate on their submissions

5049 Matters Raised (to date)



Open Space / Reserve Land Swap (frontage of Scholefield Road)

Multi Storey Dwellings (maximum height and where located)

Residential Densities (How many dwellings / size of allotments / diversity)

Traffic (current issues – local streets / Scholefield Road intersection / Impact of proposal)

Impacts on Infrastructure (traffic / stormwater)

Quarry Dust Levels (reduction of levels / managed by EPA)

Development Commencement (assumed in 2021 – 10 -15 year period)

Contamination (management / remediation / assessment / auditing)

Seacliff Park Residential and Centre DPA

5049 Coastal Community - 19 September 2019



Questions?

www.makingmarion.com.au/SeacliffDPA

Development Process Timeline



Seacliff Park - Development



Consultation period = 22 August to 17 October 2019
(Submissions made public 18 October to date of public meeting)

Public comments/submissions accepted via letter/email or directly via
www.makingmarion.com.au/SeacliffDPA

Seacliff Park Residential and Centre DPA



5049 Coastal Community - 19 September 2019



thank you

www.makingmarion.com.au/SeacliffDPA