

Proposed Revocation of Community Land - 7A Chestnut Court, Tonsley SA 5042

28 March 2025

Dear resident,

Background

The City of Marion have been approached by a developer (MAB CCT Pty Ltd) seeking to acquire Chestnut Court Reserve, Tonsley. This process has been administered through Council's Unsolicited Proposal process.

MAB CCT Pty Ltd. are proposing to build a fit for purpose factory for the tenancy of Tesla Inc. The proposal will establish a long-term tenancy for Tesla that will provide a facility for the repurposing of Tesla batteries, and a servicing facility and showroom for Tesla vehicles. Tesla have an existing presence at Tonsley and strong connection to the clean technology energy agenda of the Tonsley Innovation Precinct.

The proposal presents significant economic benefits with an estimated 100 jobs set to be created, and financial benefit for Council, with the proceeds of the potential sale to be allocated to Council's Asset Sustainability Reserve Fund. In addition, the proposal will generate continuous revenue from rates. Furthermore, the potential sale will address land that is contaminated creating a fit for purpose development.

Subject to a future development application a total of 58 trees will be required to be removed. This comprises of 2 significant trees and 28 regulated trees. It is estimated 62 trees will be required to be planted to offset the removals.

Council have resolved to commence community consultation on the proposed revocation of community land classification of Chestnut Court Reserve.

Location

MAB CCT Pty Ltd. are proposing to purchase the Target Site area in the map (enclosed) outlined in red, which comprises a portion of land currently owned by Renewal SA (shown in yellow) as well as Chestnut Court Reserve area shown in green, and a portion of the South Australian Housing Trust (SAHT) land shown in blue. The blue dashed outlined area on the map is owned by SAHT and is currently leased to Council for use as a reserve providing residents with open space till 2028.



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Chestnut Court Reserve has not been accessible to the public since 2016 due to contamination concerns. Through the sale of the land MAB CCT Ltd would be required to address the contamination to support a future development application.

Join the conversation

Section 194 (2) of the Local Government Act (1999) requires that the City of Marion must prepare a report for consultation on the proposal and undertake community consultation for a minimum of 21 days to collect community feedback in relation to the proposal to revoke this Community Land.

You are invited to view a copy of the report and provide your feedback via a short survey by using the QR code or visiting the project Making Marion page at: **makingmarion.com.au/chestnut**

Alternatively, a summary of the proposed revocation is available at Council's Administration Centre, 245 Sturt Road, Sturt.

Representations in relation to this matter can also be submitted in writing to the City of Marion at PO Box 21 Park Holme SA 5043 by 5pm, Thursday 17 April 2025.

If you wish to complete a paper survey or require assistance, please call customer service on **8375 6600** or email **communityengagement@marion.sa.gov.au**

Your feedback will be used by Council Members to assist in their decision making. The closing date for submissions is **5pm Thursday 17 April 2025**.

Yours sincerely

City of Marion Engagement Team.



Consultation open

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Location map:



Tonsley
Land Ownership

