



FACT SHEET 3

ALLOTMENT SIZES AND DEVELOPMENT PRINCIPLES

A suite of development principles has been included in the draft Sellicks Beach Structure Plan to help further define and guide future development.

Allotment Sizes

The Structure Plan discusses indicative residential densities. This to assist in determining the baseline and minimum infrastructure requirements to support future growth options.

- For land within the **Housing Choice Living Area**, allotments are listed in the order of 350m² to 550m² to provide for affordable housing choices and for ageing in place.
- For land within the **Future Living Area**, allotments are listed in the order of 550m² to 800m², except within buffer areas denoted on the Structure Plan where allotments should be a minimum of 800m².
- For land within the **Gateway Living Area**, allotments are listed in the order of 1000m² to 1600m².
- For land within the **Existing Residential Areas**, allotments are listed in the order of 450m² to 750m²

Throughout the existing residential areas of Sellicks Beach, the average allotment size is 760m².

Under the Planning and Design Code due to come into effect early 2021, the minimum allotment size will be 750m². This can only be changed (in the future) through a Code Amendment (see Fact Sheet 1).

Should a Code Amendment commence for the Deferred Urban and Primary Production Zones, there has been no determination made to include the existing residential areas.

This would be a decision for Council and the community at a future date.



Ave 750m² Robert St Sellicks Beach



Ave 450m² Lavender Gr Seaford Rise

Development Principles

The development principles aim to provide direction for public and private investment, for decisions on infrastructure, desired land uses, the environment and amenity and character.

They will also assist in any future detailed planning and any zoning changes. These can be found on page 44 of the Structure Plan and cover the following matters.

Residential Development

The overarching aim of the residential development principles are to:

- ensure future residential development integrates well with the established housing
- provide a sense of openness and ensures design, site and height controls provide the desired 'coastal' ethos
- enhance the natural coastal character and amenity
- provide more green cover with street tree plantings
- provide a well-connected local road network connecting new roads to existing
- maximise access to active transport and public transport networks and public open spaces.

Development Sequencing

Development sequencing will largely be determined by landowners' intent and the ability to appropriately service land, however common to all is the need for all future housing to have:

- connection to a fully operational sewer network
- connection to a potable water supply
- connection to mains power
- access to a sealed road, and
- connection to stormwater management infrastructure.

The key to unlocking any development however is to resolve the investment, implementation and delivery of mains wastewater to both

undeveloped and developed parts of Sellicks Beach.

Environment

Development must ensure that:

- stormwater management responds to the natural landscape and with no adverse impact on sensitive environmental receptors
- it incorporates Water Sensitive Urban Design (WSUD) techniques
- it restores the creek corridors and improves the ecological and biodiversity outcomes
- it conserves existing trees and plants appropriate trees to improve local climate conditions.

Transport Network

Development should be designed to encourage:

- a low speed traffic and safe environment
- a high quality walking and cycling environment
- footpath provision in new divisions
- new roads to enable buildings to face onto watercourse reserves and open space.

Views and Vistas

Future development should:

- capitalise on existing views and vistas both towards the coast and to Sellicks Hill and the adjoining rural outlook
- ensure topography and natural features are integrated into neighbourhood layout and design.

Contact us

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