draft

SELLICKS BEACH STRUCTURE PLAN

SELLICKS BEACH RESIDENTIAL DEVELOPMENT SCENARIOS

9 February 2021

CITY OF ONKAPARINGA

SELLICKS BEACH RESIDENTIAL DEVELOPMENT SCENARIOS

The Sellicks Beach locality includes approximately 84 hectares of Deferred Urban Zone, and 46 hectares of Primary Production Zone land, a total of 130 hectares which is identified as 'planned urban land' as outlined in blue below.

Yield scenarios

Three potential yield scenarios have been prepared examining how many new dwellings, persons and vehicles are possible under various residential densities based on varying allotment sizes, within the currently undeveloped Deferred Urban and Primary Production (planned urban land) zoned land.

The purpose of the scenarios is to clearly communicate potential new dwelling and population numbers, not to designate a preferred scenario.

These scenarios are based on the following:

1. All allotments being a minimum 300m2
2. All allotments being a minimum of 700m2; and
3. Allotments including a range of sizes including
    a. 'Future living area' - 700m2
    b. 'Gateway living area' - 1000m2
    c. 'Buffer area' – 800m2
    d. 'Housing choice' – 350m2

To assist in understanding the scenarios, a series of plan view and axonometric view diagrams have been developed to visually represent the allotment sizes (density) and building footprints, and thus the spaces between buildings. The plan view and axonometric view representations are contained in attachment 1.

The third scenario is what is envisaged through the draft Sellicks Beach Structure Plan and considers factors such as the desire for generally larger allotments, together with large allotments along Sellicks Beach Road 'Gateway' and at the interface with the Character Preservation District. Further, this scenario factors in some smaller allotments for housing choice within walking distance of a future neighbourhood centre.

The existing dwelling and population numbers used are based on those provided in the most recent Australian census data being 2016.

Summary Findings

Table 1: Scenario 1 - 300m² Allotment size

Description	Existing	Additional	Total
Dwellings	1,315	2,887	**4,202**
Population	2,660	7,217	**9,877**

Table 2: Scenario 2 - 700m² Allotment size

Description	Existing	Additional	Total
Dwellings	1,315	1,277	**2,592**
Population	2,660	3,192	**5,852**

note: does not include a housing choice option

Table 3: Scenario 3 - based on Structure Plan

Description	Existing	Additional	Total
Dwellings	1,315	1,425	**2,740**
Population	2,660	3,562	**6,222**

Assumptions

When redeveloped, the Deferred Urban Zone and the Primary Production Zone (planned urban) land will accommodate a variety of housing and a neighbourhood centre supported with appropriate services, however this will be dependent on an appropriate sewer solution for the subject area.

In order to determine potential dwelling yields, the following assumptions have been applied to determine the net developable land area.

It is generally held that 35 per cent of the total land area is needed for other land uses, roads, public open space and services. A total of two hectares has been factored for a neighbourhood centre, 12.5 percent has been allocated towards public open space (as per legislation of *PDI Act 2016*) and a further 22.5 percent toward road reserves and land need for other services. This would result in a net total of 84.5 hectares of land for future residential development.

Each scenario is made using a minimum allotment size as indicated in each table and does not take into account topography or allotment patterns that may alter and further reduce potential yields.

An occupancy rate per dwelling is applied at 2.5 people per household which is based on a higher rate than the existing ABS data for Sellicks Beach (2 persons per household) to account for an increase in potential residential population over holiday homes.

ABS data for car ownership at Sellicks Beach shows 31.6 percent of households own one vehicle and 38.2 percent own two vehicles providing an average of 1.5 vehicles per household. A standard of 10 vehicle movements per day is applicable to each dwelling.

Conclusion

Sellicks Beach contains approximately 1315 existing dwellings.

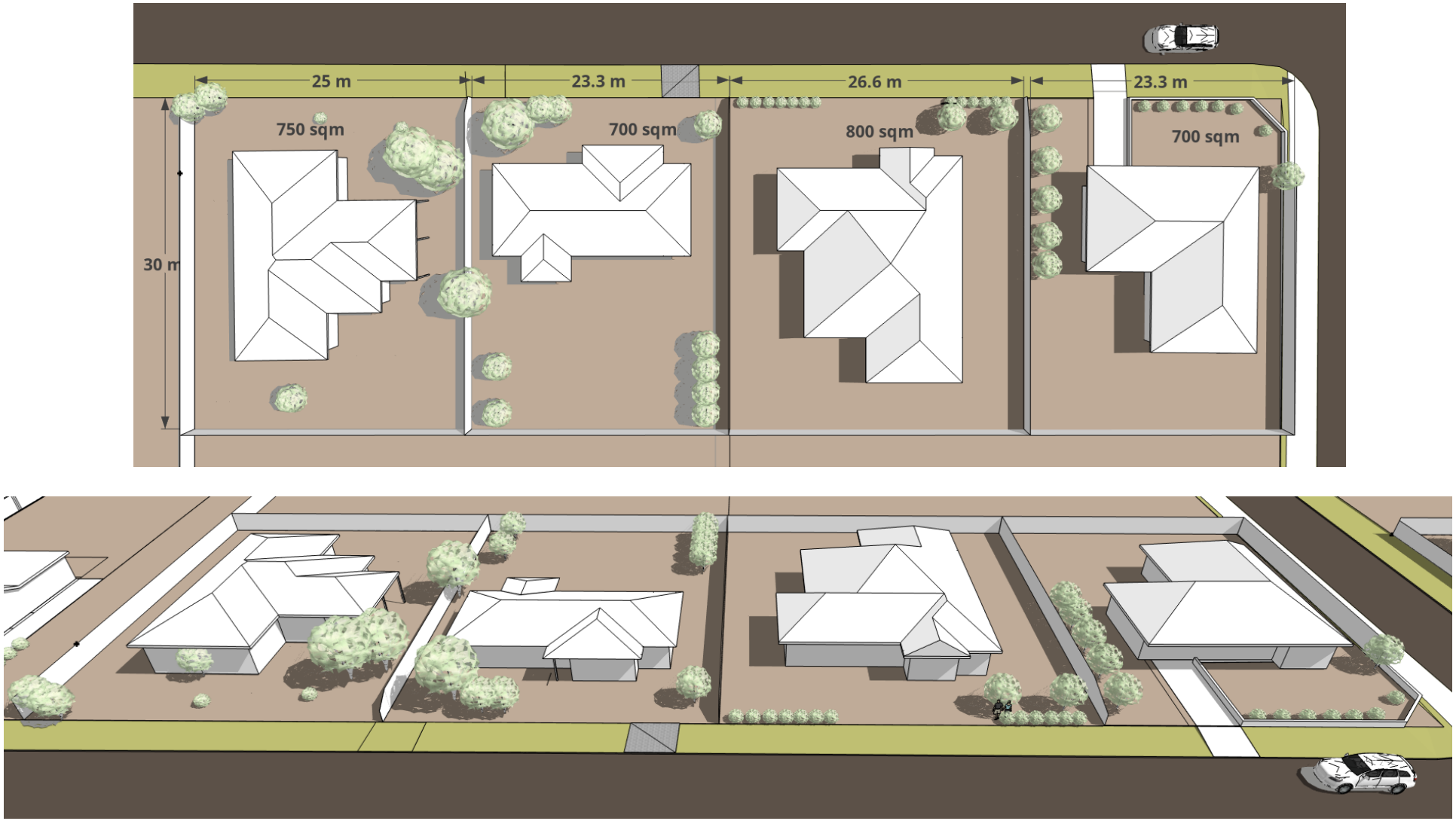
There is an existing underdeveloped Residential Zone parcel of land of just under 8 hectares that could accommodate a further 70 dwellings (net density at 750m² TNV under Code Suburban Neighbourhood Zone).

Based on the draft Structure Plan, the Deferred Urban and Primary Production zoned land could theoretically accommodate a further 1,355 dwellings. This would result in a potential combined additional yield of 1,425 dwellings.

A combination of existing dwellings and potential dwellings could realise an approximate total of 2,740 dwellings in Sellicks Beach.

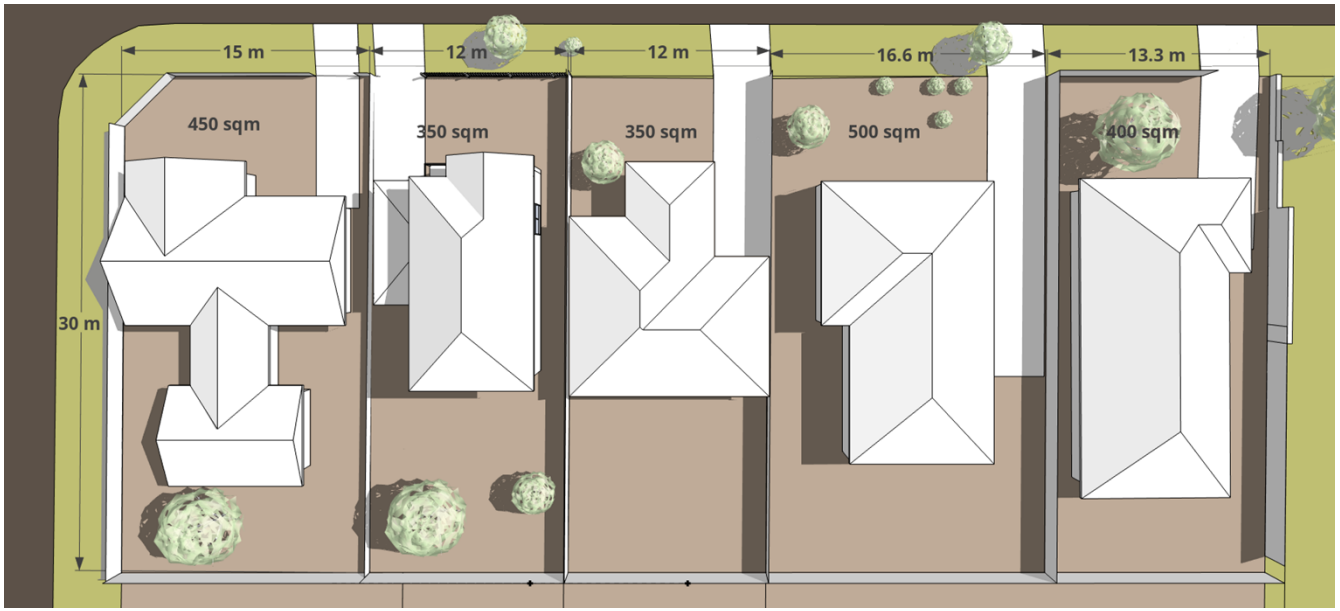
Attachment 1 Plan View and Axonometric View Representations

1. **‘Future Living’ minimum 700m2 allotment size**
2. **‘Housing Choice’ minimum 350m2 allotment size**



FUTURE LIVING

Minimum 700 sqm allotment size



HOUSING CHOICE

Minimum 350 sqm allotment size

Plan SA Density Definitions

The following definitions are taken from the (draft) Planning and Design Code which can be viewed at https://plan.sa.gov.au/

Net residential density

Is calculated by dividing the total number of dwellings by the area of residential land that they occupy (excluding other land uses, roads, public open space and services) and expressed as dwelling units per hectare (du/ha) **= 65/35 split**

Low net residential density

Means less than 35 dwelling units per hectare = **285m² (or greater)**

Medium net residential density

Means 35 to 70 dwelling units per hectare = **285m² - 142m²**

High net residential density

Means greater than 70 dwelling units per hectare = **142m² (or less)**