
SELICKS BEACH STRUCTURE PLAN



MAY 2021



KAURNA ACKNOWLEDGEMENT

We acknowledge the Kurna Nation and its people as the traditional owners and custodians of the land in the area now known as the City of Onkaparinga. We recognise that this local living culture has developed over tens of thousands of years and that in today's contemporary context, Kurna and other Aboriginal people are actively engaged in community life and bring their rich cultural heritage to the strong, vibrant communities we strive for. We remember Kurna people's spiritual relationship with country when we make decisions about our region and that the protection of places of importance to Kurna culture has an impact on the wellbeing and prosperity of Kurna and other Aboriginal people. We recognise our leadership responsibility to Aboriginal and non Aboriginal communities, local businesses, and service agencies by actively engaging in a shared journey towards reconciliation.

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INTRODUCTION



PURPOSE OF THE STRUCTURE PLAN

The Sellicks Beach Structure Plan is a strategic land use plan that establishes a set of objectives and a future spatial arrangement for Sellicks Beach.

The Structure Plan seeks to:

- Inform the layout for potential growth within the Sellicks Beach Structure Plan area
- Collate and provide direction around infrastructure constraints and unlocking mechanisms to enable potential infill development and transition for parts of the area from non-urban land to urban land
- Provide direction around transport and movement needs, shopping and community infrastructure requirements for growth
- Set out high level guidelines to inform future built form outcomes.

A Structure Plan has the capacity to positively shape the urban form and environment. It can be used to promote good outcomes, unlock and coordinate development opportunities and assist in identification and delivery of key infrastructure priorities to ensure that any future development is well-served.

It is intended that the Structure Plan starts the process for an orderly extension of the existing urban area to ensure future communities have ease of access to infrastructure and services.

It is important to note that the Sellicks Beach Structure Plan is not:

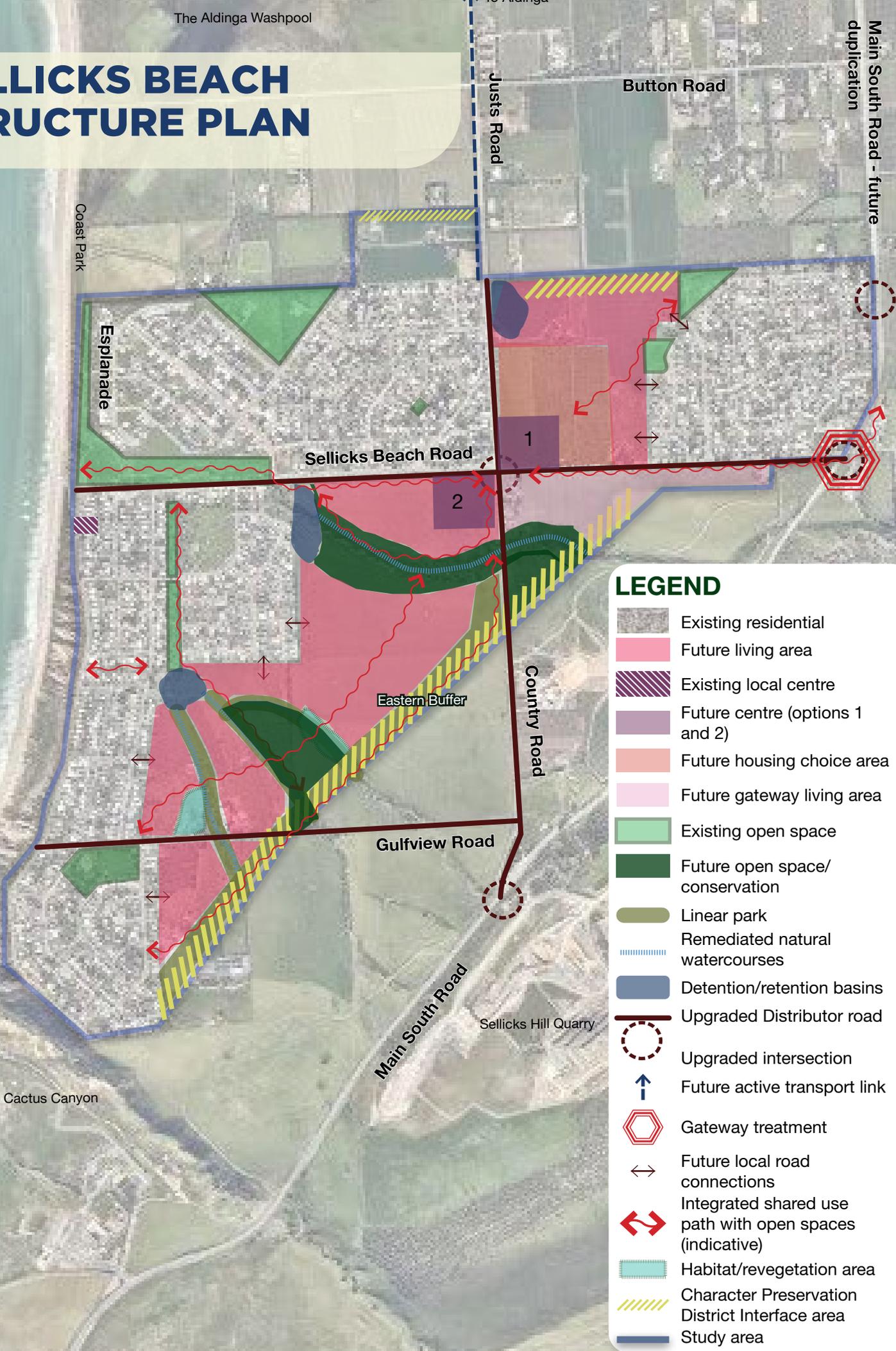
- A detailed master plan (including the foreshore or beach access/parking)
- A document that permits rezoning of existing land (or delivery of services)
- An implementation/staging reference plan.

The Structure Plan is being prepared for the Sellicks Beach area with a focus on the Deferred Urban and Rural Zones (in the Planning and Design Code), however, it does consider existing residential land and sites located outside of the Structure Plan area where necessary.



SELICKS BEACH STRUCTURE PLAN

Main South Road - future duplication



LEGEND

-  Existing residential
-  Future living area
-  Existing local centre
-  Future centre (options 1 and 2)
-  Future housing choice area
-  Future gateway living area
-  Existing open space
-  Future open space/conservation
-  Linear park
-  Remediated natural watercourses
-  Detention/retention basins
-  Upgraded Distributor road
-  Upgraded intersection
-  Future active transport link
-  Gateway treatment
-  Future local road connections
-  Integrated shared use path with open spaces (indicative)
-  Habitat/revegetation area
-  Character Preservation District Interface area
-  Study area

HOW WILL THIS STRUCTURE PLAN BE USED

By formulating a plan, Council together with the community, State Government agencies and private industry are able to plan for and make decisions about progressing development within Sellicks Beach in a way that is strategic, coordinated and results in a positive outcome for the entire community.

The Structure Plan does not provide timing on when this should occur by as it recognises the complex challenges of infrastructure delivery and the collaborative nature of how this will need to progress.

Rezoning of land in Sellicks Beach should not occur without resolving key infrastructure requirements, open space provision and setting guidelines for good design and sustainability outcomes.

It is expected that following endorsement of the Structure Plan, Council will continue to work with the community, landowners, stakeholders and State Government agencies to progress key infrastructure implementation, delivery negotiations, next iteration of the Design Guidelines and the nature of any future rezoning. However, Council's support of the Structure Plan does not infer support of any future rezoning.

There may be an opportunity to plan for earlier local upgrades such as public open space (in particular progressing rehabilitation and revegetation of the creeks and allocation as open space/conservation land) or road improvements in advance of any future population growth informed by community feedback from this structure planning process.

WHY IS THIS STRUCTURE PLAN NEEDED?

In early 2020, Council worked with the State Government and a consultant team to prepare the Onkaparinga Local Area Plan (OLAP). OLAP identified three growth scenarios based on different future population outcomes.

In all cases, OLAP outlined a need for a mixed delivery of infill and greenfield development across the council. Hackham, Aldinga and Sellicks Beach were identified as the primary greenfield sites. OLAP did not set a detailed staging or timing framework.

Population growth is forecasted, however, it is recognised that the potential effects of COVID 19 may alter new arrival numbers and growth forecasts particularly in the shorter term.

However, population growth is not the only driver of strategic need and demand and Council recognises that other factors influence the need to investigate Sellicks Beach and prepare a guiding document. These include:

- Community desire to see infrastructure and other investment in Sellicks Beach
- Motivated land owner(s) who want to work with Council
- A changing planning policy regime with less certainty for Council. Council to be prepared by being proactive in investigating and identifying key needs and desired development outcomes for land within Sellicks Beach identified in the 30 Year Plan for Greater Adelaide for potential residential use
- Potential changing demand for fringe housing and desire for larger allotments.

In 2015, Council's Strategic Directions Report (SDR) scheduled that investigations and master planning for the Deferred Urban land and the remaining Primary Production land

outside the Character Preservation District at Sellicks Beach would commence from late 2018 in preparation to rezone the area and allow for residential (and supporting) uses.

PLANNING AND DESIGN CODE

The importance of preparing a Structure Plan is more timely in 2021 due to the legislative changes brought under the Planning Development and Infrastructure Act 2016. In line with proposed state-wide planning reform, the Planning and Design Code was implemented in March 2021. Any future rezoning will be considered as a Code Amendment. While the process for a Code Amendment is not fully prescribed it is understood that spot-rezoning initiated by landowner/developer will be permissible. Council seeks to be prepared with a Structure Plan now the Code is live and have clear direction on what the community value and what future development should consider.

Further information about planning reforms and the new system can be found at: <https://plan.sa.gov.au/>

THE STRUCTURE PLAN PROCESS

The Structure Plan has been prepared having regard to:

- The existing defining characteristics of Sellicks Beach and preferred character
- Infrastructure, transport, open space and other needs
- The strategic planning policy context including climate change and adaptation
- The views of key stakeholders, including Council (Elected Members), community and Community Leaders, agencies and existing landowners
- Opportunities to address longstanding infrastructure, services and locational needs.

A Structure Plan needs to consider a complex mix of issues and be informed by a good understanding of community concerns and aspirations.

THE STRUCTURE PLAN METHODOLOGY COMPRISES:

Initial regional and local investigations and strategic review in OLAP (early 2020)

Additional background review and planning context (local, regional and state

Local studies for utilities and infrastructure, transport, ecology, Aboriginal heritage

Identification of key issues and opportunities

Elected Member and Community Leader discussion about issues and opportunities

Preparation of draft Structure Plan and community and stakeholder engagement

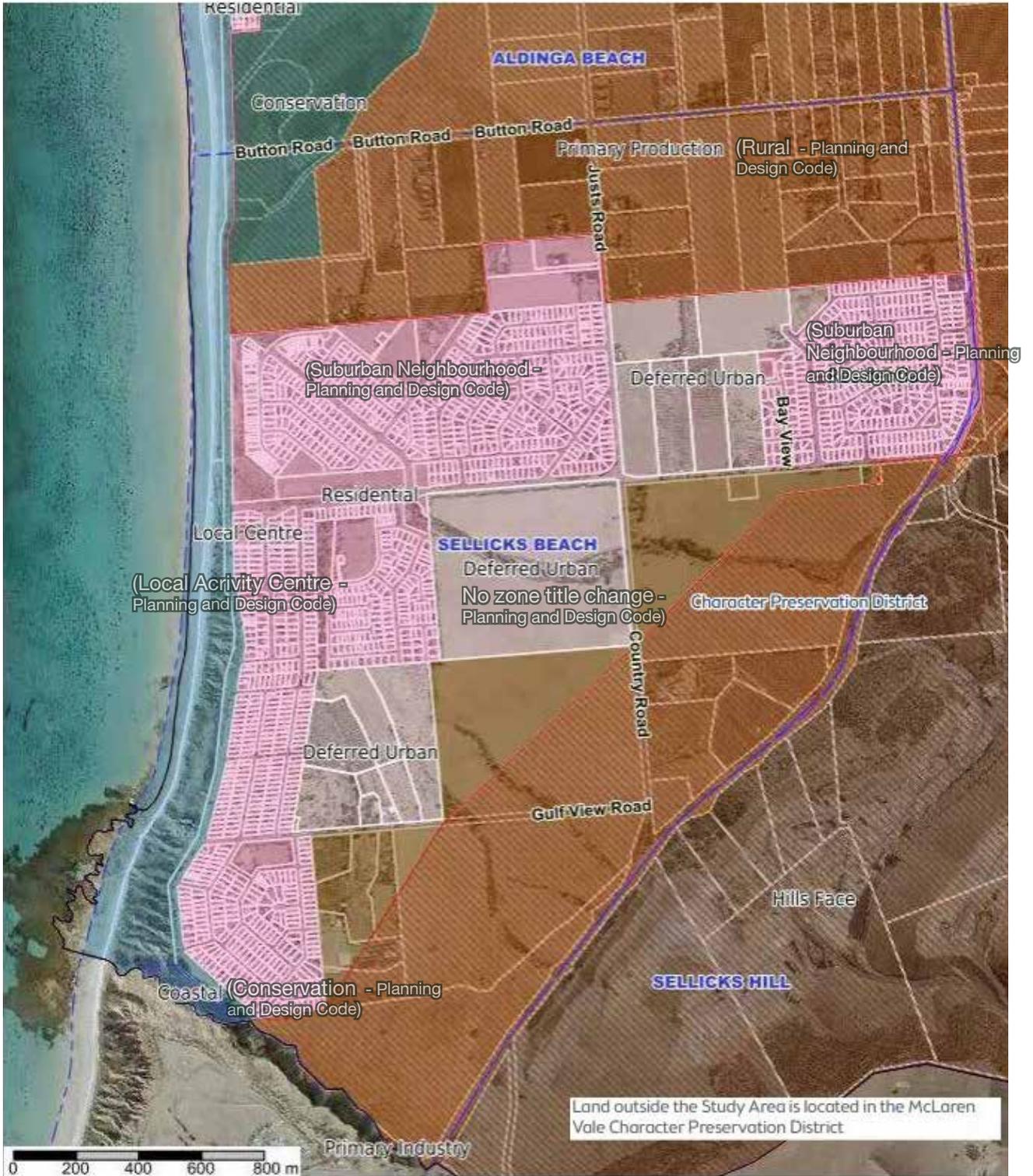
Feedback review and Plan update for Council approval (likely to be early 2021)



THE STRUCTURE PLAN STUDY AREA



SELICKS BEACH STUDY AREA MAP



ABOUT SELICKS BEACH

Sellicks Beach was first developed for residential purposes in the 1920s as a small seaside village set amongst large tracts of cleared farming land.

Metropolitan Adelaide has progressively moved southwards, however, while Sellicks Beach has grown in population it is still physically separated from the next northern residential area at Aldinga.

The Study Area comprises the suburb of Sellicks Beach extending from Main South Road to Esplanade and southwards to Cactus Canyon and north incorporating the Prodec housing development centred around Lurline Boulevard and the newer residential area between Dundee Street and Sellicks Beach Road.

The Study Area comprises the following Planning and Design Code zones:

- Suburban Neighbourhood – includes existing residential areas and measures approximately 183 hectares
- Local Activity Centre Zone – a small zone around the Sellicks Beach General Store that measures 0.5 hectare
- Deferred Urban Zone - predominantly undeveloped land between existing residential area and the Primary Production Zone and measures approximately 84 hectares
- Rural Zone – farming and undeveloped land on the north western side of the McLaren Vale Character Preservation District boundary and measures approximately 46 hectares.

Both the Deferred Urban Zone and Rural zoned land within the Study Area are identified in the 30 Year Plan for Greater Adelaide as 'Planned Urban Lands'.

SELICKS BEACH DEMOGRAPHICS

Based on 2016 Australian Census data the following statistics provide a snapshot of the existing Sellicks Beach community.

- 1,317 houses with an existing population of 2,616 persons
- Detached houses with three or more bedrooms account for 96.2% of housing stock, which is higher than the Onkaparinga LGA average of 89.1%
- 60% of all households contain 1-2 people although only 16% of houses have 2 or fewer bedrooms (this is similar to the Onkaparinga Council average)
- There are 699 families with an average number of 1.8 children per family
- There is an average of 2.5 people per house which is slightly below the Onkaparinga Council average
- The average age is 38 years which is less than the South Australia average
- 12.6% of the population were aged 65 and over.

Previous engagement has highlighted concerns for families (and older people) about lack of local convenience shopping and family activities, disconnect from Aldinga with no safe or direct walking or cycling access and limited public transport services. OLAP identified that 60% of households had 2 or less people which needs to be considered in future housing mix



Coastal foreshore access



Mature vegetation



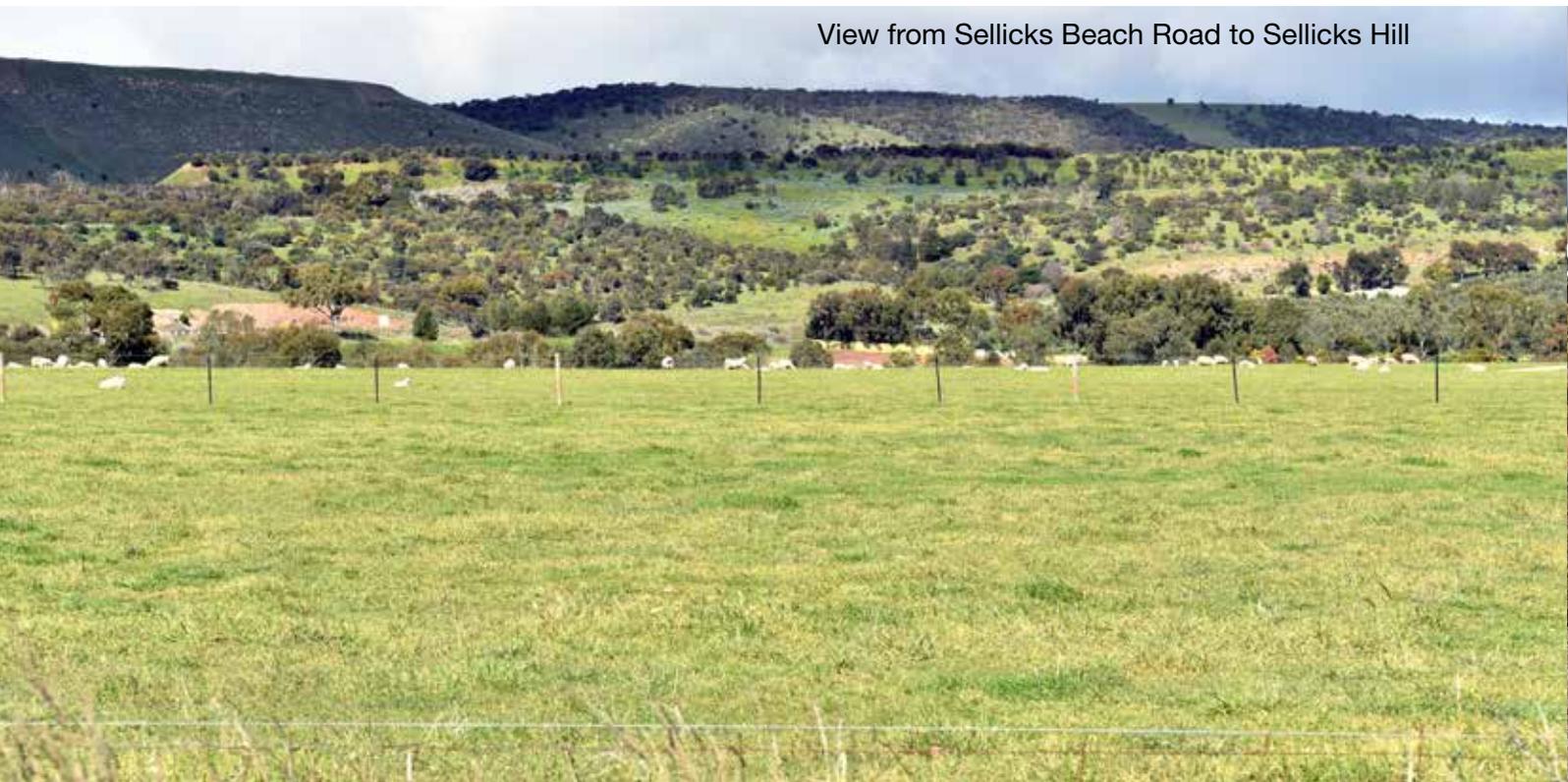
Community assets



Built heritage



Coast Park



View from Sellicks Beach Road to Sellicks Hill

SPECIAL FEATURES AND CHARACTER OF SELLICKS BEACH

SPECIAL CHARACTER OF THE SELLICKS BEACH STUDY AREA

Sellicks Beach is the southernmost part of the Council with a unique geography where the Mount Lofty Ranges meets the sea.

Within a small area the landscape comprises steep hill sides and gullies, long expanses of sandy beaches, grazing and viticultural land, a quarry and the long-established community of Sellicks Beach itself.

Connection to country with a knowledge of the important role that the area has for the Kurna people including its position on the Tjilbruke Dreaming Track is recognised.

Sellicks Beach plus the environs outside of the Study Area contain a number of unique and valued features including:

- An evolution in the landscape with remnant landscapes of Aldinga Scrub to the north and the remaining coastal dunes and the Aldinga Washpool that have important ecological and educational value today

- A valued seaside character with an informal feel formed by 1-2 storey dwellings, coastal plantings/gardens, larger allotments and lack of front fencing, some roads without kerbs and general uniformity of dwelling typology (detached dwellings)
- Retained examples of early farm buildings and houses from 19th century European settlement
- A great beach, foreshore and coastal environment flanked by cliffs to the south towards Coweelunga Bay and further beaches of Snapper Point at Aldinga to the north. The foreshore has a 'natural' feel
- A sense of separation from Aldinga and framing of the suburb between Sellicks Hill and the coast.

Ensuring future development recognises these contextual elements and positively embraces their influence in guiding the nature and pattern of development will be a focus for Council. Opportunities to increase green cover, mitigate urban heating and maximise climate change response is integral to delivering a positive development outcome.



SIGNIFICANT FEATURES OUTSIDE THE STUDY AREA

The local environs of Sellicks Beach comprise significant natural, cultural and employment activities as shown below.



STRATEGIC AND POLICY CONTEXT



This section identifies key local, regional and statewide strategic documents that influence the structure planning process and future decision making for development in Sellicks Beach.

STATE PLANNING POLICIES FOR SOUTH AUSTRALIA

State Planning Commission
2019



State Planning Policies (SPPs) are the highest order policy document in South Australia's planning system and provide guidance about the intent of the Government's strategic directions for land use planning. There are currently 16 SPPs.

SPP1 seeks integrated planning that coordinates the strategic use of land with the delivery of infrastructure. The SPP seeks orderly sequencing of land supply, connected and integrated services, protection of amenity and character, augmentation needs accounted for and support for walking and cycling.

SPP2 primarily seeks good design outcomes that improves the way our buildings, streets and places function, making them more sustainable, more accessible, safer and healthier. SPP2 outlines the principles of good design and key design decisions that should be made to deliver high quality built environment and public realm.

SPP4 addresses biodiversity with an intent to maintain and improve our state's biodiversity and its life supporting functions.

SPP5 seeks development that is climate ready so that our economy, communities and environment will be resilient to climate change impacts.

SPP6 recognises that housing is an essential part of people's health and wellbeing and the planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. SPP6 policies seek diversity, timely supply of land, healthy neighbourhoods, regional town growth, protection of primary production and affordable housing delivery.

SPP7 looks to protect and conserve heritage places and areas for the benefit of our present and future generations.

SPP11 recognises that the economic and social prosperity of South Australia relies on a transport system that is safe, integrated, coordinated, dependable and sustainable. SPP11 policies seek an efficient, reliable and safe transport network that minimises adverse impact and allows for future expansion. Policy 11.11 encourages housing in metropolitan Adelaide to be in proximity to current and proposed fixed line (rail, tram, O-Bahn and high frequency bus routes).

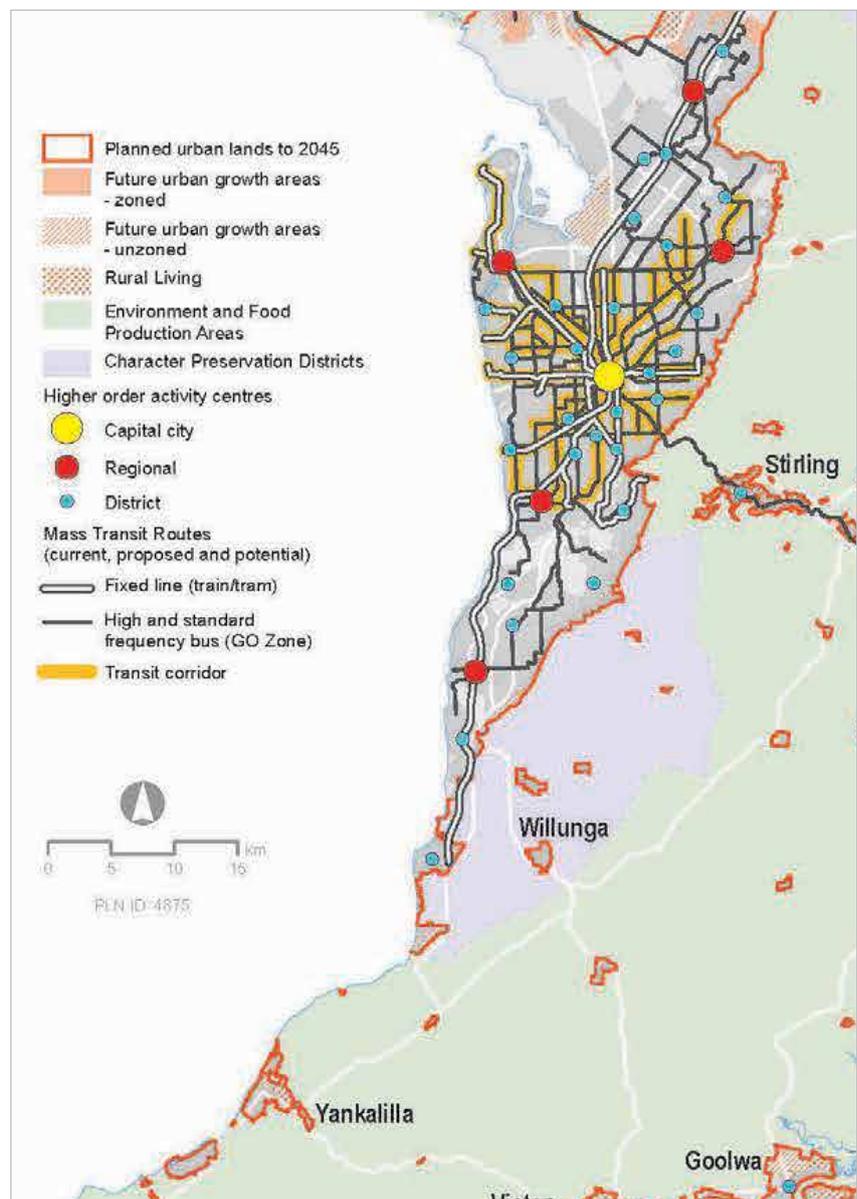
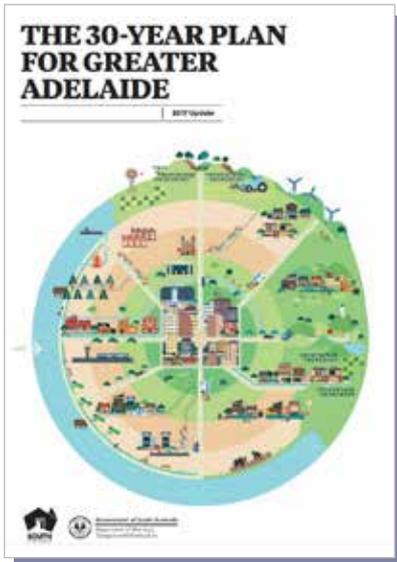
SPP13, 14, and 15 address coastal environment, water security and quality and natural hazards.

THE 30-YEAR PLAN FOR GREATER ADELAIDE

Government of South Australia
2017

The 30-Year Plan for Greater Adelaide describes how Adelaide should grow to become more liveable, competitive and sustainable. It is underpinned by 14 principles designed to maintain and improve liveability, increase competitiveness and drive sustainability and resilience to climate change. Part of this is achieved by containing Adelaide’s urban footprint and increasing the level of infill development plus carefully managing fringe growth.

Sellicks Beach is identified as ‘Planned Urban Lands to 2045’. This includes the Deferred Urban Zone and Primary Production Zone within the Study Area.

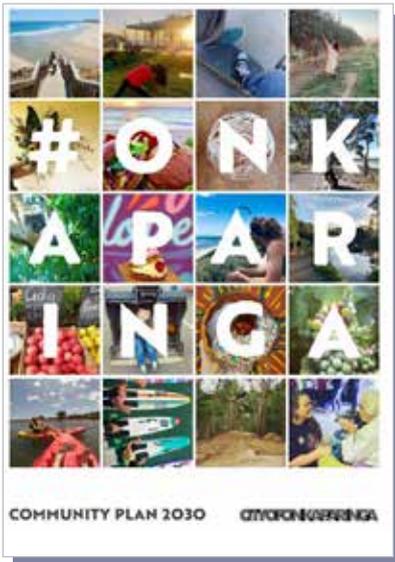


Designated urban areas and township boundaries

Source: The 30-year Plan for Greater Adelaide, Map 3 extract, page 45

ONKAPARINGA COMMUNITY PLAN 2030

City of Onkaparinga,
2020



Council's Community Plan sets the vision ('People, Place and Prosperity') describing the aspirations our communities, Elected Members and staff have for our city. It will guide decision making and strategic planning. The Plan contains four themes. Eight key result areas and 16 outcomes. Outcomes include sustainable residential development, valuing cultural expression, reducing carbon footprint, opportunities to improve health and wellbeing and connecting people and spaces.

ONKAPARINGA LOCAL AREA PLAN

City of Onkaparinga,
2020



The Onkaparinga Local Area Plan (OLAP) was a pilot project between Council and the State Planning Commission for a new Metropolitan Growth Management Strategy across metropolitan Adelaide. The Local Area Plan is intended to provide direction for future residential and employment growth. Local Area Plans are expected to be used to inform, guide and monitor local strategic planning, future zoning and policy changes, local infrastructure planning and other projects.

OLAP establishes a strategic framework comprising four themes - plan for growth, shape our city, diverse housing and lifestyles and effective and efficient infrastructure. Sellicks Beach along with Hackham and Aldinga represent the three last major areas of greenfield development in the City.

These themes are supported by 12 strategies that outline key strategic actions and desired future outcomes. Key framework design principles relevant to Sellicks Beach include protection of the Willunga Basin, creating a city of vistas to nature, developing communities of townships with good connectivity and well designed, greener developments. These principles should be guiding elements for future detailed planning and rezoning of land in Sellicks Beach.

PLANNING AND DESIGN CODE

SA Planning Commission
2021

In the new Planning and Design Code, the various parts of Sellicks Beach are zoned:

- Existing residential areas: now zoned as Suburban Neighbourhood with a minimum allotment size of 750sqm
- Deferred Urban Zone: retained as Deferred Urban
- Former Primary Production Zone: now zoned as Rural
- Former Local Centre Zone: now zoned Local Activity Centre
- Beach area: zoned as Conservation which extends in either direction along the coast from Sellicks Beach incorporating the Aldinga Washpool, Aldinga Scrub Conservation Park to the north and Cactus Canyon and cliff faces to the south.

Like Development Plans under the former planning system, the Planning and Design Code contains assessment policies in each zone (plus subzones and overlays) as well as a set of General Development Policies. These policies include design, renewable energy, contamination through to transport and

MCLAREN VALE CHARACTER PRESERVATION DISTRICT

Government of South
Australia
2012

The McLaren Vale Character Preservation District is established under the Character Preservation (McLaren Vale) Act 2012 and its boundary runs along the south-eastern and northern edges of the Study Area.

The key planning outcome in the District is the prevention of further division of land for residential use.

The boundary essentially acts as a growth boundary and can only be changed through both houses of the SA Parliament. It forms a 'non-negotiable' spatial extent for urban development in Sellicks Beach. All future zoning changes and urban development can only occur outside of the Character Preservation District.

CLIMATE CHANGE

Various documents

There are a number of strategic documents related to climate change and consideration of impacts and mitigation. Guiding documents include:

- Onkaparinga Coastal Scoping Study
- Onkaparinga Climate Change Adaptation Plan
- Resilient South Regional Climate Change Adaptation Plan
- SA Government Climate Change Action Plan 2021-2025
- Planning and Design Code (SA Government)

Green Adelaide is a State Government sponsored board charged with transforming metropolitan Adelaide into a cooler, greener, wilder and climate-resilient city. Green Adelaide has released a draft Regional Landscape Plan 2021-26.



BACKGROUND INVESTIGATIONS AND OPPORTUNITIES



BACKGROUND INVESTIGATIONS

The Structure Plan is informed by a series of investigations and analysis documents prepared for both the Onkaparinga Local Area Plan (OLAP) and the Structure Plan preparation.

For OLAP:

- » Utilities Assessment – Impacts Study
- » Residential Market and Trend Analysis
- » Population and Employment Trends Analysis
- » OLAP Scenario Summary

For the Sellicks Beach Structure Plan:

- » Sellicks Beach Structure Plan Movement Analysis
- » Utilities Infrastructure Assessment
- » Aboriginal Heritage Desktop Study
- » Stormwater Management Plan.
- » Ecological Assessment

These reports are available on Council's Your Say page. The Structure Plan has also been informed by previous Council investigations of the Sellicks Beach area including:

- Southern Metropolitan Growth Management Plan Amendment Report 2004
- Activity Centres Review 2009
- Draft Sellicks Beach Centre Development Plan Amendment 2010/11
- City of Onkaparinga Rural and Urban Design Guidelines
- Onkaparinga Coastal Scoping Study
- Onkaparinga Climate Change Adaptation Plan
- Resilient South Regional Climate Change Adaptation Plan
- A range of supporting documents for Open Space, Community Capacity Strategic and other Council Management Plans.

INVESTIGATIONS SUMMARY

The following provides a summary of the investigations undertaken to inform both OLAP and the structure planning process. These summaries are a snapshot of key conclusions with more detail to be found in each report (as listed above).

UTILITIES

- **SA Water** – SA Water advise that augmentation works could supply a maximum of 3000 dwellings. A preliminary assessment by SA Water outlines that capacity upgrades could be delivered over a phased period until 2048 with construction of new branch lines from and local upgrade works. There will be an augmentation fee per allotment.
- **South Australia Power Networks (SAPN)** – SAPN advise that Myponga substation can supply 200 additional dwellings within the area. Additional demand would be met by construction of a new substation around Maslin Beach with feeder to Sellicks Beach. This would cost approximately \$1.5 to \$2 million (approx. \$1.5-2m cost). No site within the Maslin Beach area has identified or acquired.
- **APA Gas** – The gas supplier identifies that no mains gas supply is located within a viable distance of Sellicks Beach. The gas provider indicates that an LPG network could be set up (as per Victor Harbor and Mount Barker) with gas delivered at landowners' expense (subject to sufficient levels of interest).
- **Wastewater** – An assessment has been undertaken of existing provision and scenario testing for future needs. There is no capacity to service a larger population and upgrades needed for either Aldinga or Willunga Wastewater Treatment Plant (plus increased separation distances), greater storage capacity and local infrastructure upgrades to accommodate significantly higher flows.

- An analysis of servicing the existing areas was undertaken by SA Water in 2010. No further publicly available analysis has been taken. The writers of the Utilities Report recommend that Council liaise with SA Water to provide an updated investigation for a full sewer system in Sellicks Beach.

STORMWATER

- Four watercourses traverse the Study Area and due to topography flood waters will flow downstream to the coast. Analysis identifies that existing floodwater management infrastructure and receiving areas do not have capacity for new flows.
- Based on scenario testing, 3 new detention/retention basins are recommended to safely accommodate future predicted stormwater flows. The basins will be linked to watercourses and current pipe network.
- Water Sensitive Urban Design and other infrastructure is recommended, plus aquifer recharge subject to investigation.
- Protection of downstream wetlands and the coastal environment must also be considered in future delivery.

TRANSPORT

- The existing road network within the Study Area comprises arterial, distributor, collector and local roadways
- There were 49 reported crashes in the Structure Plan area. Half occurred on Main South Road with the worst being the intersection of Main South Road, Sellicks Beach Road and Old Sellicks Hill Road, with seven crashes reported (three right-angle, one right-turn and three rear end)
- Based on traffic volume scenario assessment:
 - » Sellicks Beach Road would have a three-fourfold increase in traffic volume reflective of a change from a rural to an urban setting
 - » Justs and Gulfview roads would need to be upgraded to a distributor road classification
 - » These roads will require upgrade including carriageways to safely accommodate increased traffic volumes.
- Intersection analysis identifies that the following intersections are recommended to be upgraded



- » Main South Road/Norman Road/Rogers Road – additional left turn lane added on approach to Norman Road plus signage/ lane marking improvements similar to arrangement that currently exists at the Main South Road and Aldinga Beach Road intersection
- » Main South Road/Sellicks Beach Road/Old Sellicks Hill Road – recommendations for separated right-turn lanes on Main South Road (for right turn movements in to both Sellicks Beach Road and Old Sellicks Hill Road), continuous left-turn lane with associated acceleration provisions and realignment of intersection approaches from Sellicks Beach Road/Old Sellicks Hill Road to improve sightlines. Given crash history this intersection upgrade is warranted under current traffic volumes

- » Sellicks Beach Road/Justs Road/Country Road – consideration for a roundabout to be installed within the intersection and removal of current staggered arrangement
- » Main South Road/Country Road – recommendation to install a right turn lane for movements from Main South Road into Country Road.
- Limited bus services operate in Sellicks Beach with existing routes providing connectivity to Aldinga Shopping Centre, Seaford Shopping Centre, Seaford Interchange, Noarlunga Shopping Centre and Noarlunga Interchange. Existing services utilise a loop route through the area but frequency outside of peak commuter periods is between 1 to 2 hour intervals. Indicative bus route plan recommends an expansion of the loop network within the area to minimise catchment overflow and ensure good accessibility for all existing and future residents.

The full duplication of Main South Road extending to the intersection with Country Road is considered essential along with improvements to all intersections within the Structure Plan area. Council will advocate with State Government and the community to achieve this important road upgrade.

CYCLING AND WALKING

- There is minimal footpath infrastructure in the older parts of Sellicks Beach with newer



areas generally provided with a footpath on at least one side of the road. An off-street shared path is provided adjacent the Sellicks Beach beach access.

- Pedestrian connectivity across the area is limited with poor footpath integration and missing links.
- There are few existing bicycle lanes with provision only on Lurline Boulevard (within one of the newer development areas) and a new lane both sides of the southern portion of Justs Road (between approximately 150 m north of Tangier Boulevard and Sellicks Beach Road).
- Cycle and walking heat mapping show the highest concentration of pedestrian movement on the shared use path, Esplanade footpath and Sellicks Beach Road footpath. There is also activity within the local roads. Higher levels of cycling movements were identified on Sellicks Beach Road, Justs Road, Country Road and Esplanade, although noted that off street recreational cycling is not picked up in heat map recording and is considered important in the area.
- Recommended cycling and walking improvements include:
 - » Broader area improvements with a dedicated off road shared path connecting to Aldinga to the north, Coast Park and across Main South Road
 - » Sealed footpaths be provided on at least one side of existing residential streets (local roads), with pedestrian ramps at local road intersections (where practicable)
 - » Construction of off road shared paths along higher order (collector) roads and a connected series of on road bicycle lanes on other roads
 - » Construction of refuges/delineated bicycle lanes at higher order intersection crossings.

NEW CENTRE

- Significant shopping facilities are available at Aldinga Central, Seaford Central and

Noarlunga. There is an accessible (by vehicle) retail hierarchy within the wider area. With an increased population demand for local shopping will be evident. Although there will be little trade draw from outside Sellicks Beach there is predicted demand for a small scale centre within the Study Area.

ABORIGINAL HERITAGE

- Coastal areas and many others throughout the Adelaide region are culturally significant to the Kaurna Nation, with much evidence still present of occupation prior to European arrival.
- Sellicks Beach is a place of particular Aboriginal cultural significance, including it being a special part of the Tjilbruke Dreaming Track story.
- The Aboriginal Cultural Heritage Desktop Study commissioned in the preparation of this plan recognises the presence of Aboriginal heritage in the broader Structure Plan area. Possibly due to it not having been the subject of more detailed studies to date, there is no record of Aboriginal heritage in the structure plan areas identified for future potential urban development. For this reason a full Aboriginal cultural heritage survey is required prior to any rezoning.

BUILT HERITAGE

- 8 Local Heritage Places (within or just outside Study Area) with no State Heritage Places. Examples include a former church and cemetery on Sellicks Beach Road, Pebble House on Esplanade and old farmhouses on Sellicks Beach and Stirling Roads. No changes to existing heritage listings are recommended.

VEGETATION

- A desktop and field assessment of the undeveloped parts of the Study Area identified six broad vegetation groups including amenity plantings, horticulture, olives, revegetated patch, exotic patch and

exotic grassland.

- The majority of habitat in the area was classified as low value except for amenity plantings (mainly along road sides and containing a mix of species) and revegetated patch which were described as moderate value. The revegetated patch measures around 4.3 hectares and is located along portions of Sellicks Creek and two other watercourses crossing the land. It is recommended to retain and expand these revegetated areas.
- Stands of River Red and Blue Gums close to Gulf View Road were identified as having high value based on the availability of nesting sites, roosting sites hollows and food resource. A field assessment identified 74 trees protected under the Development Act 1993 48 comprising regulated trees (mainly Aleppo Pine) and 26 significant trees (Sugar Gum and River Red Gum).
- The assessment did not identify any nationally threatened flora or fauna species but did note a State threatened Flinders Ranges Wattle evident in the area. It is known that the Hooded Plover nests along the Sellicks Beach foreshore and the Yellow Sedge-Skipper Butterfly is also found in the Study Area. Within the wider area protection of the Aldinga Washpool and the Aldinga Conservation Park is needed.

PRIMARY AND SECONDARY SCHOOL

- Sellicks Beach is located within the future catchment of new Aldinga B-12 school (with capacity of 1,675 students and due to open in 2022). State Government has not confirmed, however, it is considered that no new primary or secondary school is needed to accommodate future increase in school aged children.

MCLAREN VALE CHARACTER PRESERVATION DISTRICT

- The Study Area is bound by the District along its eastern flank and northern boundary. The boundary essentially acts

as a growth boundary and can only be changed through the SA Parliament. It forms a 'non-negotiable' spatial extent for urban development in Sellicks Beach. All future zoning changes and urban development can only occur outside of the Character Preservation District.

SOUTHERN QUARRY

- The Sellicks Hill Quarry is located southeast of Sellicks Beach and is owned by Adelaide Brighton Limited. The quarry is operational and has been subject to an EPA approved Dust Management Plan and air monitoring in recent years.
- The current Character Preservation District (and Structure Plan area) boundary sits 500 metres from the quarry reflecting separation distance requirements.
- Future proponents must continue to work with the EPA on the treatment and management of dust arising from the quarry operations and employ appropriate environmental consultants to assess the impact of dust.

CLIMATE CHANGE

The Resilient South "Getting Climate Ready: Onkaparinga Residents Talk Climate Change" identifies the following climate change impacts:

- More frequent, long-running and intense heat-waves
- More extreme fire danger days
- Less rain but more intense storms and flooding
- Changes to the growing season
- Sea level rise, more coastal erosion and storm surges.

The State Government has prepared the Climate Action Plan 2021-2025 to help SA build a strong, climate smart economy, further reduce greenhouse gas emissions, and support the community to adapt to a changing climate. Relevant focus areas include low emissions transport, climate smart built and urban environments and resilient communities.

Key objectives for the urban environment centre on low emission and climate resilient buildings, urban greening and reducing risk to infrastructure.

The future development of Sellicks Beach should recognise its location on the urban fringe set within a coastal and peri-urban environment. Council expects to see an exemplar sustainable suburb implementing best practice environmental design, restoring the creeks, green streets, embracing of culture and learning opportunities and providing residents ways to live a low carbon lifestyle.

COMMUNITY ENGAGEMENT

PRE-DRAFT OUTREACH

Preparation of the draft Structure Plan was informed by a review of feedback from the OLAP plus targeted community outreach.

This has included:

- Elected Members session 08/09/20
- Community Leaders forum 20/09/20
- An interactive Your Say page for the project during September/October 2020.

COMMUNITY LEADERS VIEWS

Council sought initial Community Leader and stakeholder input to help define the issues and opportunities affecting Sellicks Beach and asking what Sellicks Beach should look like in the future and what should be encouraged and/or prevented.

Key messages were:

- Sellicks Beach is ill-equipped to cope with significant development
- Preference for larger allotments to cater for families and avoid apartment blocks
- Manage infrastructure delivery to align with rezoning and stage development to not exceed capacity
- Consider infill development first before greenfield development
- Until there is access to excellent public transport development must be limited to a seaside village
- Future development must also provide for greater local employment
- The issue of wastewater (including sewage) must be resolved before further development occurs
- Manage development to retain the coastal seaside character and do not plan for high population growth scenarios that may not occur

- Manage space between dwellings
- Protect the Aldinga Washpool (an ephemeral freshwater wetland and estuarine ecosystem) that is a very important coastal habitat and birdlife area.
- Recognise the amenity impacts from the Sellicks Hill Quarry
- Design a road network that encourages pedestrian and cyclists
- Limit speeding on local roads
- Avoid a car dominated urban form
- Possible future restrictions to car parking on the beach
- Plan for full development and avoid substantive buffers adjacent the Character Preservation District boundary – good outcomes can be achieved by design
- Suggest a small activity centre be confined to the existing Local Centre Zone
- There is a need to retain a Village feel
- Important to manage stormwater runoff from future development
- Create a walkable lifestyle with a shared / cycle path to Aldinga.

DRAFT VERSION OUTREACH

Consultation occurred between October 2020 and March 2021. Main activities included:

- Council's "Your Say" website – with a dedicated web page for the project with an online submission form and regular updates
- Preparation and publication of four information videos in late 2020
- Three (3) meetings with four resident community action groups
- Presentation to the Friends of Sellicks AGM meeting on 5 Nov 2020 attended by 37 people
- Three (3) Community Information Sessions held at the Sellicks Beach Community Centre held on 4, 9 and 11 February 2021 attended by more than 100 people
- Meeting with Southern Quarry Group Ltd in February 2021
- Regular Project Steering Group meetings were held as required comprising the Mayor, CEO, two Elected Ward Councillors, council staff and project leader.

RESPONSES

45 public submissions were received including 2 petitions which sought alternatives to this Structure Plan. In addition, there were 85 participants who contributed to the Your Say web page and responses from Government agencies, landowners and developer representatives.

An explanation of the consultation process and feedback is contained in the What We Have Heard Report (April 2021). Based on consultation feedback, the project team undertook the following additional investigations for the Structure Plan:

- Review of minimum allotment sizes within the existing Residential Zone and across the Structure Plan area
- Review of areas allocated as Housing Choice and Gateway Living (with a view to reducing the Housing Choice Area)
- Wider network of active transport connections including shared paths review
- Interface and buffer consideration adjacent the McLaren Vale Character Preservation District and the Southern Quarry
- Review of exemplar options for future design guidelines with focus on protecting coastal character, sustainable design and climate change
- Identification of options to increase the recommended areas for open space (including nature/biodiversity space) along watercourses
- Options to increase local walking and cycling connections including links to the coast
- Climate change adaptation and sustainable design principles for inclusion in the Structure Plan
- Options for the Neighbourhood Centre on both sides of Sellicks Beach Road.
- Preparation of Design Guidelines.

STRUCTURE PLAN OPPORTUNITIES

The Study Area has a legacy of evolution of development from a pre-European settlement environment through to an amalgam of residential living, valued beaches and dunes, remnant primary production interlaced with areas of degraded habitat and also rejuvenating nature). Key opportunities are outlined below but it is also important to recognise that challenge also create opportunity. Creating the right development conditions will ensure these opportunities are fully realised to benefit both existing and future residents and the wider community. Based on investigations and engagement outcomes thus far, there is an opportunity to:

1. To address **wastewater management** as an essential element of the Structure Plan. This is the key to unlocking future development at Sellicks Beach and without agreement, development potential remains limited.
2. Deliver a regional **stormwater management** approach incorporating detention/retention basins linked to existing water courses and integrated Water Sensitive Urban Design techniques into housing development and street design. A further opportunity is to integrate stormwater run-off within open space links/corridors and landscaped open space.
3. Provide an **appropriate balance of housing** to meet expected and ongoing demand for larger detached dwellings and some small lot housing (noting 60% of households have less than 2 or fewer occupiers and there is a 12% of people 65 and older).
4. Work with the State Government as part of the Main South Road **duplication** to improve the safety of **Main South Road** and intersections into the Study Area and extension of duplication to Country Road. Also advocate for provision of **shared use paths** and associated landscaping.
5. Improve local **walking and cycling networks** for all residents.
6. Use best practice approaches to create **healthy and liveable neighbourhoods** that connects residents to shops, bus network, public open space and the beach.
7. Provide **regional level walking and cycling** connections including a link to Aldinga (with focus on Aldinga Central) from Sellicks Beach and integrating future urban development with a proposed Willunga Basin Trail.
8. Upgrade the quality and offer of existing **public open space** and deliver better facilities to serve a larger base population.
9. Consider the retention or relocation of the **Sellicks Beach Community Hall** to better serve the community in a more central location.
10. Further rehabilitate and revegetate **watercourses**, retain existing mature roadside vegetation and create green corridors linking native vegetation and habitats (including within higher land in the Rural Zone outside the Study Area). This can also be integrated with future stormwater detention basins, future pedestrian and cycling links and other public open space.
11. A **new centre** (likely Neighbourhood Centre level) development to become a new focus area for Sellicks Beach supported by new public open space.
12. Use the future **Aldinga School** to provide capacity for an increased population in Sellicks Beach 'freeing up' land.
13. Provide a **gateway** from Main South Road linked to an improved Sellicks Beach Road to the Esplanade.
14. Maintain **coastal character** through low scale development only that retains space between buildings.
15. Carefully consider **changing topography** and use this as an opportunity to create a unique site responsive urban form in the future (i.e. not a replicate or generic master planned community).
16. Improve **local roads** to accommodate future increased vehicle movements.

KEY OPPORTUNITIES MAP



LEGEND

- # This refers to a Study Area wide opportunity
- # This refers to a site specific opportunity within the Study Area

DRAFT

PLANNING FOR SELICKS BEACH



SELICKS BEACH STRUCTURE PLAN



LEGEND

-  Existing residential
-  Future living area
-  Existing local centre
-  Future centre (options 1 and 2)
-  Future housing choice area
-  Future gateway living area
-  Existing open space
-  Future open space/conservation
-  Linear park
-  Remediated natural watercourses
-  Detention/retention basins
-  Upgraded Distributor road
-  Upgraded intersection
-  Future active transport link
-  Gateway treatment
-  Future local road connections
-  Integrated shared use path with open spaces (indicative)
-  Habitat/revegetation area
-  Character Preservation District Interface area
-  Study area

STUDY AREA ELEMENTS

This section provides an explanation of key elements of the Structure Plan outlining how Council would like Sellicks Beach to be developed as a coastal urban fringe suburb.

SELICKS BEACH EXISTING RESIDENTIAL AREAS - ESPLANADE AND BEACH



The coastal environs of the beach, dunes, cliff faces and Esplanade exhibit an informal seaside character derived from a mixed era of lower scale housing and limited areas allocated to vehicle parking or intensive urban development. Sections of Coast Park extend along Esplanade.

It is important that the coastal environs of Sellicks Beach retain the sense of space and low rise informal nature of development currently enjoyed by residents and visitors.

There is limited potential change in this part of Sellicks Beach with the Structure Plan not anticipating any significant urban development or notable change to the pattern, bulk, scale and height of residential development. Infill development is not supported in this area.

Garaging and visitor car parking should not dominate the streetscape.

Future development should maintain low rise character with a preference for single storey development only or well-designed two storey development that enhances streetscape character.

No change is proposed to the current boundary or desired uses in the existing Local Centre Zone as it affords a suitable location for accessible food and drink options for beach goers at a local scale with opportunity for further development.

A proposed beach access is being progressed by Council to be located south of the new beach shelter. Other opportunities to improve the function, safety and amenity of the Esplanade such as parking, landscaping and planting and street furniture, its conservation and protection, improved visual amenity while providing safe links and connectivity as a destination should be explored.

SELICKS BEACH EXISTING RESIDENTIAL AREAS



Sellicks Beach has a coastal character formed with a mix of older and more recent housing.

Outside of the original survey area shown on the map (in yellow) most housing has been constructed in the last 20-30 year period and unlikely to be renewed in the short term.

The existing residential areas of Sellicks Beach will remain restricted for division of land and infill development. A minimum allotment size of 750sqm has been applied in the Planning and Design Code for the Suburban Neighbourhood Zone.

The Structure Plan does not anticipate any change to this land division parameter. Infill development is not supported in this area.

The setting of a minimum allotment size will accommodate primarily detached dwellings that maintain appropriate front and side setbacks to complement existing development and avoid a monopoly of roofs and lack of building separation.

Separation between houses is an integral character element that should be maintained.

FUTURE LIVING AND HOUSING CHOICE AREAS



These include the **Deferred Urban Zone/ Rural Zone** land (also known as the Planned Urban Lands in the 30 Year Plan for Greater Adelaide).

No staging plan is identified at this time, however, the following explanation is intended to provide an overview of the form of future residential development.

As outlined, land division will not occur until satisfactory resolution of infrastructure needs primarily wastewater.

NORTH OF SELICKS BEACH ROAD

This part of Sellicks Beach measures approximately 28 hectares and sits between more recent residential land divisions. This area lies adjacent to a potential location for a centre serving the community.

There is potential to explore some smaller lot housing or opportunities for ageing in place within a walkable catchment of a new centre (referred to as the Housing Choice Area). If a centre is constructed south of Sellicks Beach Road the size and configuration of the Housing Choice Area will be amended to within a 5 minute walking threshold. This can be explored at re-zoning and/or master planning stage.

Outside of a walkable centre radius the settlement pattern, form, scale and density of new residential development should be lower. This means a predominance of one to two storey dwellings on allotments that allow for appropriate front and side setbacks and space between dwellings.

Increased street tree planting and greening of the urban environment is anticipated to provide better walking conditions and improve amenity. Existing trees should be retained within allotments, verges and shared paths where possible.

The future street pattern should limit the number of new connections onto Justs Road and Sellicks Beach Road. There are opportunities to create new links into existing residential development to the east through utilising existing 'dead end' road connections and areas of existing public open space.

It is important to ensure an appropriate transition at the interface with the McLaren Vale Character Preservation District to the north and east through provision of larger than average allotments together with setback and design controls to minimise adverse impact on primary production activities and maintain a rural sense of character at the northern interface boundary. The introduction of a buffer is proposed for the eastern interface boundary.

SOUTH OF SELICKS BEACH ROAD

This area forms around 112 hectares of generally undeveloped land. The land contains existing local roads, some dwellings, watercourses, stands of revegetating native flora and a rising topography that all begin to define the future urban structure.

This area will become a residential neighbourhood based on a connected grid-based local street network, that has been modified to respond to the topography and key site and amenity features.

The future pattern of development will need to accommodate existing watercourses that are intended to be rehabilitated and revegetated as green corridors. There is potential for the creeks to form a natural corridor providing biodiversity and recreation opportunities for the community. The creeks can create a natural 'spine' through the area which should inform the future master planning of the area. There is an ethos for housing to be set within the creek environment providing a strong connection to nature and good linkages to shared use paths and an active travel network.

Land within this area is also allocated for stormwater detention and retention which, through good design and adoption of Water Sensitive Urban Design techniques, can adapt for both biodiversity improvement and active/nature play use subject to safety needs.

If a centre is located on the southern side of Sellicks Beach Road there will be an opportunity for a small Housing Choice Area confined to land north of Sellicks Creek. This can be explored at re-zoning and/or master planning stage.

The settlement pattern, form and scale of new residential development for the balance of the area should reflect existing neighbourhoods within Sellicks Beach and their lower dwelling density.

Development should respond to changing topography, retention of existing trees and land form features such as the watercourses.

Residential development should comprise detached dwellings up to two storeys on allotments that allow for appropriate front and side setbacks and a sense of space between dwellings and the streetscape context.

Residential development should follow the Design Guidelines for, amongst others, design, siting and height controls to ensure a desired 'coastal' ethos and sense of openness between dwellings is appropriately maintained (see Attachment A).

It is important to ensure an appropriate transition at the interface with the McLaren Vale Character Preservation District to the east. This is important to avoid adverse amenity affects from existing or future primary production activity but also ensure there is no 'hard edge' to future development when viewed from Main South Road. Initial options to achieve appropriate interface treatment include:

- Provision of larger allotments together with setback and design controls to minimise adverse impact on primary production activities and maintain a rural sense of character at the eastern interface boundary
- Restrictions on height, style, design and placement of fencing to avoid a monotonous blank wall
- Introduction of a landscaped buffer with sufficient width to allow for sustainable tree planting – this could also provide space for a shared used walking path.

The linear area on the southern side of Sellicks Beach Road (the Gateway Housing Area) close to the Main South Road intersection should comprise only larger allotments with wide frontages to accommodate a dwelling with a large front and side setback.

This is intended to provide an appropriate transition and setting for vistas when entering Sellicks Beach and viewing Sellicks Hill and Willunga Hills which forms a backdrop to the area.

NEW CENTRE



Sellicks Beach does not currently support more than a small level of retail expenditure. With a potential increased population, the Structure Plan identifies a preferred location for a new mixed-use centre within the Sellicks Beach Road/Justs Road quadrant. Two alternative locations are possible either on the northern or southern side of Sellicks Beach Road.

A new centre should address the following criteria:

- Contain a complementary level of supermarket shopping and specialty outlets to support local needs (acknowledging that higher order centres are located nearby at Aldinga and Seaford). Large format and bulky goods retailing are not considered necessary in this location
- Maximise opportunities to accommodate community uses including a relocated Council community centre (subject to more detailed Council investigation) and other uses such as a child care centre and medical services
- Be located in an accessible position along Sellicks Beach Road integrated with the bus network along with improved walking and pedestrian connections
- Create a high quality urban form with shops and activity facing existing roads and spaces designed to become a place where people will want to spend time facilitating social, cultural or other connections. Success learning from Aldinga Old Coach Road precinct redevelopment and other distinctive centres development should be progressed.

The likely land area for a new centre is anticipated to be less than 1.5 hectares.

OPEN SPACE – GREENSPACE NETWORK



There is a network of public open space serving the existing residential population. It is anticipated that future demand can be met through:

- Continue to progress Council's current program of a staged upgrade and redevelopment of Hastings Reserve (Stage 1) and ensure commitment to the next stages of the park to ensure it continues to meet the changing community needs of the Sellicks Beach area. Focus should continue with the second stage with work encouraged to be completed, ultimately delivering the 'District Family Park' but this is subject to further review and investigation meeting current community needs. See Open Space Strategic Management Plan 2018–23 for further detail

- The integrated delivery of an extensive green corridor network and open space/conservation along existing watercourses providing biodiversity connections and allowing pedestrian and cyclist movement. This corridor network should be integrated with proposed detention basins and a new shared use path connecting a redeveloped Hastings Reserve and the new Neighbourhood Family Park.

Additional public open space will be required within the future residential areas to meet local catchment demand and satisfy legislative requirements. This is likely to comprise small local parks and/or amenity/biodiversity space. The size and exact location will be resolved at detailed master planning or subdivision stage.

Existing and future public open space should be fully connected by the establishment of legible and safe shared use path linkages.

THE TRANSPORT NETWORK

Improvement to the existing transport network will be an integral element of future change in the area. The existing road network will need upgrading to safely accommodate increased traffic volumes. The Structure Plan emphasises the importance of improving local and regional cycling and walking connections. This includes active transport connections to Aldinga, Coast Park and wider networks.

Key interventions include intersection improvements where existing roads connect to Main South Road, upgrade of Sellicks Beach Road and Justs Road to distributor level roads, introduction of improved footpaths and cycle lanes, new off road shared paths and legible adaptation and extension of the existing local road network as part of the future development of greenfield land.

Sellicks Beach Road should also be improved through careful tree retention/new planting, improved lighting and introduction of design elements celebrating local coastal character and enhancing the roads appearance. As the key route into Sellicks Beach and the beaches, attention should be given to transforming this road into a welcoming gateway. The layout of future development to the south should consider solutions to retain glimpsed views of Sellicks Hill as a backdrop when viewed from Sellicks Beach Road (and also a new centre to be placed around the intersection of Justs Road and Sellicks Beach Road).

Future Main South Road duplication works to Country Road are essential in delivering safe access into Sellicks Beach (and Council will advocate for its delivery). Any associated intersection upgrades with Sellicks Beach Road provide the opportunity for installation of a new gateway anchored by public art and other features/sculptural elements to create a welcoming and distinct entry. There is also potential to advocate for shared use paths and landscaping.

INFRASTRUCTURE

There is an opportunity to ensure provision of appropriate infrastructure to meet the needs of the existing and future Sellicks Beach community.

The provision of infrastructure will control the future implementation and staging of development. Analysis has identified infrastructure needs on a scenario basis but at this stage there is no agreed infrastructure delivery plan. This is due to the complex site investigations, detailed design and costing, mix of stakeholders and agencies to be engaged and primary visioning stage the Structure Plan is set for. There is a holistic understanding that future change to Sellicks Beach will only occur with equitable agreements, obligations and delivery in place.

POWER, WATER, GAS AND NATIONAL BROADBAND NETWORK

No Structure Plan notations are required for the future delivery of upgraded power, water or National Broadband Network. Subject to augmentation needs these can be delivered as part of future staged works prior to land division.

Gas infrastructure is not available in the area although there is potential for a reticulated network to be established. A depot site is required for gas storage and this should be investigated in more detail to identify design requirements and separation distances. It may be possible to locate within a safe distance of the existing wastewater treatment plant.

WASTEWATER

The main objective for wastewater disposal is to meet Environment Protection Authority (EPA) and the Department for Health and Ageing (DHA) requirements.

Within Sellicks Beach, there is both on-site disposal and disposal to a local system, and then the need to consider an appropriate system for any future urban growth. Council operates a Community Wastewater Management System (CWMS) servicing a small-medium sized community at Sellicks Beach.

The system includes the collection, treatment and reuse of domestic wastewater from two private developments (Prodec and Bluewater). Both collection systems transfer wastewater to a wastewater treatment plant (WWTP) located on Maritime Avenue, Sellicks Beach. The WWTP is located adjacent to the Prodec development.

The system includes the supply to the Willunga Basin Water (WBW) network for farm irrigation (vines, fruit trees, nut crops and flowers). This provides for a long term, sustainable disposal path for treated effluent and removes the reliance of local irrigation systems.

At present the system does not provide for a wastewater disposal path for the older area of Sellicks Beach in its entirety. Council is aware of functional challenges for septic tanks in the Sellicks Beach area and the extent to which this is growing over time.

The existing wastewater infrastructure capacity is inadequate for the growth envisaged to cater for new development within the study area.

Council acknowledges the overarching need for the Sellicks Beach region to be serviced by a reticulated sewerage scheme to provide an environmentally sustainable solution for both

the older area of Sellicks Beach and future urban areas. Council will continue to actively advocate for the introduction of reticulated sewerage infrastructure for Sellicks Beach with both public and private sectors.

The Structure Plan recognises:

- The need to protect the Sellicks Beach Wastewater Treatment Plant and retain appropriate buffers to residential development
- It is unlikely that additional land within the Structure Plan area to be implemented unless the Sellicks Beach Wastewater Treatment plant is expanded
- Any improvement works will cause considerable disruption to existing residents
- There are substantial technical and funding challenges to deliver an appropriate wastewater infrastructure solution to facilitate expansion of developable lands within Sellicks Beach.

STORMWATER MANAGEMENT

Future land development would generate a significant change to stormwater runoff conditions and needs to be managed carefully to avoid impacts to existing residents and coastal environs including the Aldinga Washpool and the Seascape View wetlands.

Initial investigations recommend a stormwater management system for the Structure Plan comprising:

- The funnelling of stormwater south of Sellicks Beach Road along existing watercourses connecting to two regional scale detention/retention basins (this includes water flow from future urban lands and higher upslope land towards Main South Road)
- The funnelling of stormwater north of Sellicks Beach Road to a new detention basin adjacent Justs Road.

The implementation of water sensitive urban design, residential rainwater tanks, raingardens and other measures are recommended to minimise the amount of stormwater flow into the network. There is potential for managed aquifer recharge subject to future detailed investigation.





DEVELOPMENT PRINCIPLES FOR SELICKS BEACH



DEVELOPMENT PRINCIPLES

A set of development principles has been prepared to further define and help guide future public and private investment and other decisions for future land use activities, infrastructure, physical environment and amenity within Sellicks Beach. These principles assist future detailed planning and potential amendments to the SA Planning and Design Code (see page 9 for detail). The development principles also inform the Design Guidelines contained in Attachment A. Together, the principles and guidelines are also expected to inform future master planning, land division and ultimately assessment of development applications (via mechanisms such as encumbrances) focusing on the undeveloped areas in the Rural and Deferred Urban Zones.

RESIDENTIAL DEVELOPMENT

DEVELOPMENT SEQUENCING

Development sequencing will largely be determined by the ability to appropriately access and service land. Within this context, the following must be achieved:

Before **infill development** or development in the **Gateway Living Area** can occur:

- Each new lot must be connected to a fully operational sewer network (excluding the use of on-site wastewater disposal)
- Each new lot must be connected to a potable water supply and mains power
- A Road and Footpath Upgrade Plan should be prepared by Council with a delivery timetable (and funding agreements if required).

Before development in the **Housing Choice** and **Future Living Areas** can occur:

General

- Construction of agreed stormwater management infrastructure north and south of Sellicks Beach Road
- A Creek Protection and Rehabilitation Plan for the creeks with agreed rehabilitation and revegetation actions (plus allocation as open space/conservation land in a masterplan / subdivision)

- Final design and Council approval (with a delivery timetable) for the upgrade of Sellicks Beach Road and Justs/Country roads to a Distributor road level
- Final design and Council approval (with a delivery timetable) for provision of an off-road shared use path network in Sellicks Beach
- Where not directly adjoining existing development, a well-connected footpath network to provide access to existing and planned walking and cycling paths to facilitate non vehicle access to the beach, public transport and a new centre
- The early delivery of an upgraded Hastings Reserve (Family Neighbourhood Park) plus local amenity and children's play space for new residents where parks are not in a 5 minute walk threshold.

For a new allotment

- Each new lot must be connected to a fully operational sewer network (excluding the use of on-site wastewater disposal)
- Each new lot must be connected to a potable water supply and mains power
- Access to each new lot must be via a sealed road constructed to an appropriate Australian standard

RESIDENTIAL DEVELOPMENT

GENERAL RESIDENTIAL DEVELOPMENT (WITHIN THE FUTURE LIVING AREA) – LAYOUT PRINCIPLES

Residential settlement patterns and allotment design should:

- Develop a well connected street network that reflects the historic ‘modified grid’ pattern of the area and is attractive, well-designed and legible, with a high level of amenity and street tree planting. Cul-de-sacs are to be avoided
- Allow for future residential development that integrates well with established built form character including front and side setbacks and massing
- Use existing road links to established residential areas by connecting new roads to existing ‘dead-end’ streets that allow for seamless connection and avoid a perception of exclusivity
- Assist in transforming the area into a connected and walkable set of neighbourhoods maximising access to active transport and public transport networks, public open spaces and a future centre
- Integrate existing mature native vegetation and landscape features in future development to retain natural character and enhance amenity, green cover and reduce summer heat loading
- Ensure an appropriate buffer to the Character Preservation District/Primary Production Zone boundaries primarily to the east
- Avoid a ‘back of house’ appearance to the interface with the McLaren Vale Character Preservation District views from Main South Road.

GENERAL RESIDENTIAL DEVELOPMENT (WITHIN GATEWAY LIVING AREA) – LAYOUT PRINCIPLES

Residential settlement patterns and allotment design should:

- Have large front and side setbacks and controlled site coverage to ensure that southern views are maintained as far as possible.

GENERAL RESIDENTIAL DEVELOPMENT WITHIN THE FUTURE LIVING AREA, HOUSING CHOICE LIVING AND GATEWAY LIVING AREA) – ALLOTMENT SIZES

- For land within the **Housing Choice Living Area** allotments are envisaged in the order of 350sqm to 550sqm
- For land within the **Gateway Living Area** allotments are envisaged in the order of 1000sqm to 1600sqm
- For land within the **Future Living Area**

allotments are envisaged with a minimum of 750sqm except within the **Eastern Buffer Area** denoted on the Structure Plan where allotments should be a minimum of 1,000sqm.

DEVELOPMENT - WITHIN EXISTING RESIDENTIAL AREA

Dwelling development potential within the existing residential areas is limited. A minimum allotment size of 750sqm means that most new housing will be restricted to development on vacant allotments or replacement dwellings.

avoid development on boundaries and provide larger building setbacks to match existing built environment.

Dwelling development should ensure local character is retained and enhanced restricting building height to a maximum of two storeys,

TRANSPORT NETWORK

- Future development should be designed to encourage equitable movement in and through the area by creating:
 - » A low speed traffic and safe environment
 - » A high quality walking and cycling environment
 - » New development and subdivisions with footpaths at the front of their property
 - » New roads aligned to enable buildings to face onto watercourse reserves and open space
- Support provision of a movement network that connects the entire Sellicks Beach area, land uses and nodes and captures attractive viewlines
- Improve pedestrian and cycle facilities and linkages along all streets and implement new shared path connections.
- Minimise car dependency for movement in Sellicks Beach by provision of safe sustainable alternatives including walking and cycling networks that can be used at all times.
- Unsealed and/or kerbless roads should be sensitively improved to ensure improved safety and walkability for all users with design effort placed on retaining the informal coastal setting.
- Develop a safe street network that facilitates the delivery of an enhanced bus network in Sellicks Beach.

VIEWS AND VISTAS

- Future development should capitalise on existing views and vistas both towards the coast and also Sellicks Hill and the rural outlook. The location between sea and hills allows for a future road network and placement of buildings to maximise viewing opportunities from the public and private realm
- Topography and natural features should be integrated with neighbourhood design (street, open space and lot layout) to reflect local character and identity, mitigate the need for complex engineered solutions (e.g. stormwater drainage), enhance ecosystem services and provide active transport and recreational functions.
- View to significant landmarks and site features should be protected and maximised through consideration of development siting, height and visual bulk.
- It is important to consider how the future form of development retains attractive views from local landmarks such as the Victory Hotel and also travellers along Main South Road.
- Retention of outlook would be enhanced by avoiding extended and monotonous forms of fencing along the Study Area boundary and exploring ways to landscape, break up and add visual interest along this interface between the Study Area and adjoining primary production land.

SUSTAINABILITY

- Sellicks Beach should develop as a 'sustainable suburb' delivering quality new housing and a living network based on ecologically sustainable development principles acting as a state wide exemplar suburb.
- Future development should minimise its environmental footprint and demonstrate leading edge sustainable design outcomes addressing energy efficiency, renewable energy, water management, building design, materials and other elements.
- Flooding and stormwater management will maximise responsiveness to the natural landscape.
- Identify and manage stormwater disposal to ensure no adverse impact on sensitive existing environmental receptors in particular the downstream Aldinga Washpool north of Sellicks Beach.
- Incorporate Water Sensitive Urban Design (WSUD) techniques into the design of streets and spaces to capture and treat stormwater.
- Conserve the existing landscape of trees to provide a sense of place. The setting should be protected in any future development of the area. The existing sand dunes and Sellicks Creek provide a natural landscape that should be protected and conserved.
- Restore the landscapes along creek corridors and plan for pathway links providing connections to improve ecological outcomes and support biodiversity.
- Landscape new public open spaces and existing and new streets to provide passive cooling and shading, decreasing the urban heat island effect.
- Increase urban green (trees and vegetation) cover, creating cooler urban areas that contribute to the economy, improve biodiversity and promote community health and wellbeing. In this, aim for a minimum 30% urban green cover recognising its coastal aspect, topography and proximity to other areas of high ecological value (such as the Aldinga Washpool).

UNLOCKING SELICKS BEACH

Sellicks Beach is already home to more than 2,500 people within a defined urban structure formed by the coast, Main South Road and the McLaren Vale Character Preservation District. It is separated from Aldinga to the north and Myponga to the south by topography and large tracts of primary production or conservation land.

There is no intent of merging the urban environments of Sellicks Beach with any other township so importantly it can retain and further develop its own character.

The majority of existing housing is low density with a mix of building styles albeit all with the overarching constraint of wastewater disposal. Some properties contain on-site disposal while others are connected to a community wastewater scheme. The ongoing logistics of on-site disposal and lack of a comprehensive wastewater disposal system affect development potential. All are unified by the controlling aspect this lack of mains wastewater connections means to either upgrading an existing house, dividing an existing allotment or allowing a more comprehensive division of undeveloped land within the Study Area.

The key to unlocking the sustainable development potential of Sellicks Beach is to resolve the investment, implementation and delivery of mains wastewater to both undeveloped and already developed parts of Sellicks Beach. This would allow for an increased residential population to be serviced by a reliable and efficient system and resolve a longstanding constraint and issue of concern for existing residents.

Other key components for unlocking future development are:

- State Government delivery of a fully duplicated Main South Road to the intersection with Country Road and

associated intersection improvements

- Delivery of a Creek Protection and Rehabilitation Plan focussing on rehabilitation and revegetation of the creeks and their inclusion as public open space/biodiversity/conservation land in future development.
- Implementation of a stormwater management system
- Upgrade and improvement of Sellicks Beach Road as a distributor road and as an attractive gateway and access spine for Sellicks Beach
- Improved walking and cycling linkages and paths both on and off road enabling reduced car dependency
- Upgrade Hastings Reserve to a District Family Park
- Advocating for improved efficiency and frequency of public transport.

IMPLEMENTATION

Council will work with the community, land owners, state government and agencies to progress infrastructure and transport investment in order to provide that base needs are achieved to consider future detailed planning, planning policy amendments and rezoning to facilitate implementation of the Structure Plan elements.

DESIGN GUIDELINES FOR SELLICKS BEACH STRUCTURE PLAN

MAY 2021



PRINCIPLE 1 – AIM AND IMPLEMENTATION

PURPOSE OF THE GUIDELINES

The following design guidelines have been prepared to provide a more comprehensive set of principles and associated design direction for future development within the undeveloped areas of Sellicks Beach Structure Plan area (i.e. the Rural and Deferred Urban Zones).

We will encourage application of the Design Guidelines for development within the existing residential areas in so far as they may be applied on an individual allotment basis.

Design guidelines are commonly used in the broadacre and land division process where they inform a particular standard of development sought by Council and developers.

They are often used to make sure that:

- An identifiable degree of desired character, visual cohesion and consistent materials between houses, other built elements and the natural environment is achieved
- Houses are designed with an appropriate setting on each allotment and to provide cohesion between neighbouring lots and emerging streetscapes
- Existing and future residential amenity is protected
- Attractive gardens, streetscapes and parks/open spaces are created and integrated
- New development is environmentally efficient and promotes best practice sustainable design and conservation measures.

Emerging best practice for design guidelines emphasises the importance of good sustainable design decisions to make residents' lives more comfortable and help work towards mitigating future climate change impacts.

These model design guidelines are NOT intended to be the final version of the design guidelines for future development at Sellicks Beach. These guidelines provide the first iteration and future delivery instructions to achieving a high quality and sustainable environment at Sellicks Beach. Where necessary, areas of further investigation and design guideline development are identified in certain Principles. They advise how future development will be designed and proactively encourage exemplar development that achieves the Sellicks Beach Structure Plan objectives in relation to sustainability, desired future character, climate response, built form and biodiversity.

It is intended that the design guidelines will be an integral part of guiding future development starting with any Code Amendment(s) and continuing through to the land division and development assessment processes. Council expects that a future version of the design guidelines will be implemented via an appropriate mechanism, likely a combination of Land Management Agreements (LMAs) and encumbrances on the land title.

Good design guidelines have been prepared by ODASA, Renewal SA and for land division projects such as Aldinga Sunday and Beyond Today (Port Elliot).

The Green Star Communities Framework by Green Building Council Australia also serves as a guiding document addressing liveability, environmental responsibility, design excellence, economic prosperity and governance. Council expects to see the Green Star Communities Framework principles applied to the future planning of Sellicks Beach.

SELICKS BEACH STRUCTURE PLAN

Coast Park

Esplanade

Sellicks Beach Road

Eastern Buffer

Gulfview Road

Main South Road

Sellicks Hill Quarry

Justus Road

Button Road

Country Road

Cactus Canyon

LEGEND

- Existing residential
- Future living area
- Existing local centre
- Future centre (options 1 and 2)
- Future housing choice area
- Future gateway living area
- Existing open space
- Future open space/conservation
- Linear park
- Remediated natural watercourses
- Detention/retention basins
- Upgraded Distributor road
- Upgraded intersection
- Future active transport link
- Gateway treatment
- Future local road connections
- Integrated shared use path with open spaces (indicative)
- Habitat/revegetation area
- Character Preservation District Interface area
- Study area

DELIVERING THE STRUCTURE PLAN

It is expected that future development will be innovative and achieve design and sustainable development outcomes beyond the model guidelines outlined in this document. Council seeks a future form of development and layout that is consistent with the structural elements outlined in the Sellicks Beach Structure Plan.

Future land division and detailed planning should deliver housing areas, road network upgrades, active travel measures and public open space/conservation areas consistent with the Structure Plan.

This includes the creation of an integrated nature conservation, open space and active transport networks comprising:

- Land adjacent the McLaren Vale Character Preservation District along the southwest boundary allocated as a wide, landscaped buffer for visual, conservation and amenity/active transport purposes

- Sellicks Creeks and other creeks to be rehabilitated and reverted from current eroded and modified form to a more natural state
- Land adjacent Sellicks Creek and adjoining other creeks to be rehabilitated and revegetated utilising indigenous species to improve habitat creation and create a conservation area
- Land allocated for stormwater detention/retention landscaped in accordance with engineering requirements and local biodiversity outcomes
- Retention and enhancement of existing mature and valued vegetation
- New active transport (e.g. walking and cycling) networks comprising on-road and off-road pathways linked to a comprehensive wider system.

Aldinga Sunday streetscape



PRINCIPLE 2 – IDENTITY AND CHARACTER

INTENT

Positively responding to the existing serene, coastal village character and building upon this to create a positive sense of place that helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. Achieving a safe, legible and attractive neighbourhood that blends and enhances the natural environment while meeting the diverse needs of the community.

DESIGN APPROACH

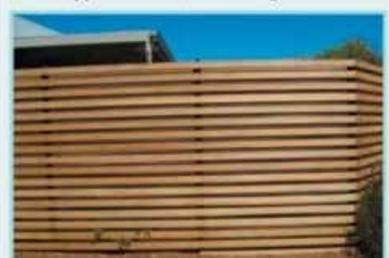
- Building design and character are important to the successful evolution of Sellicks Beach where new dwellings are responsive to local climate, use locally sourced natural materials and reflect the colours and textures of the locality.
- The design language for Sellicks Beach is contemporary coastal character reflecting the traditions of local seaside dwellings. This is achieved through:
 - » Low density housing with one dwelling per allotment only
 - » Incorporating a mix of high quality building materials able to withstand a harsh coast environment (with minimum of two colours and/or materials to front facades)
 - » Ensure visual interest of roof lines
 - » Well orientated windows and balconies to capture views and maximise passive surveillance and winter solar access
 - » No (or low and open) front fencing with front yard landscaping utilising indigenous or well-suited coastal species
 - » Secondary street, side or boundary fencing (where it abuts the public realm) must be type A1 and/or A2 (as shown on the next column as shown) to add visual interest and promote a coastal theme
 - » Verandahs, wide eaves and good

dwelling articulation

- » Avoiding monotony of external wall and roof colours with generally earthy or muted coastal tones (also consider the heat load impacts of using darker hues on external parts of a dwelling)
- » Garaging as a subordinate building element and setback at least 1 metre behind the main facade of a dwelling (no triple garaging)
- » No dwelling or garage/carport on side boundary (except within the Housing Choice Area)
- » Limited ornamentation or fenestration (this is more appropriate for circa 19th and early 20th century dwellings)
- » Incorporate large windows overlooking any public open space
- » Narrow driveway widths (4-6 metres wide) and minimising hard standing.

It is expected that future design guidelines will expand on this list and will also set out detailed requirements for façade design, roof pitch and design, corner lot design, fencing and material and colours to achieve the desired design vernacular for Sellicks Beach. In some cases, guidelines may vary from Planning and Design Code requirements and this will be a matter for further investigation and discussion between council and developers/land owners.

Fence Type A1: Batten Fencing



Fence Type A2: Pine Shiplap Fencing





and paving in front yards (no greater than 50%) and only one driveway per allotment.

LAYOUT AND DESIGN IDENTITY

- A future subdivision layout should respond to:
 - » Site characteristics including topography, creek lines and cultural heritage needs
 - » Coastal and hillside setting
 - » Landmarks
 - » Views including from Main South Road, Cactus Canyon and the foreshore
 - » Maximising good solar orientation for all allotments (northerly aspect for living areas with avoidance of west facing facades (noting the direction of coastal views) without sufficient space for mitigation - landscaping, wide eaves, pergolas and architectural shade features
 - » Active transport needs and desire lines
 - » Potential amenity impacts from the Sellicks Quarry
 - » Stormwater management requirements
 - » Climate change adaptation needs
 - » Retention and planting of trees and vegetation
 - » Opportunity for community activation including shared spaces for community gardens, neighbourhood greens, accessible streetscapes and shared spaces
- » Need for accessible community and retail facilities optimising connection with pedestrian links for enhanced walkability and access to public transport services
- » Crime Prevention Through Environmental Design (CPTED) principles
- » Potential symbiotic relationship between private and public spaces (including creeks and open spaces).
- Lots should be designed to be proportionally wider than deep, to maximise side setbacks and create openness between dwellings.
- Development should:
 - » Create a strong sense of local coastal identity through well-designed and context responsive places, streets and integration with the existing beach and foreshore area along the Esplanade
 - » Retain important public views to and from the coast and view corridors to the Willunga Escarpment
 - » Recognise the visual and locational prominence of the junction of Main South Road and Sellicks Beach Road as a 'gateway' to Sellicks Beach which provides a strong and attractive connection to the coast
 - » Avoid two adjacent homes constructed in the same style and with the same materials unless they are part of an integrated housing development.

PRINCIPLE 3 – BIODIVERSITY AND CONSERVATION

INTENT

Protect and enhance biodiversity within the region including retention of natural environment, marine habitats and ecosystems in a healthy functioning state.

Water is recognised as a precious resource, and development should maximise its collection and minimise its waste.

BIODIVERSITY AND ECOLOGY

- As a minimum, development should:
 - » Protect and enhance biodiversity within Sellicks Beach and the region (including coastal environs, Cactus Canyon and the Aldinga Washpool)
 - » Allow for the retention of significant trees (other than invasive species) and native vegetation
 - » Encourage the planting of indigenous vegetation (a future list of preferred planting species should be developed for the final design guidelines)

- » Provide environmentally sustainable landscapes and natural habitats and minimise the urban heat island effect
- » Deliver natural vegetated corridors as habitat for native fauna and flora while providing access and viewing opportunities.

HABITAT PROTECTION, ENHANCEMENT AND CREATION

Proposed subdivision and development should demonstrate how indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring in the future.

- As a minimum, development should:
 - » Ensure the protection of habitat recognised via biodiversity corridors to other areas within and surrounding Sellicks Beach
 - » Integrate wetlands and bio-retention systems into open space, parkland or landscaped areas to accept run-off from the existing catchment of the region and future development.



Cactus Canyon



BEST PRACTICE STORMWATER MANAGEMENT

- Facilitate a detailed drainage design and stormwater management plan that can be considered to reduce the impact of stormwater run-off and meet best practice standards for managing stormwater and restoration of eroded and modified watercourses, to reinstate ecological processes and diversity consistent with state planning strategies. This plan should consider measures to reduce stormwater run off from a future road network through design, reduction in road carriageway widths and inclusion of Water Sensitive Urban Design elements as a source of treatment of stormwater.
- Apply as part of Building Envelope Plans (see Principle 6) maximum areas of front yard hardstanding and paving (50%) to minimise water runoff from allotments.
- Provision of individual tank storage in excess of Building Code minimum standards (5kL tanks are considered an appropriate minimum size).

Future design guidelines should review garden design, irrigation, biological pest control and species selection (similar to the Beyond Today design guidelines).

Wetlands at western end of Sellicks Beach Road



PRINCIPLE 4 – SUSTAINABILITY

INTENT

Future land division and development in Sellicks Beach advances sustainable development in South Australia to a new level, supported by design strategies promoting efficient water use and energy systems and advanced building design approach.

Good design comprises an environmentally sustainable development that utilises best practice in environmental design, energy efficiency and water sensitive urban design, matched with an environmentally responsible use of materials and conservation.

SUSTAINABLE BUILDING DESIGN

- Buildings must be designed using passive design principles (e.g. shading, ventilation, thermal mass etc) to increase comfort and minimise the need for artificial heating and cooling.
- Optimise building liveability and energy/

resources considerations by application of the following key design features:

- » Solar orientation including a northern aspect to at least one living area and one outdoor space with well-proportioned windows and doors orientated to the street
- » Sustainable construction practices (low embodied energy and local sourcing) and careful selection of materials to create a healthy internal home environment (low polluting materials with minimal levels of Volatile Organic Compounds)
- » Maximised insulation and appropriate thermal mass to help buildings better regulate temperature change or sustainable periods of hot or cold weather. 2021 baseline targets are R2.5 for walls and R5 for ceilings (plus sarking)
- » Optimal and effective shading of walls and windows responsive to seasons (in particular Winter and Summer periods)
- » Provision of significant cross-ventilation throughout a dwelling
- » High thermal performance and installation of double or triple glazed windows (excluding bathrooms,

Stormwater management at Aldinga Sunday



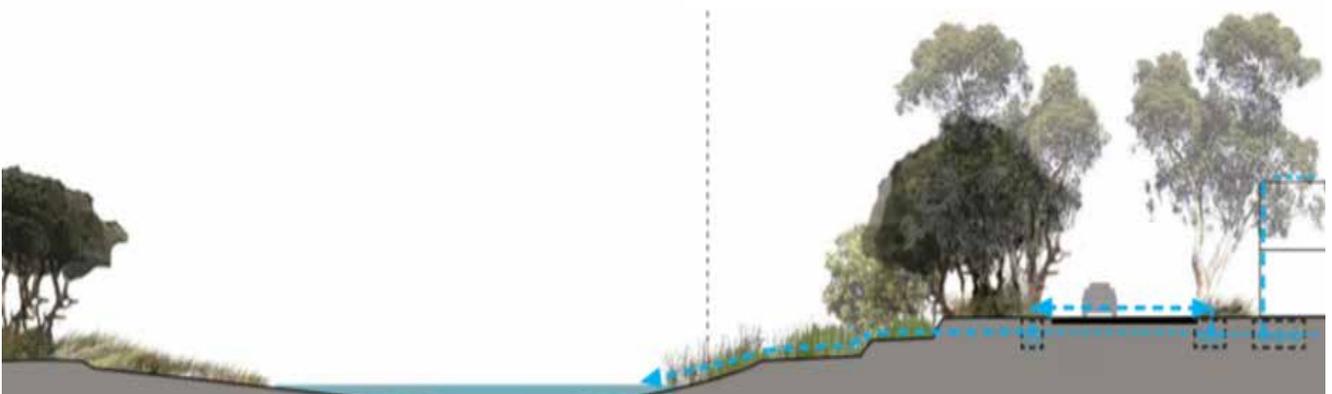
laundries or garages)

- » Best practice waste management reduction and treatment approaches
- » Use of rain water harvesting in excess of Building Code minimum requirements
- » Building flood and storm resilient buildings
- » Responding to topography (minimise cut and fill)
- » Consideration of roof design and placement of renewable energy systems to maximise future potential for landowners (also designing adjacent buildings cognisant of the location of existing renewable energy systems)
- » Dwellings and spaces positioned relative to the path of the sun to create a pleasant living environment while reducing the use of valuable energy resources
- » The appropriate use of green roofs, walls and facades to mitigate the impact of the urban heat island effect.

A future iteration of the design guidelines should provide more detail on internal dwelling layout, appliances (water heating, cooling, kitchen and laundry, clothes drying and efficient lighting) and waste management developed at the land division stage.

- Dwellings should meet universal housing design approaches and best practice sustainable design standards that meet the changing needs, lifestyles and household budgets of occupants over their lifetime.
- Buildings should be designed to achieve a minimum 8-star level energy rating conducted in accordance with the Building Code of Australia (BCA) and the 'Australian Nationwide House Energy Rating Scheme' <https://www.nathers.gov.au/governance> and considering:
 - » Purchasing of electricity produced from renewable sources
 - » Uptake of rooftop solar power connection devices and battery systems
 - » Heat pump hot water systems

Replace traditional stormwater outfalls with wetlands and biofiltration systems to enhance vegetation and habitat, and ensure environmentally responsible discharge of water.



Source: "Siting and Design Guidelines, May 2020" – Marine and Coasts, Vic Gov



- » Rainwater tank storage, water re-use and on-site detention
- » Wi-fi
- » Insulation and air conditioning
- » Electric vehicle charging equipment.

It is expected that the future design guidelines will aim to achieve better outcomes than allowed for in any minimum Building Code operational at the time of any future land division. Being better than standard practice is a key driver for any sustainable design guidelines at Sellicks Beach.

SUSTAINABLE LIVING AT SELICKS BEACH

- Provide best practice sustainable living and apply Green Star Communities principles.
- Allow for some diverse housing typology and affordable housing within a walkable neighbourhood surrounding the neighbourhood centre (on northern side of Sellicks Beach Road other than for land directly abutting the centre if developed on the southern side).
- Future design of any land division should encourage the east-west layout of roads, or similar, with allotments orientated for highest solar energy advantage.
- Future land division and development outcomes must emphasise a green landscape providing height and cooling through canopy cover and shading using street tree planting to provide shade and enhance the visual appeal of properties.
- Encourage future innovative land division design that maximises and conserves existing natural vegetation, restores and rehabilitates existing watercourses and aligns reserves and recreational connections with open space areas to reinstate ecological processes and diversity consistent with state planning strategies.
- Provide stormwater wetlands and biofiltration systems to enhance vegetation and habitat and ensure environmentally responsible discharge of water.
- Plan for innovation including opportunities for Virtual Power Plants and other emerging renewable delivery technologies.

PRINCIPLE 5 - CULTURAL AND BUILT HERITAGE

INTENT

To investigate, integrate, protect and celebrate Aboriginal and European cultural places, relics and items.

ABORIGINAL HERITAGE

- Increase awareness and promotion of culture in the region including connections to the Tjilbruke trail, the Aldinga Washpool and other cultural heritage conservation sites/areas throughout the study area.
- Engagement with and acknowledge rights and aspirations of the Traditional Owners on cultural heritage values.
- Advocate for cooperative partnerships with the Kurna community promoting opportunities for protection of living Kurna culture and heritage in the region.
- Ensure Aboriginal heritage is protected and not adversely impacted by new development.
- Explore opportunities for cultural learning facilities within the Sellicks Beach region.

BUILT HERITAGE

- Identify and integrate existing built form heritage as a celebrated component of any future design layout.

PRINCIPLE 6 - BUILT FORM AND SCALE

INTENT

To achieve a desirable living environment for residents and visitors to Sellicks Beach, within a coherent site layout that provides a pleasant, attractive, and sustainable living environment underpinned by quality materials, finishes and construction techniques (see also Principle 2 – Identity and Character).

HOUSING

- Buildings should be low in scale and form designed to integrate, manage and provide for:
 - » Cross-ventilation
 - » Solar orientation and photovoltaics
 - » Optimising thermal performance window options and access to natural light
 - » Exposure to high wind
 - » Landscaping and amenity
 - » Open space
 - » Topography changes
 - » Contribution to the streetscape and designed to overlook public areas to provide casual surveillance
- Dwellings shall face the street and any public open space with façade windows and doors oriented to the public realm.
- Adequate space for each dwelling should be provided for the home and its associated amenities (garage, private open space, soft and hard landscaping, storage and clothes drying areas).
- Sufficient space between residential buildings should be provided to facilitate visual and acoustic privacy and infiltration of daylight interior and outdoor spaces.
- Spacing between buildings should respond to solar access conditions.
- Development should provide responsive

transition in allotment sizes to existing primary production, buffers and natural areas through provision of larger site areas represented by the Building Envelope Plan.

BUILDING ENVELOPE PLANS

- Utilise Building Envelope Plans (BEP) devised to specify the location of built form and private open space relative to the orientation of each allotment.
- A BEP is defined in the *Planning, Development and Infrastructure (General) Regulations 2017 (PDI Regulations)* and the Planning and Design Code (the Code), and refers to a plan that is prepared for the purposes of a land division within certain zones. A BEP provides a basis to assess matters relating to buildings to be constructed on allotments within prescribed parameters including setbacks from boundaries, building height, floor levels and the like.
- Building envelopes are designed to maximise space between dwellings,

facilitate development that minimises energy consumption for heating and cooling, ensuring that dwellings maximise access to winter solar gain and enable summer natural cooling ventilation during summer.

- BEP's will include:
 - » Site coverage - not exceed 60% in Housing Choice Area and 50% in all other areas including garages, carports and outbuildings (but excluding unenclosed verandahs, pergolas, balconies and driveways)
 - » Building height - with a restriction to a maximum of two storeys in height
 - » Minimum front, side and rear setbacks for dwellings (ground and upper storey) and associated buildings including garages, carports and verandahs
 - » Garage and carport locations
 - » Private open space with a minimum dimension and slope
 - » Siting of front doors

Esplanade, Sellicks Beach



- » Driveway width and location
- » Specific requirements for buffer areas.

THE EASTERN BUFFER AREA

- The buffer should be developed in accordance with the 'Indicative Interface Buffer' shown on Figure 1 below.
- Dwellings fronting the buffer should incorporate substantial front and side setbacks, no front fencing, maximise front yard landscaping, moderate built form and scale and utilise natural earthy hues reflective of the coastal setting and not exceed two-storeys in height.
- Dwellings should be orientated such that they take advantage of the natural and landscaped 'bush' character and views to the Willunga Hills. See indicative section plan below.
- Dwelling and site layout that provides passive surveillance of the buffer area.

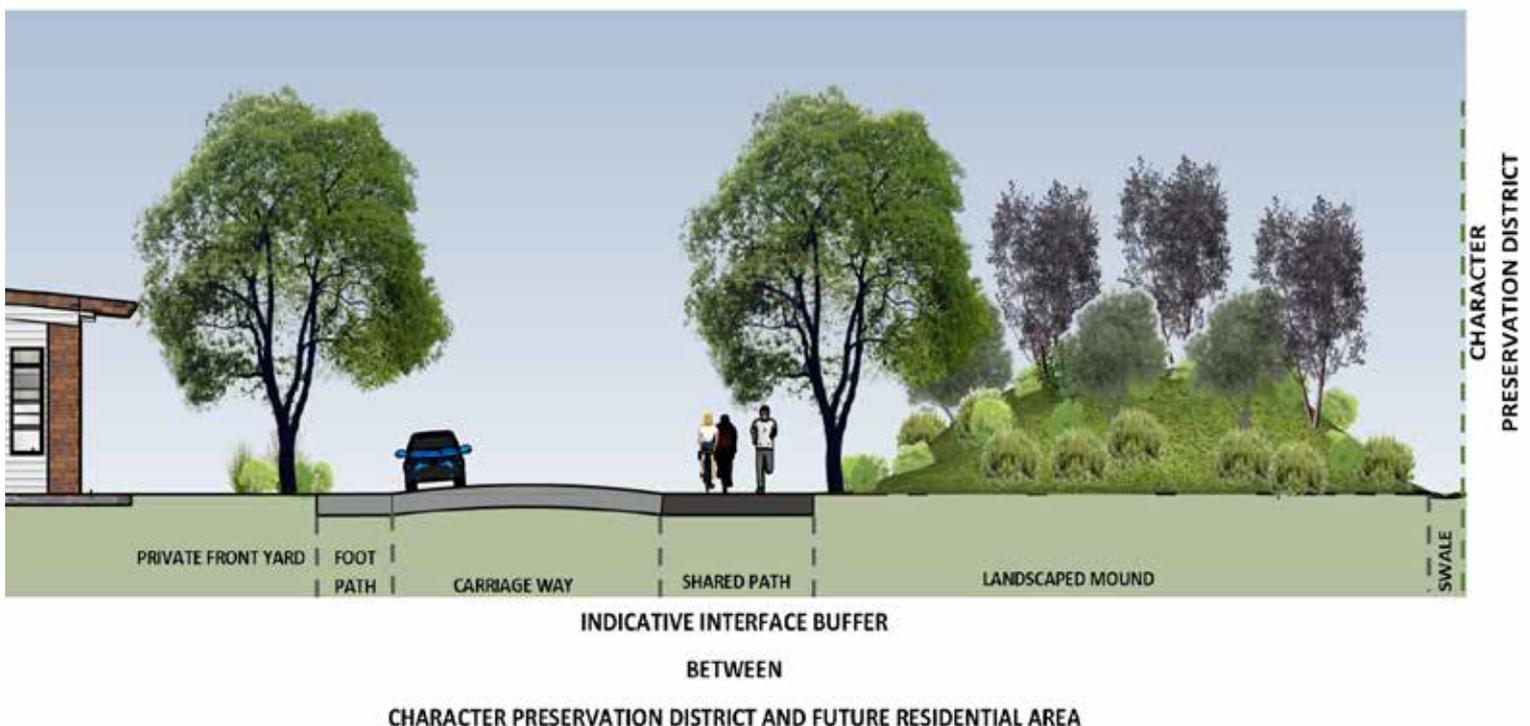


Figure 1 Indicative Eastern buffer section

Sellicks Creek - future conservation corridor



PRINCIPLE 7 - NEIGHBOURHOOD CENTRE

INTENT

To provide a high quality and varied mixed use environment with accessible open space, retail and community facilities that supply the daily needs of the local residents and promotes a 'village precinct' feel.

FUNCTION AND FORM

- The development of the centre should explore the highest and best use of the two suggested alternative locations, with flexibility considering land ownership, connectivity to public open space and pedestrian linkages, but ensuring that either option is a focus for and accessible to the whole community:
- » Option 1 - address the intersection of Sellicks Beach and Justs Roads in a way that strengthens the edge of the precinct, provides a defining landmark and adjacent 'Housing Choice' area on the north-eastern corner of Sellicks Beach and Justs Roads.
- Alternatively,
- » Option 2 – to explore future building opportunities and provide a defined centre located on the south-western corner of Sellicks Beach and Justs Roads ensuring safety of residents and vehicle/pedestrian conflict. This may incorporate a small Housing Choice Area restricted to land north of Sellicks Creek only.
- For either option, the neighbourhood centre for Sellicks Beach shall accommodate:
 - » A pedestrian friendly streetscape to

Old Coach Road, Aldinga



promote walkability incorporating paths, seating, lighting and signage based on effective placemaking principles

- » A walkable green landscape and urban main street providing amenity and cooling through street tree planting, and canopy cover
- » Links to parkland, reserves and open space networks where possible
- » Aesthetic treatments to enhance the streetscape and complement the built form
- » A high degree of connectivity including disabled access and strengthen connections to adjacent areas
- » Contribute to the creation of the neighbourhood's sense of community and place
- » Facilitate safe connections to public transport services
- » Facilitate passive/casual surveillance through application of Crime Prevention

Through Environmental Design (CPTED) principles

- » Have well screened and discrete refuse and delivery areas
- » Allow for informal socialisation opportunities
- » Reinforce the streetscape along Sellicks Beach Road with well-articulated building elevations of no more than two-storeys in height
- » Create active and defining edges along street frontages, in particular Sellicks Beach Road
- » Utilise initiatives such as 'theme' planting, paving, unified signage, street lighting, street furniture, public artworks, and junction treatments etc
- » Provide any carparking that is well landscaped together with appropriate lighting, clearly defined pedestrian access and integrated sun shading and infrastructure such as bicycle parking.



PRINCIPLE 8 - INFRASTRUCTURE

INTENT

Infrastructure is the set of structural elements that supports the day-to-day function of the area. Sellicks Beach should be an exemplar suburb in the transition to sustainable infrastructure, taking into account existing and future community needs and opportunities for innovation and local solutions.

WATER RESOURCES

- As a minimum development should:
 - » Improve water efficiency beyond standard practice
 - » Reduce total operating potable water use to best practice levels
 - » Encourage collection and reuse of stormwater for all new housing with provision of larger rainwater tanks (starting at 5kL capacity)
 - » Encourage the appropriate and sustainable, long term use of alternative water sources (e.g. greywater). This should consider long term maintenance and delivery costs for future householders.
- A fit-for-purpose approach should be applied in Sellicks Beach requiring the collection and use of rainwater from individual house tanks for use in hot water systems and the use of treated stormwater from community storage systems including wetland and underground aquifers for use in irrigation, toilet flushing and laundry cold taps connected to washing machines, in accord with best practice standards.

WASTEWATER MANAGEMENT

- Master planning for future wastewater management infrastructure requirements must be undertaken within the context of the future land division and land use, and

the disposal needs of the wider surrounding area.

- Avoids or mitigates adverse air quality and noise impacts arising from wastewater management.
- Enables the proper management of treated wastewater in accord with best practice sustainable standards.
- Wastewater should be sufficiently treated with appropriate quality control, ensuring it is fit for purpose.
- The capacity of a Waste Water Treatment Plant to cope with additional wastewater volumes and pollutant loads, as well as associated odour and noise issues, must be considered. The capacity of existing facilities to manage potential volumes will need to be addressed in order to prevent future mismanagement and possible pollution.
- Low-energy wastewater management systems be implemented in preference to high-energy wastewater management systems.
- To prevent or minimise environmental harm resulting from undertaking an activity that pollutes or might pollute waters.
- Treatment of wastewater to enable re-use within the local environment. This could include non-potable reuse for irrigation of local open space, other Council land or for primary production use. Ability to use this water is dependent on site, and proximity and effluent quality.

STORMWATER MANAGEMENT

- As a minimum development should:
 - » Reduce the impact of stormwater run-off
 - » Improve the water quality of stormwater run-off
 - » Incorporate the use of water sensitive urban design, including stormwater re-use
 - » Ensure the efficient use of water and to reduce total operating potable water use through encouraging water efficient landscape design.

WATER SENSITIVE URBAN DESIGN

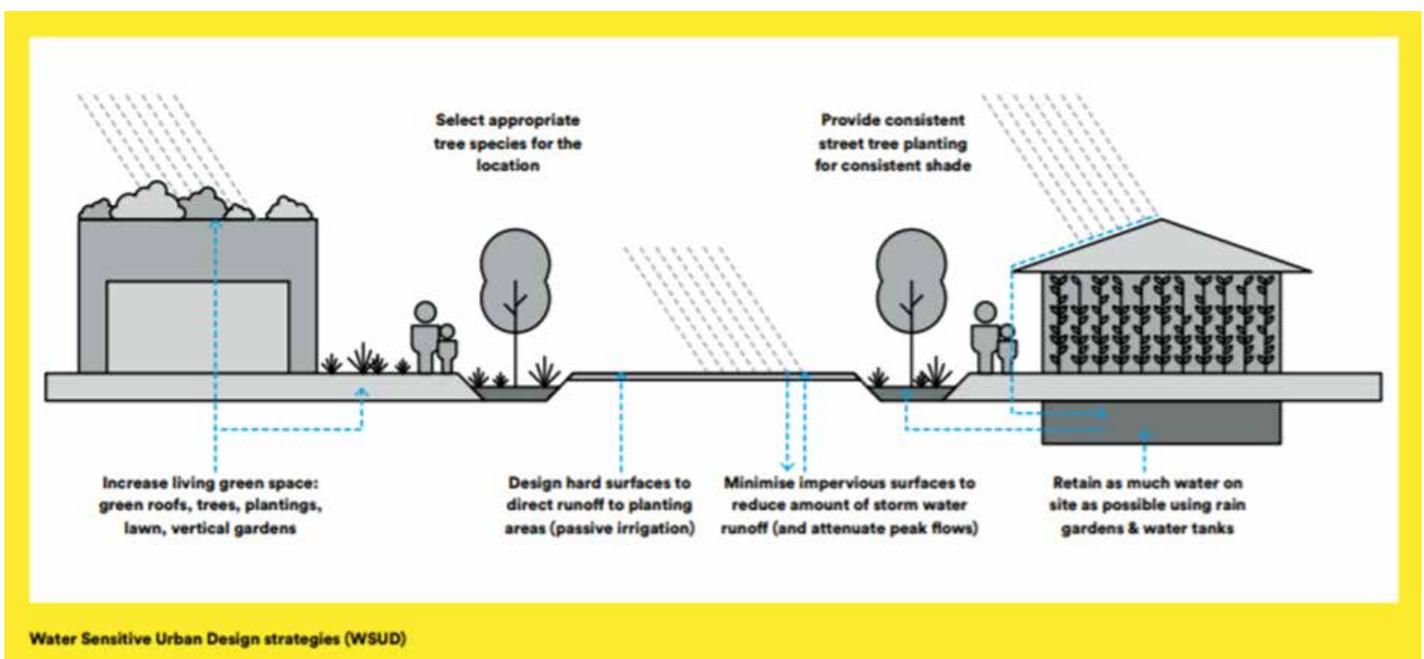
- Contribute to water conservation and stormwater management to reduce the impact of stormwater run-off, meeting best practice standards for managing water and using Water Sensitive Urban Design (WSUD) elements such as:
 - » Raingardens and biofiltration systems
 - » Sediment filters and litter traps
 - » Waterwise planting and buffers
 - » Swales
 - » Sand filters
 - » Rock rip rap channels

» Ephemeral wetlands.

- Use rainwater tanks or similar to capture roof run-off for re-use on site in excess of Building Code (or equivalent) minimum requirements.
- Rehabilitate and revegetate existing watercourses including design for the treatment of stormwater and surface run-off to maintain and improve water quality and achieve best practice standards.

DRAINAGE AND DETENTION

- Maintain the natural drainage patterns of the area and ensure pre-development volumes of stormwater entering the stormwater system.
- Minimise impervious surfaces, use permeable surface treatments and reduce the amount of sediment and pollutants entering the stormwater system.
- Provide detention basins and wetlands to serve as a drainage function, planted with waterwise species of trees/shrubs and vegetation that will assist with nutrient stripping, water absorption and mosquito control, while providing ease of access for future maintenance.



Source: "Design Guidelines – Design Quality and housing Choice – 2015" – Office for Design and Architecture

PRINCIPLE 8 - PUBLIC OPEN SPACE

INTENT

To create a quality coastal open space setting with easy access for residents to meet the needs of the community and complement existing public open space at Sellicks Beach and surrounds.

NEW PUBLIC OPEN SPACE

- Create a hierarchy and range and choice of open spaces and experiences serving different active, conservation and passive recreational opportunities.
- Recognise that the beach provides a valuable open space area that will provide safe recreational focus for the whole community.
- Public open space areas that promote habitat restoration and revegetation, scenic

values and support social interaction and local community needs.

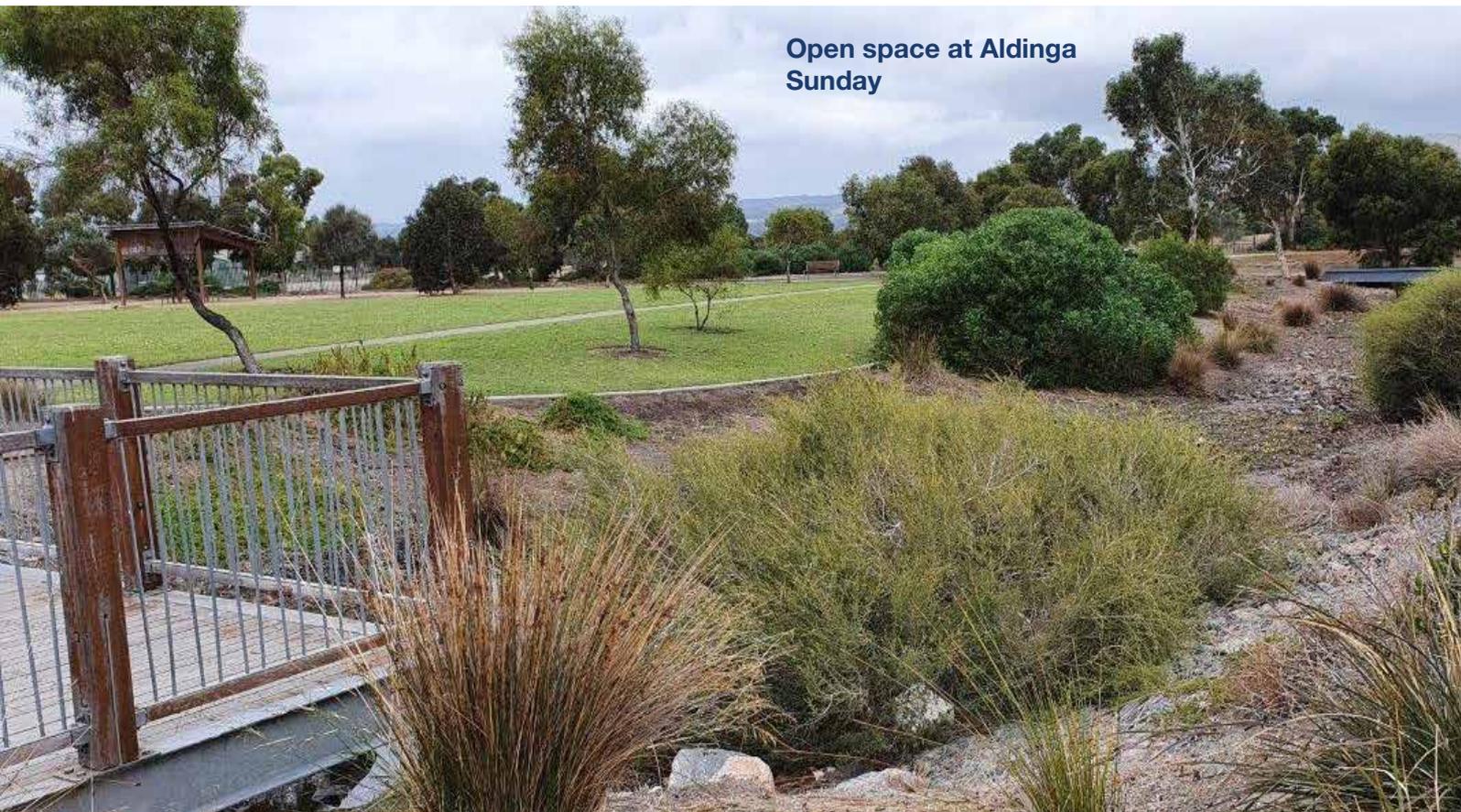
- Create public open space and open space corridors for habitat, recreation, conservation, access and drainage without diminishing the recreation or conservation values.
- Ensure adequate building setbacks to protect natural areas and where feasible, preserve settings for places of cultural heritage within the open space network.

THE CREEKS

- Preparation of a Creek Protection and Rehabilitation Plan with an overarching aim to create a connected, linear park system within Sellicks Beach, connecting all creeks and the wider natural environment (including the Aldinga Washpool).
- The Plan will identify land to be allocated for conservation purposes to be rehabilitated and returned to a natural state utilising indigenous species and habitat creation (recent works along Sellicks Creek at western end of Sellicks Beach Road

Coast Park, Sellicks Beach





Open space at Aldinga Sunday

are a good example of rehabilitation of an eroded creek).

- Future local road networks, site planning and Building Envelope Plans will respond to and recognise the protection of these natural environments.
- The creek areas may not form part of the 12.5% minimum open space requirement for subdivision.

THE EASTERN BUFFER AREA

- Provide a well-designed, publicly accessible landscaped buffer incorporating mounding and appropriate screen planting serving as interface to the Character Preservation District and impacting land uses along the eastern buffer (see Figure 2)
- The Eastern Buffer Area may not form part of the 12.5% minimum open space requirement for subdivision.

PRINCIPLE 10 - LANDSCAPING

INTENT

The natural coastal landscape environment of Sellicks Beach calls for the predominant use of indigenous water tolerant plant species in landscaping that complements built form architecture and provides benefits of summer shade and winter solar gain.

Streetscape amenity and quality of architecture can be enhanced by landscaping.

EXISTING LANDSCAPING

- Develop a Landscaping Protection and Enhancement Plan based on more detailed site assessment to, amongst others:
 - » Encourage natural regeneration, maximise retention of canopy trees and include extensive replanting of native species
 - » Protect local native flora and fauna

species such as small birds, frogs, lizards and butterflies and their habitats.

The design and site planning implication and outcomes of a Landscaping Protection and Enhancement Plan should be incorporated into the land division process and future design guidelines.

FUTURE LANDSCAPING

- Integrate high quality landscaped front gardens (with adequate front building setbacks) and deep soil zones to contribute to the overall landscaped character of the suburb and to improve residential amenity.
- Use water tolerant plants that are suited to the coastal conditions and soil profile in private gardens, to enhance the streetscape and reduce the heat island effect.
- At least two trees to be planted in the front yard of each dwelling with minimum growth height of 6m.
- Large lawn areas and use of high water dependent species are not encouraged.

It is expected that a front yard guide and preferred species planting list will be incorporated into future design guidelines.

Existing view from Sellicks
Beach Road



PRINCIPLE 11 - MOVEMENT AND CONNECTIVITY

INTENT

To provide a safe, legible and efficient system of roads and pathways for vehicular, pedestrian and cycle movements to promote a healthy lifestyle. There should be a focus on promoting walking and cycling within Sellicks Beach.

SUBDIVISION AND ROAD DESIGN

- Local road upgrades consistent with the Sellicks Beach Structure Plan address road corridor design requirements based on emerging traffic volumes.
- The street pattern should respond to topography and align with distant views and attributes, and help identify and promote key gateways and nodes.
- Prioritise walking and cycling by providing a high amenity shared path network to, from and through Sellicks Beach. The layout structure of the area should deliver shared pathways in accordance with the Structure Plan, and maximise connections to wider active transport networks such as the Coast Park, and along potential future links to Aldinga and across Main South Road.
- Provide efficient and safe pedestrian linkages to connect streets, destinations and communal facilities.
- Provide convenient, accessible and legible road connections to manage an increase in vehicular, cyclist and pedestrian traffic within the region (once developed) with clear internal links to points of attraction within and beyond the development.
- Encourage use of public transport and pedestrian and bicycle movements to help minimise car dependency.
- Locate furniture, signage and other landscape elements so they complement circulation and interconnectivity patterns.
- To promote the use of low emissions

vehicle technologies and supporting infrastructure.

- Opportunities to investigate future transport initiatives and redesign must be considered and integrated into the existing local and state transport road networks to improve safety, legibility and accessibility.

It is expected that future design guidelines will address road width and design, footpath width, outdoor lighting, kerbing, Water Sensitive Urban Design (as part of the road network), street tree planting, on-street bicycle parking and electric car charging.

