

Draft Sellicks Beach Structure Plan

Report contact

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Approving officer

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Meeting

Strategic Directions Committee

Date

4 May 2021

1. Purpose

To present the draft Sellicks Beach Structure Plan Community Feedback report.

2. Recommendations

That the Strategic Directions Committee:

- 1. Notes the Community Feedback report as contained in attachment 1 to the agenda report.**
- 2. Notes the Community Feedback report will inform the final Sellicks Beach Structure Plan.**
- 3. Notes the final Sellicks Beach Structure Plan will be presented for consideration and endorsement by Council at its meeting to be held 18 May 2021.**

3. Executive summary

A key element of the engagement for the draft Sellicks Beach Structure Plan has been to understand the community's vision for the future development of the area. A wide range of the local Sellicks Beach community has actively participated in this engagement process and as a result there are differing opinions and a convergence of views.

All community views are contained in the Community Feedback Report in attachment 1 to this agenda report.

Consultation was undertaken in accordance with the Community Engagement Strategy approved by the Strategic Directions Committee (SDC) on [3 November 2020](#).

There were common themes arising from the community engagement as follows:

- no development should occur, but improvement to the existing urban area is required
- development to present a coastal beachside character
- improve biodiversity/conservation
- development should adopt climate change/sustainability principles
- greater acknowledgement of cultural heritage
- character/neighbourhood design
- provision of infrastructure and services

- built form and scale
- density controls
- amenity/aesthetics
- landscaping
- open space.

The Sellicks Beach community has been actively engaged and their feedback has helped shape and refine the draft Structure Plan. To capture the above themes, we have amended the draft Structure Plan, and in addition we have prepared high level design guidelines based on these themes for future development, both at the individual site and suburb levels.

4. Background

Community Plan 2030	<p>people: connected, engaged, active, healthy <i>Our communities are connected, engaged and resilient</i></p> <p>We have undertaken an extensive engagement program to ensure all members of the Sellicks Beach community can voice their opinions.</p>
Policy and/or relevant legislation	<p><i>Planning Development and Infrastructure Act 2016</i></p> <p>Planning and Design Code</p> <p>The 30-Year Plan for Greater Adelaide (2017 Update)</p> <p>Onkaparinga Local Area Plan</p>
Who did we talk to/who will we be talking to	<p>Elected Members</p> <p>Internal Staff</p> <p>Community Leaders' Forum</p> <p>Four Community Resident Action Groups</p> <p>Broader community and stakeholders as identified in the Engagement Plan</p>

5. Discussion

A structure plan is not a rezoning or legislated process. Its purpose is to inform future development that reflects the direction of Council's [Onkaparinga Local Area Plan \(OLAP\)](#) and the state government's strategic goals and targets of the [30-Year Plan for Greater Adelaide 2017 Update](#).

The draft Sellicks Beach Structure Plan is a high-level strategic plan that aims to provide a framework and direction for the area on the desired land uses, infrastructure provision and community facilities to support the future development of the area whilst protecting and enhancing the existing character of the locality. The document will be used by council as a negotiation and influencing tool with the State Government to ensure that we appropriately manage the impact of any new development in this area and to help inform future rezoning policies.

If Council decides to not proceed with the Structure Plan, and in the event a Code Amendment were to be lodged, Council's ability to influence the planning policy would be reduced, potentially significantly. In this instance, comments to the State Planning Commission would most likely be technical in nature, with no community input to inform our submission.

The community engagement process for the Structure Plan comprised multiple forms of engagement across a broad cross-section of the local community whilst also targeting specific groups and government departments, whose input was crucial.

The consultation period was extended due to the November 2020 lockdown imposed by the State Government to manage the COVID-19 pandemic. As an interim response to provide information, our consultants, Intermethod, prepared a series of video presentations and made them available on our [Your Say](#) page.

The consultation comprised two main phases:

Phase 1 – Draft Structure Plan preparation

1. Elected Members session on 8 September 2020
2. Community Leaders' Workshop on 30 September 2020 (attended by 12 people)

Phase 2 – Draft Structure Plan community consultation

1. Council's Your Say website – a dedicated webpage for the project with an online submission form and regular updates
2. Preparation and publication of four information videos in late 2020
3. Three meetings with the four resident community action groups comprising group representatives, Ward Councillors and council staff
4. Presentation to the Friends of Sellicks AGM meeting on 5 Nov 2020 attended by 37 people
5. Three Community Information Sessions held at the Sellicks Beach Community Centre held on 4, 9 and 11 February 2021 (with attendances of 29, 42 and 32 respectively)
6. Meeting onsite with Southern Quarry Group Ltd in February 2021.

The engagement process has attracted a broad spectrum of participants with 103 community members attending the three community information sessions. The consultation responses have been reviewed in detail, assisting in the identification of their preferred solutions about future growth and of their desire to influence change. Many written submissions expressed a preference for no further development. It should be noted that the bulk of these submissions were signatures received via petitions and pre-written 'form letters'.

Elected Member Session

An EM Session was held on 8 September 2020 prior to commencing the project. The briefing provided an overall summary of the project intent, methodology to be used and Elected Member input was sought prior to engagement with the Sellicks Beach community.

A further EM Session was held on 23 March 2021 to present the high-level outcomes of the community engagement and seek feedback from Members on any matters that needed to be addressed before the final draft Structure Plan is presented to Council.

Community Leaders' Forum

A Community Leaders' Forum was held on 30 September 2020, prior to the preparation of the draft Structure Plan and prior to commencing the community engagement process. This provided an initial scene-setting presentation, a summary about the investigations that had been undertaken to date, and the key planning issues, current challenges and opportunities in Sellicks Beach.

Attended by 12 stakeholders in the region, we actively sought their views, local knowledge and insights into what are the main issues and opportunities that need to be considered, what should Sellicks Beach look like in the future and what should guide future development.

Strategic Directions Committee (SDC) Report

A report was presented to the SDC on [3 November 2020](#) seeking endorsement of the draft Issues and Opportunities paper, the draft Sellicks Beach Structure Plan and the draft Community Engagement Plan, for the purposes of community consultation. The SDC resolved:

That the Strategic Directions Committee:

1. *Approves the following documents for the Sellicks Beach Structure Plan project:*
 - a. *Draft Sellicks Beach Structure Plan as contained in attachment 1 to the agenda report*
 - b. *Draft Sellicks Beach Community Engagement Plan as contained in attachment 2 to the agenda report*
 - c. *Draft Issues and Opportunities Paper as contained in attachment 3 to the agenda report.*
2. *Approves the commencement of community engagement in accordance with the Community Engagement Plan, as contained in attachment 2 to the agenda report.*
3. *Delegates to the Chief Executive Officer, or his nominee, the authority to make any necessary changes to the draft Sellicks Beach Structure Plan prior to commencing consultation, providing the changes are minor in nature and the policy intent is maintained.*
4. *That the structure plan and engagement plan state that undertaking this consultation should not be taken to infer support of the future urban growth primary production land rezoning at this time.*

Community Engagement

Community engagement was undertaken with residents, landowners and relevant stakeholders including government departments and community groups. This process sought to understand the community's vision for the future. Importantly, prior communications have also assisted to inform specific community groups and Elected Members prior to engagement commencing, where possible, to allow the community and stakeholders the chance to provide informed, relevant and valuable feedback.

Your Say Page

A [Your Say page](#) was created to encourage and facilitate active community participation and discussion on the draft Structure Plan. Fact sheets, technical background investigation documents, a discussion forum and a mapping tool also enabled people to make informed comment on the draft Sellicks Beach Structure Plan.

The YourSay page contained three specific prompting questions in order to commence the community discussion and submissions could be lodged online, via hard copy or email.

Overall, response answers peaked during the month of December 2020, with approximately 650 visitors to the online forum. In a snapshot, a total of 4600 people visited the website with 85 engaged participants contributing to discussions.

Community Information Sessions

Commencing in early November 2020, letters were sent to landowners and stakeholders advising of two Community Information Sessions. However, the COVID-19 lockdown in early November, combined with COVID-19 public meeting restrictions and closeness to Christmas and the school holidays, the engagement period was extended until 21 February 2021 and the community information sessions postponed until early February 2021.

The Your Say page was subsequently updated and four short videos were uploaded to provide information prior to the rescheduled community information sessions.

All stakeholders were advised of the rescheduled community information sessions, with another one added (to total three) in response to the COVID-19 restrictions on meeting numbers and the level of interest we had already received.

All sessions were well attended with a total of 103 people attending.

Project Steering Group

An internal Project Steering Group was formed comprising Mayor Thompson, South Coast Ward Councillors Peat and McMahon, the Chief Executive Officer, Director Planning and Regulatory Services, Manager Planning, Team Leader Development Policy and the Project Leader.

This group was established to oversee the project and to ensure the ward councillors were kept updated on this significant project, enabling them to be informed and contribute to decisions about the form of public consultation and reporting timeframes. The group met regularly with minutes of the meeting formally documented.

Community Action Group Representatives meeting

Three meetings were held with representatives of each of the four resident action groups in the Sellicks Beach area. These meetings provided the opportunity for two members from each of the following resident groups to attend:

- Sellicks Area Residents Association (SARA)
- Friends of Sellicks Inc
- South Sellicks Action Group (SSAG)
- Sellicks Woodlands and Wetlands Action Network (SWWAN).

The purpose of these meetings was to further explore the various views and opinions of each of the resident action groups and of the community that they represent. Additional opportunities were provided to reiterate the objectives of the Structure Plan and to collaborate and discuss the range of issues and concerns raised during the engagement process.

Petitions

Two petitions were received by Council, both indicating opposition to the draft Structure Plan, with the head petitioner from each of the following groups advised of Council's resolutions:

- South Sellicks Action Group (SSAG)

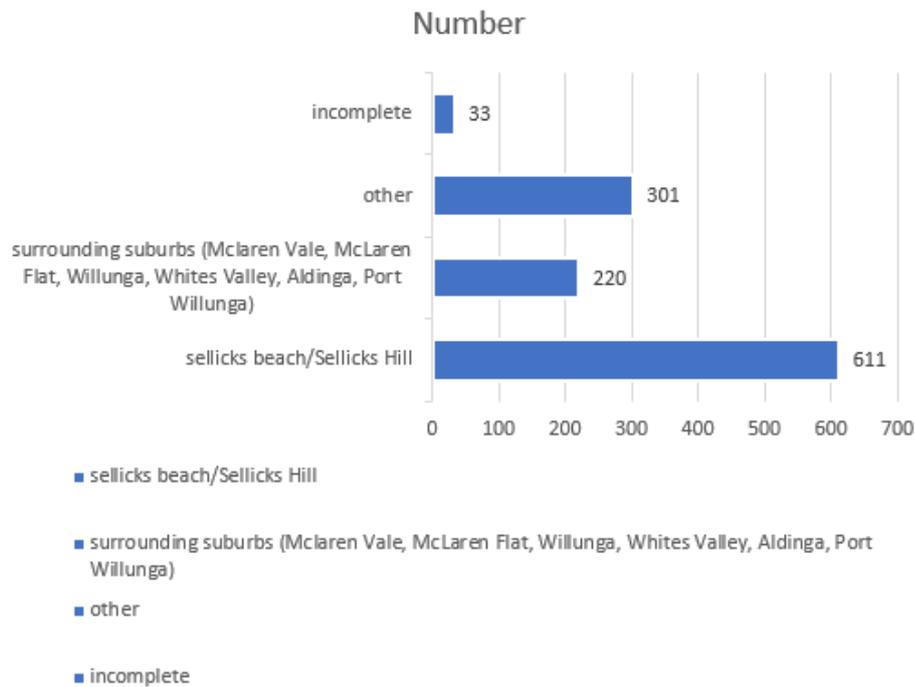
This petition contained 332 signatures and was received on 15 December 2020, together with an additional 108 signatures received on 12 January 2021. The petition opposed the future rezoning of Sellicks Beach for residential purposes and the principles of the draft Sellicks Beach Structure Plan. This petition was presented to Council on [19 January 2021](#).
- Sellicks Woodlands and Wetlands Action Network (SWWAN)

This petition contained 414 signatures (and 313/online digital signatures) and was received on 19 February 2021. The petition opposed the draft Sellicks Beach Structure Plan; raised concerns that future development will damage Sellicks Beach; requested withdrawal of the Structure Plan; and the provision of infrastructure upgrades for the existing community.

The petition was presented to Council on [16 March 2021](#).

As both petitions were received during the community engagement period, Council deemed it appropriate that both be considered as formal submissions for the project.

The figure below confirms that a large proportion of the signatories on both petitions were from residents of Sellicks Beach. This indicates that approximately 23.5% of the total Sellicks Beach population may have signed a petition, but this does not necessarily correlate to an accurate number opposing the development of Sellicks Beach, given a duplication of names occurring in each petition, and a number of entries were ineligible or from unknown addresses.



Summary of Consultation

In summary, consultation included the following:

- 45 individual submissions
- YourSay web platform – three prompt questions provided:
 - What further issues and opportunities need to be considered?
 - 32 comments received
 - What should Sellicks Beach look like in the future?
 - 35 comments received
 - What should guide Sellicks Beach development in the future?
 - 27 comments received:
 - Things to prevent?
 - Things to encourage?
 - 4600 total number of visits to the online forum
 - 85 people contributed to the online forum
 - 614 people downloaded a document
 - 278 people viewed the information videos.
- Initial engagement commenced in November 2020: letters either directly delivered to each property’s letterbox (1231 letters) or mailed to a PO Box (600 letters); a total of 1831 letters.
- Public notices in the Aldinga Library, Sellicks Beach General Store, Sellicks Beach Community Hall and council offices.
- Five streetside banners were placed at prominent locations throughout Sellicks Beach.
- Targeted social media promotion highlighting the opportunity to contribute on the Your Say page, and advising of all workshops and meeting dates.

- e-newsletters/fact sheets/handouts/emails/phone calls.
- Project Steering Group.
- Community Leaders' Forum: held 30 September 2020; 12 attendees and staff.
- Four information videos posted on the Your Say page in December 2020: 106 people viewed a video.
- Rescheduled engagement letters: postage of 2712 letters.
- Three Community Action Group Representative meetings held on:
 - 22 December 2020
 - 28 January 2021
 - 18 March 2021

and comprising:

- Friends of Sellicks Inc
- Sellicks Area Residents Association (SARA)
- South Sellicks Action Group (SSAG)
- Sellicks Woodlands and Wetlands Action Network (SWWAN).
- Three Community Information Sessions at the Sellicks Beach Community Hall were held on:
 - 4 February 2021: 29 attendees
 - 9 February 2021: 42 attendees
 - 11 February 2021: 32 attendees
 - TOTAL attendees: 103.
- Presentation at the Friends of Sellicks Inc AGM: 37 attendees
- Meeting with the Environment Protection Authority: 11 January 2021
- Meeting at Southern Quarries (Sellicks Hill Quarry): 28 January 2021
- Various individual discussions/meetings with individuals and other stakeholders.

The engagement process was very successful and all feedback received from the community has therefore been fundamental in establishing the direction of the draft Structure Plan.

Community Feedback Report

The community's feedback has given us a clearer understanding of its vision for Sellicks Beach. The 'What We Have Heard' report is provided as Attachment 1 and includes a summary of the process, methods and analysis of the comments received along with officer responses.

There were various responses regarding the future growth of Sellicks Beach, with some respondents acknowledging that the area is likely to grow and others preferring either no development or more modest growth in the local resident population.

Given the volume of feedback and the multi-faceted nature of responses, for practical purposes, comments have been grouped into the following themes:

- Identity and Character
- Biodiversity and Ecology
- Sustainability

- Cultural Heritage
- Built Form and Scale
- Infrastructure
- Density
- Open Space
- Landscaping
- Movement/Connectivity
- Amenity/aesthetics

so they may inform the final version of the draft Structure Plan. An attachment to the draft Structure Plan is also being prepared to identify design guidelines that will address some of the key feedback themes, providing a further level of detail that was not anticipated as part of this project.

These design guidelines will form the basis of a conversation with developers on what the community envisages and which can be negotiated with developers via a Land Management Agreement (LMA) and/or developer encumbrance on the individual titles. The draft design guidelines will seek to encourage exemplar development for Sellicks Beach, using best practice standards that achieve the Structure Plan’s objectives in relation to sustainability, desired future character, climate response, built form and biodiversity.

With the above key themes in mind, and based on the engagement feedback, the draft Sellicks Beach Structure Plan has been further amended to address the following:

ISSUE / THEME	RESPONSE
Development	
<i>No development should occur</i>	<p>Noted. However, this outcome is not consistent with the adopted existing state and council strategic planning framework, including Council’s support of the existing Character Preservation District boundaries and the endorsed OLAP.</p> <p>It is considered that a Structure Plan responding to the adopted planning framework will position Council and the community well to respond to future requests for Code Amendments, to the Minister for Planning and the State Planning Commission. It can also encourage coordinated and connected development between different stages, given the fragmented land ownership and potential for separate developments.</p>
<i>Existing residential area a priority before new development</i>	Noted.
Identity and Character	

Coastal Beachside Character

Coastal theme sought is noted. The existing and desired future character has been taken on board and will frame the amended Structure Plan including principles and design guidelines.

Biodiversity and Conservation

Biodiversity

The Structure Plan is being strengthened to emphasise the importance of protecting and enhancing the environment, biodiversity and sustainability. This will be reinforced by principles and design guidelines encouraging the linking of wildlife corridors connecting to conservation areas.

Ecology

Noted. The importance of local ecology will be strengthened in the Structure Plan, noting coastal environment, wetlands and bioretention systems, retention of existing vegetation and maintaining habitats, adaptability and sustainable landscapes utilising water sensitive urban design (WSUD) initiatives to reduce urban heat island effects.

Best practice sustainable housing development

Design guidelines are being prepared to address these elements for building best practice design, including east-west layout of roads, developer implemented design encumbrances, building envelopes for highest solar advantage etc.

Sustainability

Climate change/impacts on environment

Noted. Structure Plan to be strengthened to ensure that sustainability underpins the Plan, principles and guidelines. A focus on sustainability will address the need for adaptability, increased resilience and reduction in urban heat island effects. Design guidelines to be added to address a variety of elements such as orientation, building envelopes, thermal design, solar orientation, shading, energy efficiency, recycling and reuse, best practice stormwater management, WSUD etc.

Cultural Heritage

Recognition of cultural heritage and consideration of greater promotion/

Noted. Structure Plan notes the cultural significance of Sellicks Beach, including increased awareness of cultural heritage

<i>awareness within area through cultural centre/educational opportunities</i>	within the region and links to the Aldinga Washpool, Tjilbruke trail and other sites/areas. The need for further investigations to occur at rezoning stage is noted.
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Built Form and Scale

<i>Removal of 'housing choice' allotments from southern side of Sellicks Beach Road</i>	Noted – see the following point.
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<i>Show an alternative location of Neighbourhood Centre to south-western corner of Justs and Sellicks Beach Roads</i>	This will be noted on an amended Plan with flexibility for an alternative option on the southern side of Sellicks Beach Road, west of Country Road. The 'Housing Choice' living area should be located with the centre on whichever side of the road the centre is developed, to avoid potential pedestrian/ vehicle conflict and aged people crossing the road. Northern side preferred due to land ownership interest and avoiding impacts on views.
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Structure Plan to emphasise desired size and scale of centre as small scale and reduction of area to approximately 1-1.5ha.

Structure Plan to reinforce streetscape along Sellicks Beach Road and buildings of no more than two-storeys in height.

Infrastructure

<i>Wastewater and stormwater management</i>	The existing constraints and issues are noted and the need to properly manage these in the future is acknowledged.
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<i>Roads, intersections and maintenance</i>	Noted. Opportunity to prioritise walking and cycling by providing a high amenity shared path network to, from and through Sellicks Beach.
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Density

<i>Residential densities – significant preference for low density</i>	The Structure Plan has been amended to incorporate lower density as the preferred residential type for new areas.
<i>1. Existing residential areas to maintain 700 square metre allotment minimum</i>	1. The revised structure plan will include this recommendation.
<i>2. 'Future Living' area allotments – minimum 700 square metres</i>	2. This is maintained as supported.
	3. This is maintained as supported although located with the centre and

3. <i>'Housing Choice' – retirement living, mixed allotment sizes – min 350 sq.m to 550 sq.m</i>	preferred north of Sellicks Beach Road and west of Justs Road.
4. <i>Gateway Living Area – ranging from 1000 sqm to 1600 sqm</i>	4. Maintained.
5. <i>Buffer Area – transition living minimum allotment area 800 sqm</i>	5. Maintained.

Open Space

Re-consideration of open space area adjacent the proposed Neighbourhood Centre and possible re-location to area adjacent creek settings

The Structure Plan will remove the open space area adjacent the centre, noting the increased focus and provision of open space elsewhere adjacent to the creek lines/ buffers/ watercourses. Open space and stormwater requirements may still be part of any future development regardless of the Structure Plan, and a centre development can also have a public placemaking outcome within private land.

Increased provision of linear parks/green space with integrated shared use paths along watercourses and through the eastern buffer, connecting to coast and main roads, with connections to Aldinga via the coast, Justs Road and Main South Road

Noted. Substantial upgrade in provision of natural open space areas will be shown on the Plan for both active and passive purposes, including integrated shared use paths. Structure Plan encourages rehabilitation, revegetation and linear trails for existing watercourse corridors, use of waterwise planting and buffers, swales etc.

Landscaping

Buffer to Character Preservation District – use and purpose/ linear park/ width/ mounding/ landscaping

The Structure Plan proposes to provide more definition around how this buffer should be formed, including the suggested use and purpose/ linear park/ width/ mounding/ landscaping.

Movement & Traffic

Improvement to public transport services

Noted. This aim will be included in the Structure Plan.

Integration with Main South Road duplication project

Considered within the Structure Plan with addition of design principles to ensure future transport initiatives with existing road networks. The Plan can advocate for service and intersection safety upgrades.

Amenity & Aesthetics

Suggested example of Aldinga Village theme Street furniture, public artworks, signage and other landscape elements to complement character and desired coastal theme.

Quarry impacts Noted. Measures to strengthen the buffer interface with the Character Preservation District (CPD) and quarry beyond have been included in the revised Plan.

Buffers Inclusion of the indicative buffer cross-section within the Structure Plan.

6. Risk and opportunity management

Risk	
Identify	Mitigation
Reputation / community expectation	<p>The draft Sellicks Beach Structure Plan provides an opportunity to ensure that future development aligns with the objectives of the State Government’s 30 Year Plan for Greater Adelaide and Council’s OLAP.</p> <p>We acknowledge the draft Structure Plan may not meet all stakeholder expectations concerning further residential development over the greenfield land in Sellicks Beach.</p> <p>Given the long-standing intent for this land, the Structure Plan will enable and facilitate timely planning policy to respond to any rezoning requests and link the development of planned urban lands.</p> <p>The Structure Plan recognises the need to resolve a community expectation for provision of a sewerage/wastewater servicing solution, together with other infrastructure and commercial outcomes requiring further investigation in the future.</p>
Political	<p>There is potential for the project to become political given the diverse opinions of the relevant stakeholders and the number of parties involved in the engagement.</p> <p>This will be continued to be managed with clear communication and transparent ongoing engagement with all stakeholders.</p>
Environment	<p>Several known sensitive ecological and biodiverse sites adjoin the study area and are acknowledged. Based on detailed investigations, the influence of future urban development on these areas has been considered and can be managed effectively to mitigate any negative impacts.</p>

Opportunity

Identify	Maximising the opportunity
Opportunity for Council to influence positive development outcomes for Sellicks Beach.	The investigations, analysis, review and community input undertaken to inform the Sellicks Beach Structure Plan has prepared and placed us in a strong position to manage anticipated future rezoning requests.
Opportunity to build stronger relationships and hear opinions of the wider community and stakeholders of their aspirations and vision for the development of Sellicks Beach.	Consultation with all relevant stakeholders has provided insight into the area to inform the project and identify how the community envisions how development of Sellicks Beach should proceed, and what they wish to encourage and discourage in the study area.
Opportunity to address the complex challenges of infrastructure delivery including wastewater management in Sellicks Beach.	Continuing opportunity to explore the provision of and improvement to priority trunk infrastructure such as waste, water, sewer, power, local roads and other services, by partnership utilities and developers, to ensure community needs will be met and alignment with council's objectives.
Opportunity to meet future land consumption requirements in the south without compromising the Character Preservation District.	Directing growth within planned growth areas will ensure the integrity of the Character Preservation District.

7. Timelines and deadlines

The next key milestone of the project is to present the final draft Sellicks Beach Structure Plan for approval to Council at its meeting of 18 May 2021.

8. Next steps

The next step is Council's consideration of the final Sellicks Beach Structure Plan on 18 May 2021.

The draft Sellicks Beach Structure Plan and associated design guidelines will be used as an advocacy and influencing tool, on behalf of our community, to seek the policy changes that have been identified by the community in respect to any future Code Amendment.

9. Attachments

Attachment 1 – What We Have Heard Report (93 pages)

- END OF REPORT -

Attachment 1

DSID 5450714