
SELICKS BEACH ISSUES AND OPPORTUNITIES PAPER

OCTOBER 2020





KAURNA ACKNOWLEDGEMENT

We acknowledge the Kaurna 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, Kaurna 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 Kaurna people's spiritual relationship with country when we make decisions about our region and that the protection of places of importance to Kaurna culture has an impact on the wellbeing and prosperity of Kaurna 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.

CONTENTS

INTRODUCTION	5
Purpose of the issues and opportunities paper.....	6
About the Sellicks Beach Structure Plan	7
About Sellicks Beach	9
GENERAL CONTEXT INFLUENCERS	11
Strategic planning context.....	12
Sellicks Beach demographics	16
Aboriginal heritage	16
ISSUES AND OPPORTUNITIES	17
Utilities and services	18
Transport and movement.....	20
Living and neighbourhood character.....	22
Landscape, open space and water	24
Economy.....	26

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INTRODUCTION

PURPOSE OF THE ISSUES AND OPPORTUNITIES PAPER

This paper identifies issues and opportunities for the Sellicks Beach Study Area to inform the preparation of a Sellicks Beach Structure Plan. Key focus areas include future use, management and development of the Study Area. The Sellicks Beach Structure Plan will inform the high level, location, form and co-ordination of development together with what infrastructure and services will be required to facilitate future rezoning and appropriate urban development.

This paper is presented under five themes:

1. General context influencers
2. Utilities and services
3. Transport and movement
4. Living and neighbourhood character
5. Landscape, open space and water
6. Economy

The paper has been prepared with input from:

- Elected Members at a Key Issues and Opportunities session
- Community Leaders at an initial structure plan discussion workshop
- Direct discussion with Council staff.

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 including:

For OLAP:

- » Utilities Assessment – Impacts Study
- » Residential Market and Trend Analysis

including Population, and Employment Trends, development and State Government.

- » OLAP Scenario Summary

For the draft 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 paper 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
- A range of supporting documents for Open Space, Community Capacity Strategic and other Council Management Plans.

In addition, future thinking was tested against strategic guidance and statewide planning changes outlined in the State Government's State Planning Policies, planning reform materials and the 30 Year Plan for Greater Adelaide.

This document presents as a 'point in time' and reflects the level of knowledge gained from community input and investigations at this stage of the project. Knowledge will increase over time and options will continue to be tested and evolve (particularly for infrastructure). The intent of this document and the Structure Plan is not to provide detailed designs or costings but inform direction and future discussion between all stakeholders

ABOUT THE SELICKS BEACH STRUCTURE PLAN

Structure planning helps organise 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 land
an implementation/staging reference plan.

The Structure Plan is being prepared for the Sellicks Beach area with a focus on the Deferred Urban and Primary Production Zones, however, it does consider existing established residential land and also sites located outside of the Structure Plan Study Area where necessary.

The Structure Plan will be prepared having regard to:
Council and the communities' aspirations
The existing defining characteristics of Sellicks Beach and preferred character
Infrastructure, transport, open space and other needs
The strategic planning policy context

The views of key stakeholders, including Council (Elected Members), community, agencies and existing landowners
Issues and opportunities to address longstanding infrastructure, services and locational needs (as identified in this paper).

Council's support of a Structure Plan does not infer support of any future rezoning.

PLANNING AND DESIGN CODE

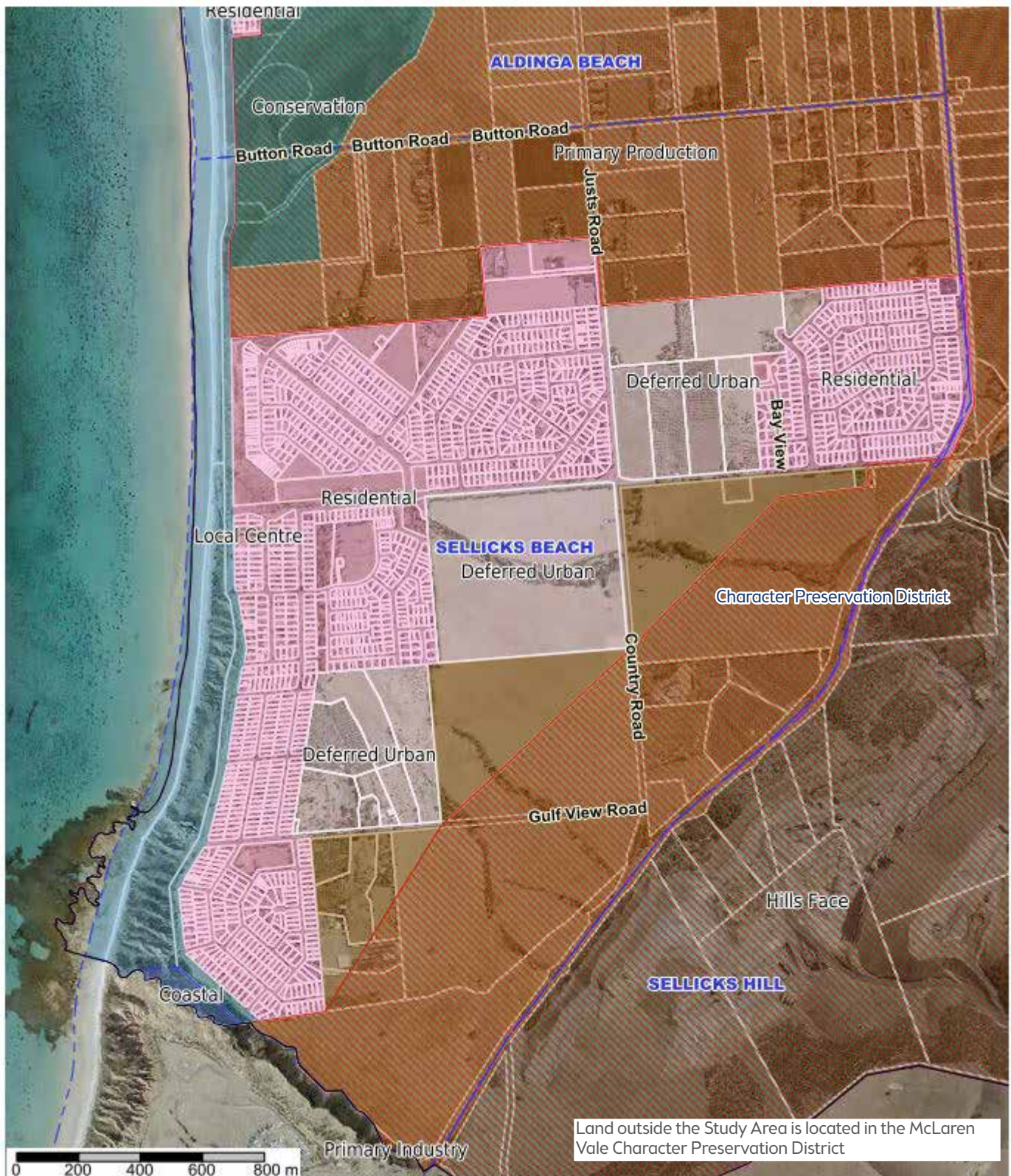
The importance of preparing a Structure Plan is more timely in 2020 due to the legislative changes brought under the Planning Development and Infrastructure Act 2016. In line with proposed state-wide planning reform and implementation of the draft Planning and Design Code in early 2021 any future rezoning will be considered as a Code Amendment. While the process for a Code Amendment is not yet prescribed it is understood that spot-rezoning initiated by landowner/developer will be permissible.

Council seeks to be prepared with a Structure Plan prior to introduction of the SA Planning and Design Code in early 2021 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/>



SELICKS BEACH STUDY AREA



ABOUT SELICKS BEACH

Selicks 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 Selicks 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 Selicks 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 Selicks Beach Road.

The Study Area comprises the existing Onkaparinga Development Plan zones:

- Residential Zone (Policy Area 45) – includes existing residential areas and measures approximately 183 hectares
- Local Centre Zone – small zone around the Selicks 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
- Primary Production Zone – farming and undeveloped land on the north western side of the McLaren Vale Character Preservation District boundary and measures approximately 46 hectares.

View from Sellicks Hill





Coastal foreshore access



Mature vegetation



Community assets



Built heritage



Coast Park



View from Sellicks Beach Road to Sellicks Hill

GENERAL CONTEXT INFLUENCERS



STRATEGIC PLANNING CONTEXT

THE FOLLOWING SECTION OUTLINES GENERAL CONTEXT INFLUENCERS THAT FORM BACKGROUND CONSIDERATIONS FOR ALL THEMES IN IDENTIFYING KEY ISSUES AND OPPORTUNITIES.

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.

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.

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).

THE 30-YEAR PLAN FOR GREATER ADELAIDE

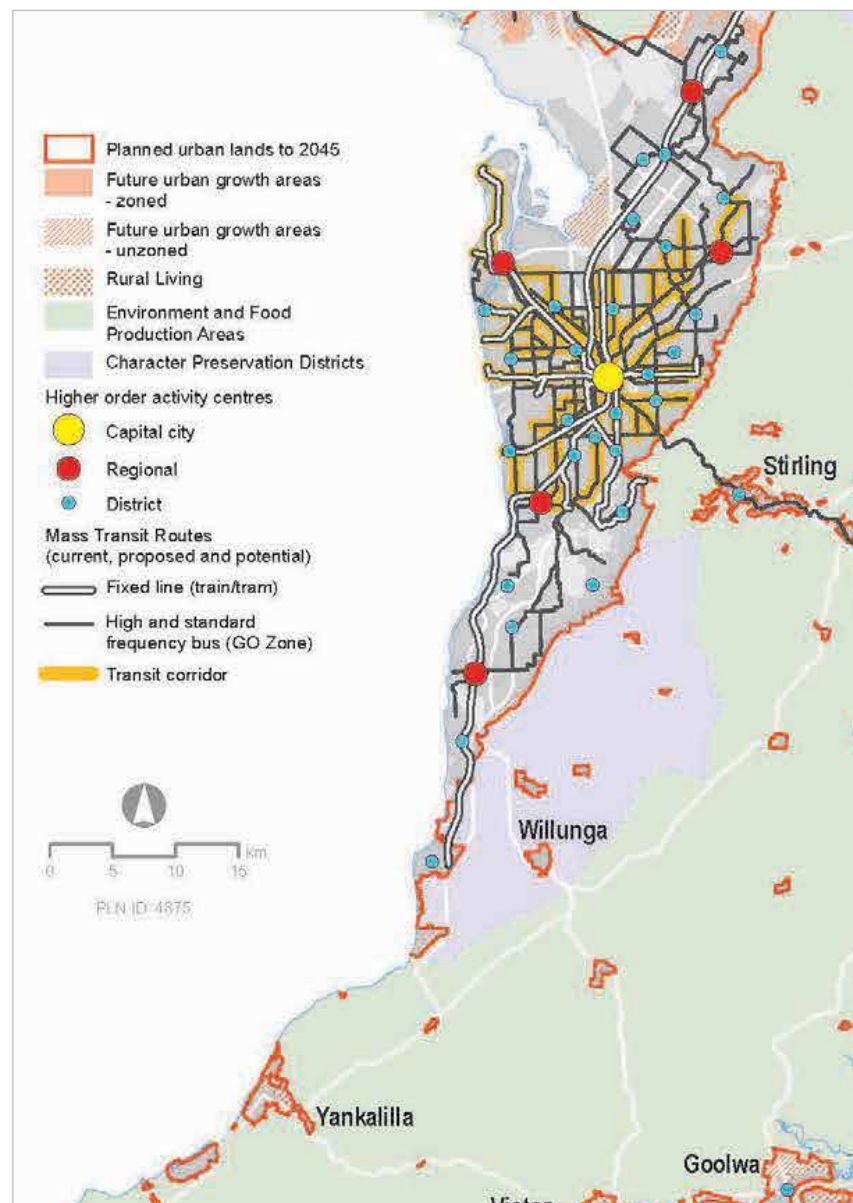
Government of South Australia 2017



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 driver 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' (excluding land within the McLaren Vale Character Preservation District).



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,
2019



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. OLAP identifies that 'State and regional strategic planning policies point to a need to appropriately plan remaining urban land to maximise growth, balanced with green canopy and environmental considerations

These themes are supported by 12 strategies that outline key strategic actions and desire 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.

DEVELOPMENT PLAN

City of Onkaparinga/
Government SA
2020



The existing Residential Zone recognises the coastal settlement nature of Sellicks Beach and generally seeks low intensity residential development on larger allotments. Due to constraints of wastewater disposal no further division of land or more than one dwelling on a single allotment is sought by policy.

The Deferred Urban Zone was first inserted into Council's Development Plan in the mid 2000s as part of the Southern Metropolitan Growth Management Plan Amendment Report. The policy intent was to prevent further residential development until sufficient wastewater, other utilities and community facilities were developed to accommodate an increased population.

The Primary Production Zone forms a fragment of the largest zone in the council area (generally east of Main South Road). The zone envisages farming, horticulture, animal keeping, winery and tourist accommodation. Dwellings are generally not allowed unless in association with farming or primary production activity.

The Local Centre Zone is primarily for small-scale convenience shopping, office, medical and community facilities to serve the local community.

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 edge 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 house 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.

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.

ISSUE/OPPORTUNITY

- Opportunity to leverage future population growth with delivery of improved infrastructure and services
- Potential need for more diverse housing stock to accommodate smaller households
- Improve local walking and cycling networks to encourage active transport particularly for families
- Recognise the importance of detached dwellings and carefully consider if other forms of housing are appropriate and can be integrated.

ABORIGINAL HERITAGE

The Kurna people are the Aboriginal Traditional Owners of the greater Adelaide plains area. The Kurna name for the larger Aldinga/Sellicks plain in which the Structure Plan sits is Ngalingga and this area (particularly close to the coast) is understood to have been an important place in traditional Kurna life for living, hunting and other cultural activities. The coastal area is part of the Tjilbruke Dreaming Track.

Coastal areas and many others throughout the Adelaide region are culturally significant to the Kurna 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.

The suburbs of Aldinga, Aldinga Beach, Port Willunga and Sellicks Beach are collectively home to nearly 250 people identifying as Aboriginal or Torres Strait Islander.

ISSUE/OPPORTUNITY

- Opportunity to reinforce the cultural heritage and identity of Sellicks Beach, with respect to Aboriginal history and present day culture. This may be informed by future cultural mapping and more detailed site archaeological investigations.

ISSUES AND OPPORTUNITIES

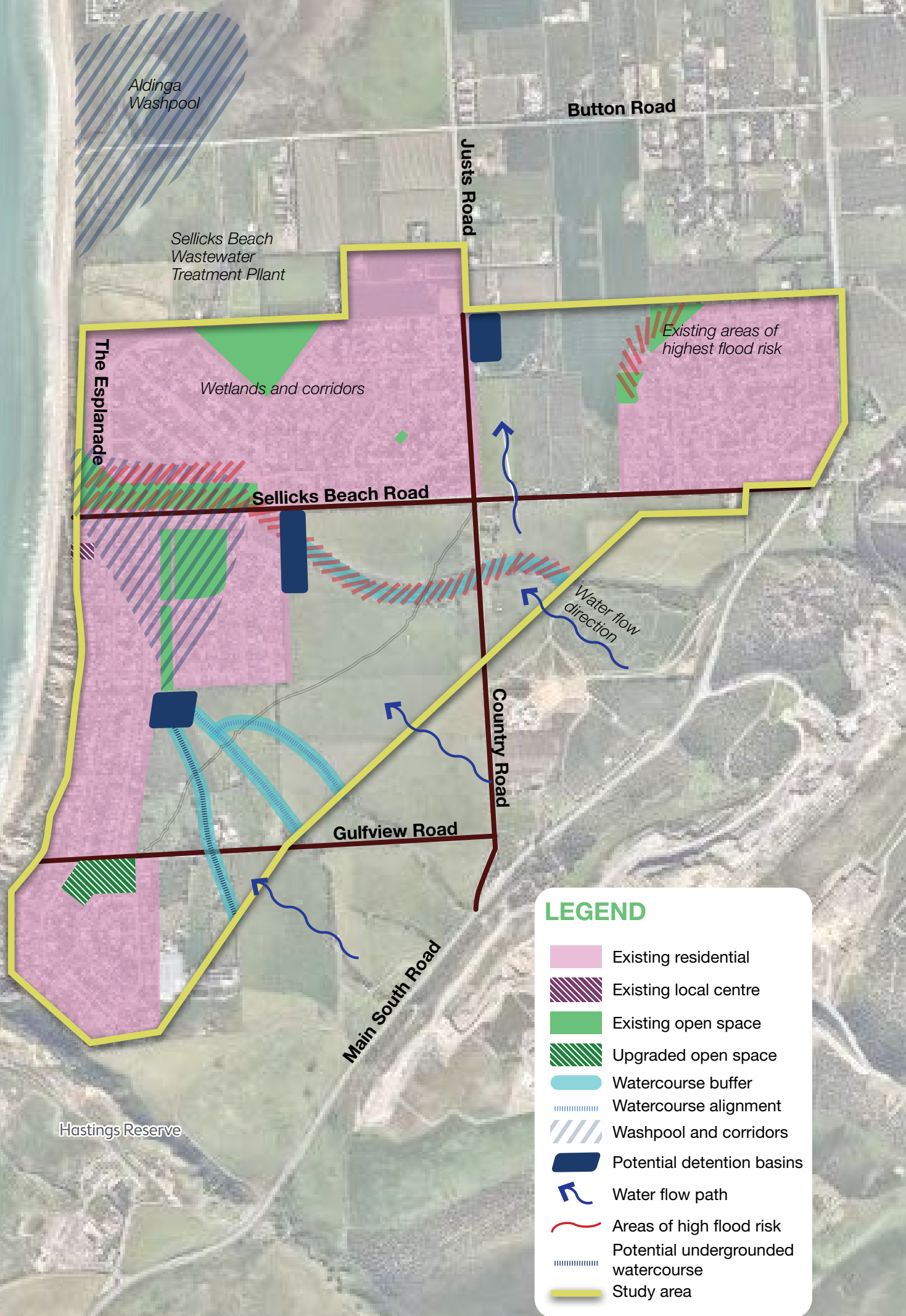


UTILITIES AND SERVICES

ISSUES AND OPPORTUNITIES

1. Current wastewater management comprises on-site disposal, septic tank effluent collection and a Community Wastewater Management Scheme (which is connected to the Sellicks Beach wastewater treatment plant). There is long standing community concern with the adequacy of wastewater disposal and it is a restrictor to the timing, nature and delivery of future urban development. Without upgrade and investment there is limited development potential in Sellicks Beach. This applies to both the undeveloped areas (Deferred Urban and Primary Production Zones) and infill development potential within the existing residential areas. Technical solutions to wastewater collection, treatment and disposal are possible subject to future agreement between landowners, developers, council, infrastructure providers and state government agencies. Subject to extent of delivery, this will be a high outlay cost.
2. Given the lifestyle and development restrictions borne by wastewater management issues there is an opportunity to address this long standing matter as an essential element of the Structure Plan and future rezoning. It is important to address infrastructure needs for both existing and future development areas. A highly important opportunity arising from this process is the potential to deliver off site 'mains' or community waste water disposal for residents in the entire Study Area over time. This is the single most important step change to unlocking future development at Sellicks Beach and without agreement development potential remains limited.
3. Future development would require augmentation of electricity, mains water and the National Broadband Network.
4. Mains natural gas is not viable for connection to Sellicks Beach. The gas provider indicates that a reticulated gas network could be set up (as per Victor Harbor and Mount Barker) with gas delivered at landowners' expense.
5. The existing residential areas within Sellicks Beach are downstream from the undeveloped parts of the suburb. Analysis identifies that without adequate stormwater management infrastructure in place future development would result in unacceptable stormwater flood risk to the lower coastal parts of Sellicks Beach and potential impact on coastal habitat and environment (i.e. Aldinga Washpool). There is an opportunity for a comprehensive regional scale stormwater management approach incorporating detention basins linked to existing water courses and integrated Water Sensitive Urban Design techniques into dwelling development and street design. A further opportunity is to integrate stormwater runoff in open space links/corridors and landscaped open space.
6. Even with stormwater management there are parts of the area around watercourses that will be subject to major flood flow paths and these should remain undeveloped.

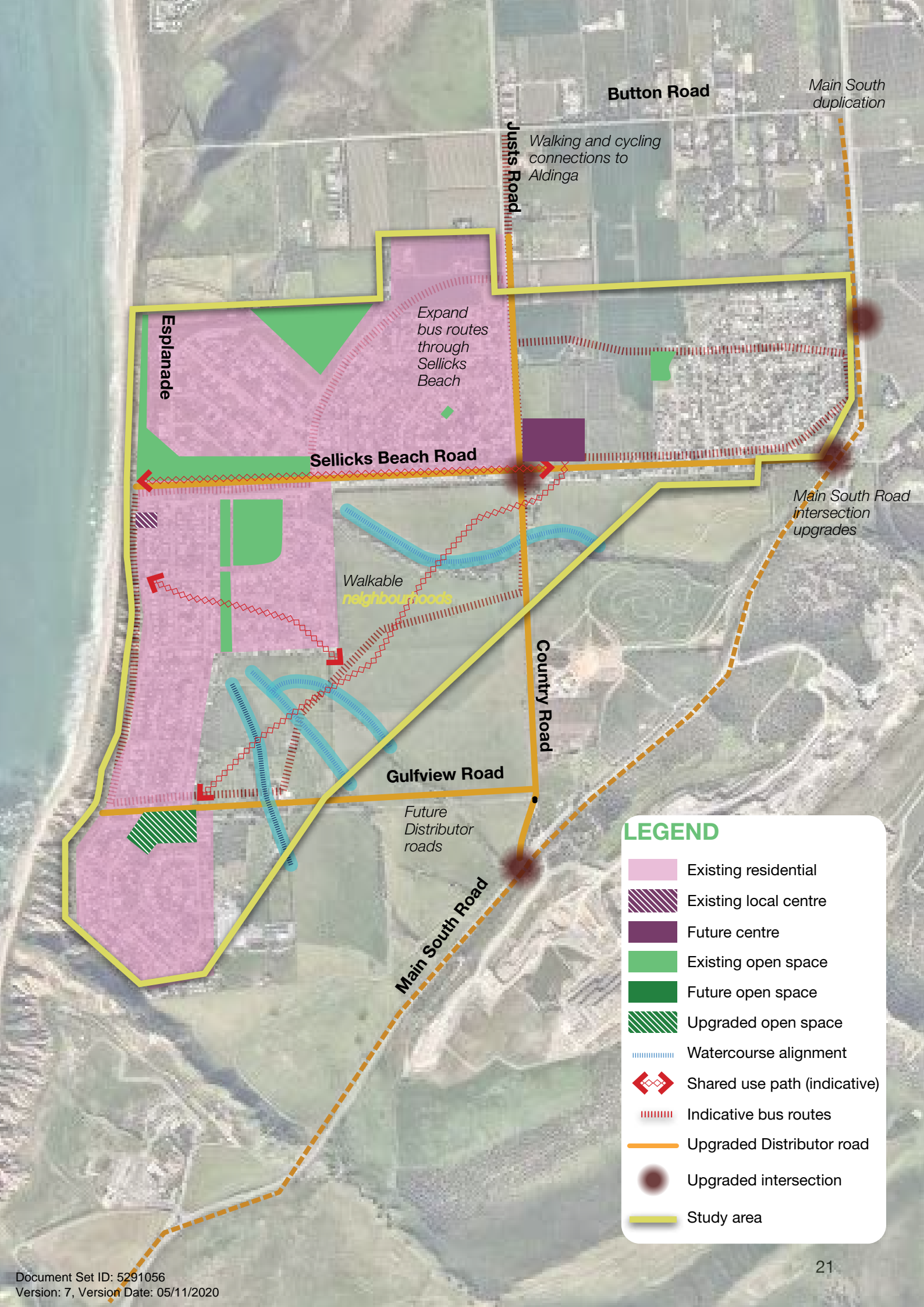
Advice from relevant agencies confirms that future demand can be typically met as part of staged planning and delivery of new housing. There are augmentation costs associated with improved infrastructure that would need to be discussed in more detail.



TRANSPORT AND MOVEMENT

ISSUES AND OPPORTUNITIES

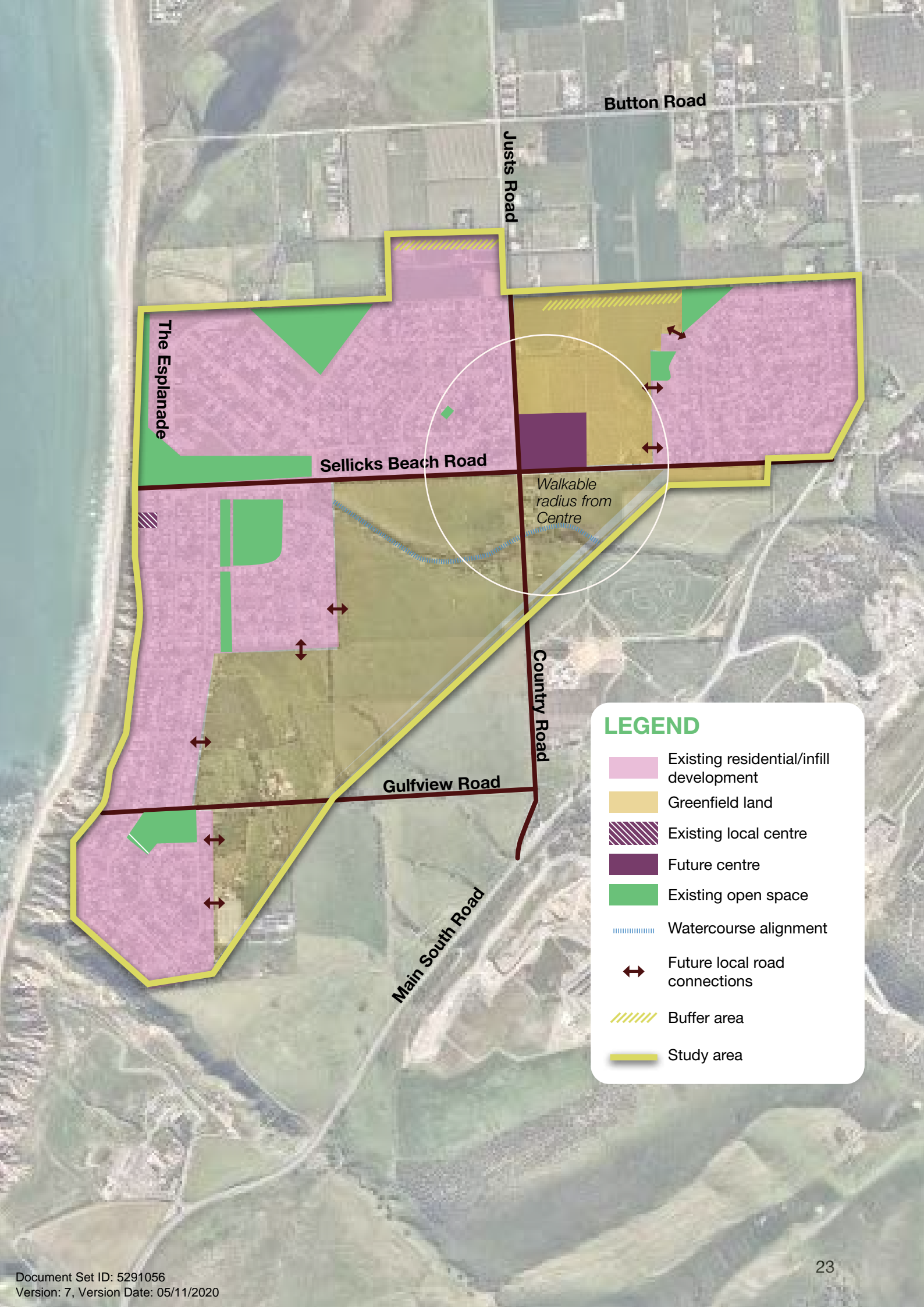
1. The existing road network in the Study Area comprises arterial, distributor, collector and local roadways.
2. Main South Road duplication Stage 1 will extend from Seaford to Aldinga with Stage 2 from Aldinga to Sellicks Beach (construction date to be confirmed by Department for Infrastructure and Transport. There are three primary connections to Main South Road in the Sellicks Beach area:
 - Main South Road/Norman Road/Rogers Road
 - Main South Road/Sellicks Beach Road/Old Sellicks Hill Road
 - Sellicks Beach Road/Justs Road/Country Road.
3. Initial analysis identifies that future arterial road access into Sellicks Beach will require an upgrade to Main South Road at all intersections. There is an opportunity to advocate for improved safer intersections, plus focus a gateway treatment for Sellicks Beach Road.
4. Future urban development will increase the number of vehicles using the local road network. At present most local roads operate under capacity although there is seasonal variation due to holiday makers in summer weather.
 - Based on traffic volume scenario assessment:
 - » Sellicks Beach Road would have a three to 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
5. There is an opportunity to upgrade these roads to safely accommodate increased traffic volumes.
5. The extent of walking and cycling infrastructure is generally low in the Study Area including limited footpaths in the older residential areas, scarce off-street shared paths and cycle lanes (noting a recent update to Just Road introducing cycle lanes) and limited regional connections. Based on available data there is demand for walking, jogging, running and cycling infrastructure in Sellicks Beach.
6. Opportunity to encourage greater levels of active transport through best practice approaches to create a healthy and liveable neighbourhood that connects residents to shops, schools, commercial areas and the beach. Local infrastructure upgrades such as footpaths on at least one side of existing residential streets, more cycle lanes, compliant pedestrian ramps in local roads and better shading to encourage local movement. A future pedestrian network should consider the location of a new centre and develop safe and legible links.
7. Opportunity to provide regional level walking and cycling connections including a link to Aldinga (with focus on Aldinga Central) from Sellicks Beach along with completing the Coast Park and integrating future urban development with a proposed Willunga Basin Trail.
8. There are limited public transport services within and adjacent Sellicks Beach. Current bus routes run along Sellicks Beach Road, Alexander Street and The Esplanade. Buses typically run on an hourly basis. Opportunity to design future urban development to accommodate an accessible bus route for existing and future residents and leverage measures to increase frequency and reliability of service.



LIVING AND NEIGHBOURHOOD CHARACTER

ISSUES AND OPPORTUNITIES

1. Sellicks Beach has a coastal settlement character with a diversity of housing stock, age and appearance. Most housing is detached and set on larger allotments. Due to restrictions on land division there is limited infill or medium density development. This generates uniformity in housing types and reduces choice for people at different life stages. Housing density is a typical concern for communities and higher density built form may have an adverse impact on desired character.
2. Subject to resolution of wastewater disposal and infrastructure demand there is an opportunity to introduce greenfield and infill development that is responsive to site and context. Key guiding principles are:
3. For greenfield development (that is the Deferred Urban and Primary Production Zones:
 - » Maintain a lower residential density, although review potential for carefully located small lot housing, aged care or retirement living and secondary housing (granny flats) in appropriate locations (for example on flatter land near a centre and close to a public transport route).
 - » Design new streets that respond to topography and provide clear sightlines to landscape features such as water and the hills behind and open space within the development.
 - » Ensure an appropriate buffer to the Character Preservation District/Primary Production Zone boundary. This may be achieved by allowing only larger allotments (for example 850-1,000 square metres) and setting minimum setbacks to the study area boundary for residential development.
- » Using existing road links to established residential areas by connecting new roads to existing 'dead-end' streets that allow for seamless connection and avoids a perception of exclusivity.
- » Integrate existing mature native vegetation and landscape in future development to retain natural character.
4. For infill development
 - » This is likely to occur within the older parts of Sellicks Beach such as the original survey area, due to relationship of house value to land value and condition of some older houses. This can primarily be an economic decision and while there are exceptions most new housing is unlikely to be demolished in the short term for infill development.
 - » Careful review of infill development options to ensure local character is not lost and existing streets (such as those without footpaths, kerbs and street lighting) are upgraded and able to safely accommodate increased movement and travel patterns.
 - » Infill development should generally be limited to conversion of '1 into 2' allotment with design, siting and height controls to ensure a desired 'coastal' ethos and openness is maintained.
5. The Sellicks Beach Community Hall is in the northern part of the suburb in Riviera Road. It has an approximate floor area of 215sqm. There is an opportunity to upgrade this facility to accommodate an increased population or consider the construction of a new facility in a more location.
6. Existing coastal character is reinforced by a small number of local heritage buildings. These provide a unique link to past European development of the area and the pattern and character of any development adjacent and/or visible should complement and enhance their visual identity in the landscape.



Button Road

Justs Road

The Esplanade

Sellicks Beach Road

Country Road

Gulfview Road

Main South Road

Walkable
radius from
Centre

LEGEND

- Existing residential/infill development
- Greenfield land
- Existing local centre
- Future centre
- Existing open space
- Watercourse alignment
- Future local road connections
- Buffer area
- Study area

LANDSCAPE, OPEN SPACE AND WATER

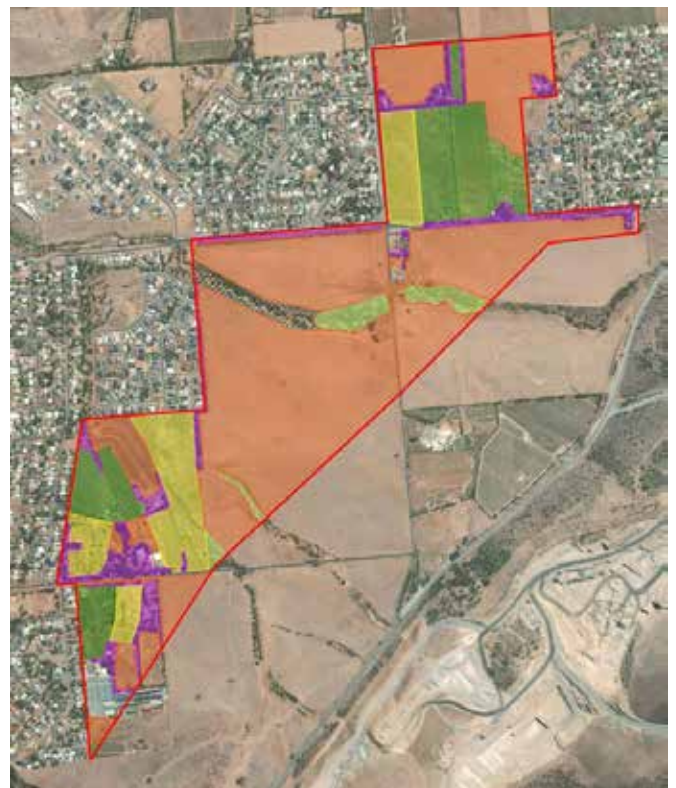
ISSUES AND OPPORTUNITIES

1. Four watercourses traverse the undeveloped area (including Sellicks Creek) and are generally in degraded condition. Opportunity to rehabilitate the existing creeks prior to future residential development instigated as part of stormwater management works.
2. Awareness of the sensitive nature of the Aldinga Washpool (and the Aldinga Scrub) to the northwest of the Study Area. This coastal system has a very important biodiversity function and is also a place of aboriginal cultural heritage. It is a sensitive natural area and future development and infrastructure provision within the Study Area should avoid adverse environmental impacts in particular stormwater inflows.
3. Sellicks Beach is bound by the coast to the west and lower Mount Lofty Ranges to the east. The unique coast and hills landscape and the physical characteristic of the coastal cliffs and beach side environs (extending up Cactus Canyon) create a landscape character of significant value. This topography is an opportunity to create a site responsive urban form in the future.
4. Respecting the coastal environment and integrating development in a manner that enhances views and vistas will be important for future planning.
5. An ecological assessment identifies some stands of regenerated native vegetation and isolated stands of regulated and significant trees within the undeveloped areas. Opportunity to further rehabilitate creek environs, retain existing mature roadside vegetation, expand revegetated areas and create green corridors linking native vegetation and habitats (including within higher land in the Primary Production

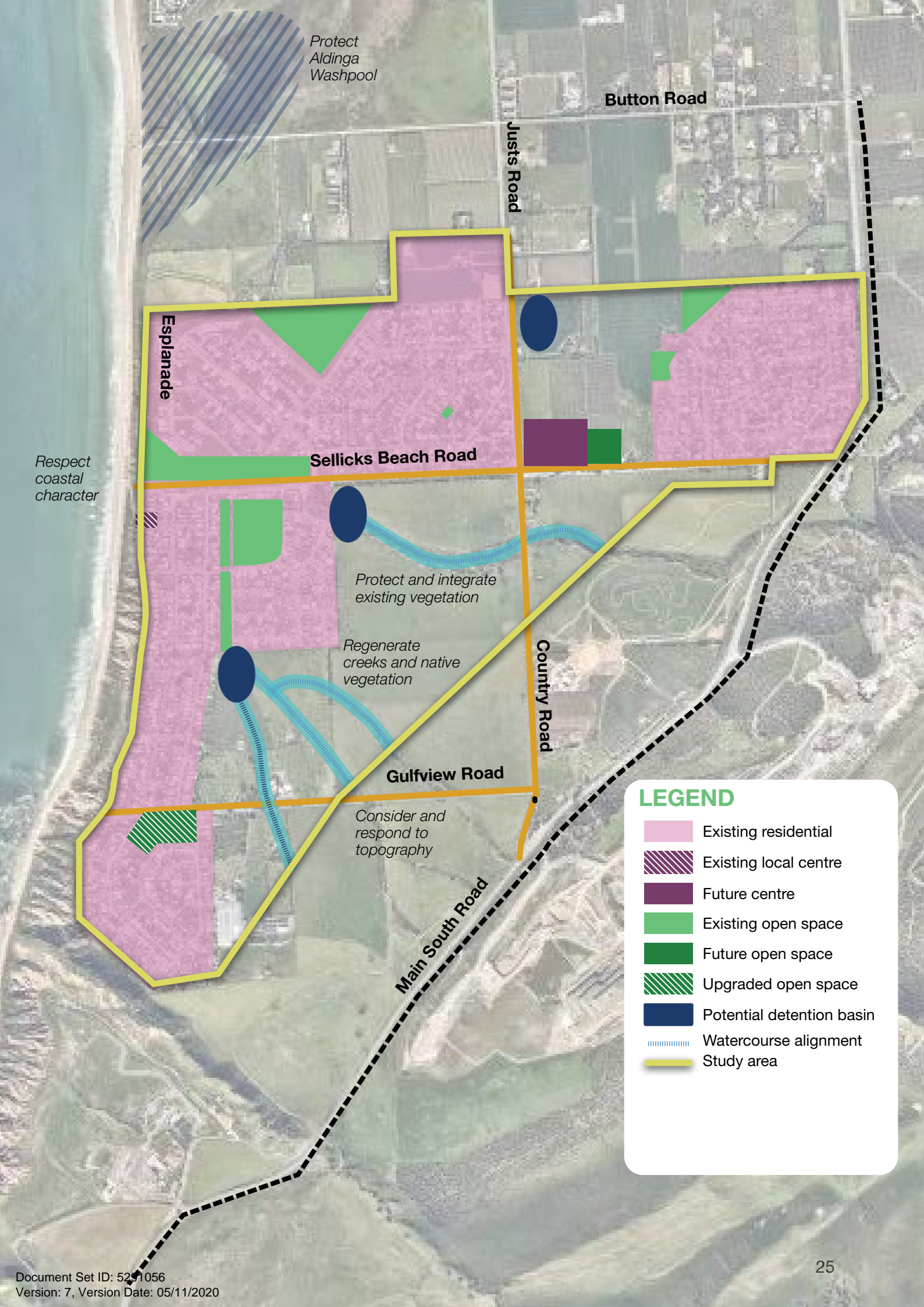
Zone outside the Study Area). This can also be integrated with future stormwater detention basins, future pedestrian and cycling links and other public open space.

6. The Sellicks Beach population is served by three main areas of public open space and the foreshore/beach area. Higher order open space and recreational facilities are located in Aldinga to the north or Yankalilla in the south. With an increased population there is an opportunity for upgrades to the quality and offer of existing public space and delivery of better facilities to serve a larger population. Any new open space within the undeveloped area should occur as part of a coordinated offer for the local population. This may include improved children's play space to support a larger number of family households.

Extract from EBS Ecology Sellicks Beach Structure Plan Ecological Assessment 2020



- | | |
|---|--|
| Project Area | 3: Olive Escapees over <i>Oxalis pes-caprae</i> +/- <i>Cynara cardunculus</i> +/- <i>Echium plantagineum</i> |
| Vegetation Association | 4: Revegetated Patch |
| 1: Amenity Plantings | 5: Exotic Patch |
| 2: Horticulture (Olive Groves, Grape Vines, Fruit Trees) | 6: Exotic Grassland |



Protect
Aldinga
Washpool

Button Road

Justs Road

Esplanade

Respect
coastal
character

Sellicks Beach Road

Protect and integrate
existing vegetation

Regenerate
creeks and native
vegetation

Country Road

Gulfview Road

Consider and
respond to
topography

Main South Road

LEGEND

- Existing residential
- Existing local centre
- Future centre
- Existing open space
- Future open space
- Upgraded open space
- Potential detention basin
- Watercourse alignment
- Study area

ECONOMY

ISSUES AND OPPORTUNITIES

1. There is a small local centre in Sellicks Beach with shopping facilities available at Aldinga Central and Aldinga Township (5 minute drive), Seaford Central (18 minute drive) and Noarlunga Colonnades (26 minute drive).
2. Future shopping needs likely to be limited to Sellicks Beach trade area only. Opportunity for a Neighbourhood Centre level development with a small format supermarket, some specialty shops and non-retail uses such as a community centre, fitness centre and medical offices. Approximate 1.5-2.5 hectare land requirement.
3. 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 EPA air monitoring in recent years. The current Character Preservation District boundary sits 500 metres from the quarry reflecting separation distance requirements. However, the density of residential development close to the boundary should take into account potential amenity impacts.
4. Sellicks Beach is a popular visitor attraction. There is an opportunity for future development to enhance coastal character and ensure valued landscape elements (including the open character and sweeping sea views) are maintained.
5. Tourists generally access the beach via Sellicks Beach Road which currently offers expansive southern views over the undeveloped land. Future development will alter the 'open character' but new housing should be delivered cognisant of a need to maintain an attractive entry to Sellicks Beach and a pleasant driver experience along Sellicks Beach Road. There is a need to maintain a sense of local identity and place.
6. There is limited local employment opportunities in Sellicks Beach with the majority of residents leaving the suburb to access work. Future land use planning can support the development of a Neighbourhood Centre (or equivalent) that could provide local employment opportunities.
7. Land between the Study Area boundary and Main South Road is zoned for primary production. While there is generally low intensity grazing or horticulture future development should accommodate appropriate buffers and/or residential setbacks to avoid adverse restrictions on maximising potential of primary production land.



STRUCTURE PLAN OPPORTUNITIES

Based on investigations and engagement outcomes thus far, there is an opportunity for the Sellicks Beach Structure Plan to:

- To address **wastewater management** as an essential element of the Structure Plan. This is the key unlocking future development at Sellicks Beach and without agreement development potential remains limited.
- Deliver a regional **stormwater management** approach incorporating detention/retention basins linked to existing water courses and integrated Water Sustainable Urban Design techniques into dwelling development and street design. A further opportunity is to integrate stormwater run-off within open space links/corridors and landscaped open space.
- 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.
- 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.
- Provide an **appropriate balance of housing** to meet expected an ongoing demand for larger detached dwellings and some small lot housing (noting 60% of households have less 2 or fewer occupiers and there is a 12% of people 65 and older).
- Work with the State Government as part of the Main South Road **duplication to improve the safety of the Main South Road** and intersections into the Study Area such as Sellicks Beach Road/Old Sellicks Hill Road where there have been a number of crashes in the last five years.
- Improve local **walking and cycling networks** for all residents.
- Use best practice approaches to create **healthy and liveable neighbourhoods** that connects residents to shops, bus network, public open space and the beach.
- 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.
- Upgrade the quality and offer of existing **public open space** and deliver better facilities to serve a larger base population.
- Consider the retention or relocation of the **Sellicks Beach Community Hall** to better serve the community in a more central location.
- 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 Primary Production 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.
- A **new centre** (likely Neighbourhood Centre level) to become a new focus area for Sellicks Beach supported by new public open space.
- Use the future **Aldinga School** to provide capacity for an increased population in Sellicks Beach 'freeing up' land.
- Provide a **gateway** from Main South Road linked to an improved Sellicks Beach Road to the Esplanade.
- Maintain **coastal character** through low scale development only that retains space between buildings.
- 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).

