



## FACT SHEET 1

### WHY DO WE NEED A STRUCTURE PLAN AND WHAT IS IT?

South Australia is undergoing the biggest modernisation of its planning system in over 20 years with the implementation of state-wide planning reforms.

The new planning system is underpinned by the new *Planning, Development and Infrastructure Act 2016* (the Act) which introduces the [Planning and Design Code](#) (the Code) as the cornerstone of the new system.

The Code will replace all council development plans across South Australia to become the single source of planning policy for assessing development applications.

The Act also introduces the ability for amendments to the Code (rezoning) to be proposed by anyone, including the Minister for Planning, the State Planning Commission, a state-government agency, a council or a person who has an interest in the land.

#### *Why are we preparing a Structure Plan?*

As the changing planning system provides less certainty for council, we are being proactive in investigating and identifying key needs and desired development outcomes for land in Sellicks Beach.

It is intended that the Structure Plan starts the process for an orderly extension of the City of Onkaparinga's existing urban area. This will ensure that existing and future communities have ease of access to infrastructure and services, and the unique character of the area will be preserved.

#### *What is the difference between a Structure Plan and a Development Plan Amendment/Code Amendment (rezoning)*

A Structure Plan is a very different document, and performs quite a different function, to the rezoning processes of the existing Development Plan Amendment (DPA) or future Code Amendment:

- A DPA seeks to amend our Onkaparinga Development Plan by either amending zoning, policy or both. A Development Plan is a statutory policy document that contains planning policy and zoning to guide development assessment. This will generally include development policy such as minimum allotment sizes. A DPA is ultimately determined by the Minister for Planning. A Code Amendment reflects this also.

- A Structure Plan is a higher-level strategic plan that provides a framework and direction for a locality on desired land uses, infrastructure and community facilities to support future development. It does not change zoning or introduce development policy.

While the draft Sellicks Beach Structure Plan sets out development principles to protect the existing character of the suburb and guide future development, this is not outlined at the level of planning policy detail typically developed at the rezoning process.

A structure plan, while including the desired location of future land uses, may or may not include principles outlining desired residential density. This level of detail is usually resolved at a finer level of planning, generally at the DPA (rezoning) stage.



## Contact us

visit [Your Say Sellicks Beach Structure Plan](#)

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