

## FACT SHEET 2

### A BRIEF PLANNING HISTORY OF SELICKS BEACH

Sellicks Beach has long been identified as part of Metropolitan Adelaide. The 1962 '[Report on the Metropolitan Area of Adelaide](#)' published by the state government recognised Sellicks Beach as the southern boundary of Metropolitan Adelaide.

#### *Strategic Plans*

##### **1962 'Report on the Metropolitan Area of Adelaide'**

In 1955, Parliament under the *Town Planning Act 1929* made provision for the preparation of a plan to indicate how the metropolitan area should develop into the future.

A Town Planning Committee was set up to prepare the plan and carry out the necessary surveys, investigations and consultations, and present a report to Parliament on the completion of the Plan.

After consideration of all factors, it was concluded that outward expansion will take place in three main directions: north towards Gawler; north-east towards Golden Grove; and south towards Port Noarlunga and eventually along the coast to Sellicks Beach.



*Metropolitan Adelaide Boundary 1962*

##### **1992 '2020 Vision Ideas for Metropolitan Adelaide'**

This review, completed in 1991, set out to suggest a vision, goals and broad strategies for the future development of Adelaide whilst balancing the complex interrelationships between topics such as urban development, population ageing, transport needs and CO<sup>2</sup> emissions.

The Plan continued to recognise Sellicks Beach as part of metropolitan Adelaide and further, it encouraged councils to undertake local strategic planning, either as a whole or for particular areas or developments.

## 1996 Sellicks Beach Structure Plan

Commissioned by the then Department of Housing and Urban Development and the former District Council of Willunga, this Plan was to assist the future development of Sellicks Beach into an integrated community settlement, with the definition of a desirable boundary allowing for growth, establishment of a coastal village character, the landscape and seaside setting and infrastructure provision.

## 2006 Planning Strategy for Metropolitan Adelaide

The Planning Strategy presents the South Australian Government's policy directions for the physical development of the state over the next 10 to 15 years. The Strategy is reviewed regularly and updated at least every five years.

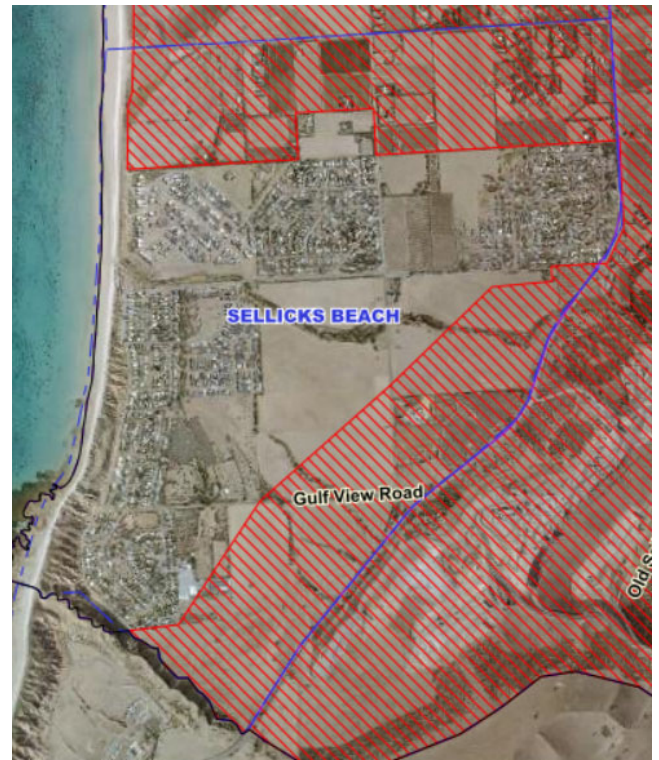
In defining the 'Metropolitan urban area' the Plan identified that the Metropolitan Adelaide Region is framed to the west by the sea, to the east and south by the Mount Lofty Ranges, and to the north by the Gawler River.

The Plan recognised Sellicks Beach urban infrastructure issues and what was needed to support growth.

## 2010 McLaren Vale Character Preservation District

The *Character Preservation (McLaren Vale) Act 2012* provides that the special character of the district is recognised, protected and enhanced while providing for the economic, physical and social wellbeing of the communities within the district.

Through this Act, the McLaren Vale Character Preservation District was introduced into legislation to ensure the 'urban boundary' was defined to halt urban development south of Adelaide's built-up area, thereby seeking to provide for continued viable farming and primary production activities.



*Red hatched area showing the McLaren Vale Character Preservation District*

## 2017 Update The 30-Year Plan for Greater Adelaide

First prepared in 2010, the state-government's 30-Year Plan describes how Adelaide should grow to become more liveable, competitive and sustainable and to ensure that the development of Greater Adelaide continues to respond to emerging challenges and opportunities.

The City of Onkaparinga was contained in the Greater Adelaide Region, with Sellicks Beach identified as 'Planned urban lands' to 2045.

This 'Planned urban land' includes the current Deferred Urban Zone and Primary Production Zone land within the draft Sellicks Beach Structure Plan study area.



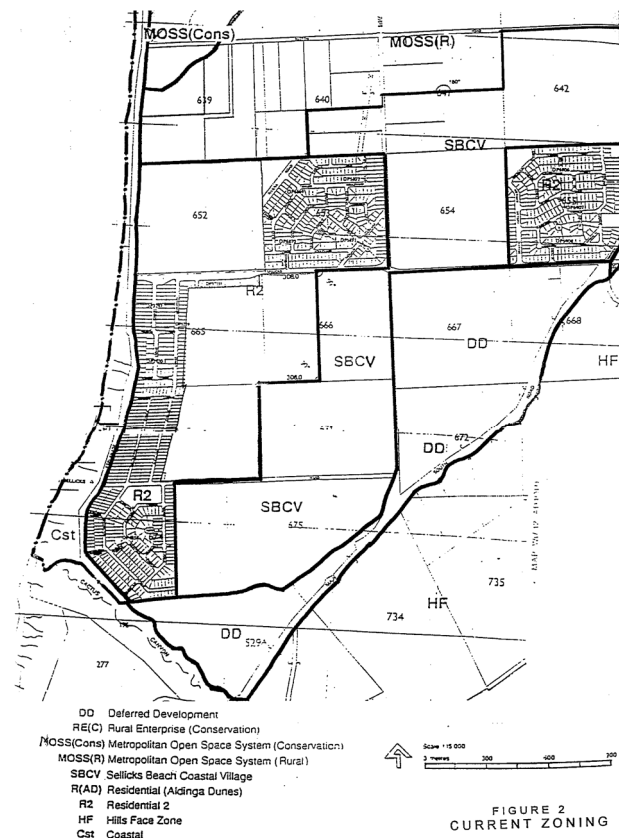
## Zoning

### 1925 First 'residential' subdivision

The first division to create 'coastal bungalows lots' was undertaken in 1925 by two Aldinga farmers with lots fronting the sea priced at £20.

### 1966 Residential 2 Zone

Through the *Town Planning Act 1929* the Residential 2 Zone came into effect in South Australia. The zone remained in place until the late 1990s, with policy seeking that development should be, primarily, detached dwellings on individual allotments and semi-detached dwellings, but row dwellings and residential flat buildings of medium densities may be suitable in certain areas in the zone.



*Circa 1988 zoning of Sellicks Beach*

### 1996 Coastal (Village - Sellicks Beach) Zone

The provisions of this zone in council's Development Plan were to prevent any development which may prejudice the long term orderly and economic development of the area. The policies were essentially a holding measure

until such time as council had prepared suitably detailed policies and the timing was considered right to allow further development of Sellicks Beach.

This zone was also supported by the Deferred Development Zone, again to prevent development until detailed policies were put into place.

### 2004 Southern Metropolitan Growth Management PAR (Ministerial)

The purpose of this Plan Amendment Report (PAR) was to back zone areas of the Residential Zone to Deferred Urban Zone. This was due to the identified demand for significant residential development in the Aldinga, Aldinga Beach and Sellicks Beach areas, and how this would exacerbate the pressures on limited infrastructure and services to the extent that the matter was considered to be of significant social importance.

While for many years these areas had been identified for future development, the subdivision pressure in the area resulted in a leapfrogging of development beyond Seaford, with a consequent pressure on the ability to service these new areas with satisfactory infrastructure and service provision.

There was an urgent need to resolve these infrastructure and servicing issues, and to introduce a greater level of planning control that enabled appropriately staged delivery of these services.

While urban development of these areas was considered appropriate, temporary controls were needed to ensure that development did not proceed in the absence of a coordinated, staging sequence of planned physical and social infrastructure provision. On this basis, temporary land division constraints and sequencing were introduced until the land was needed for urban development.

### Onkaparinga Local Area Plan

The last growth strategy we undertook was in 2008. In that strategy we introduced an approach to balance our growth between broad-hectare and infill development through medium density

housing in areas well serviced by public transport, services and open space.

Given it had been a number of years since the last growth strategy, and noting the planning reforms, due to come into effect in early 2021, it was considered timely to review and commence an updated growth strategy.

Council, the State Planning Commission and Renewal SA in early 2020 partnered to develop the [Onkaparinga Local Area Plan](#) (OLAP) to guide growth at Onkaparinga over the next 20 years. To inform the growth strategy we looked at a number of planning scenarios representing different rates of population growth and different spatial distribution of this population. The OLAP was not about setting a growth target, nor was it about encouraging growth, it was simply being prepared for growth.

The OLAP developed 12 strategies organised into four themes of Plan for Growth, Shape our City, Diverse Housing & Lifestyles, and Effective & Efficient Infrastructure to provide a strategic framework to guide future planning decisions and growth management activities.

The OLAP identified strong greenfield offerings north of the Onkaparinga River around Hackham and potentially Noarlunga can provide suburban housing opportunities close to established services, while southern locations around Seaford, Aldinga and later at Sellicks Beach can offer different lifestyles in more discrete communities close to beaches.

To assist in delivering the 12 strategies a number of actions were identified. Below are two examples which are considered relevant to the Sellicks Beach Structure Plan.

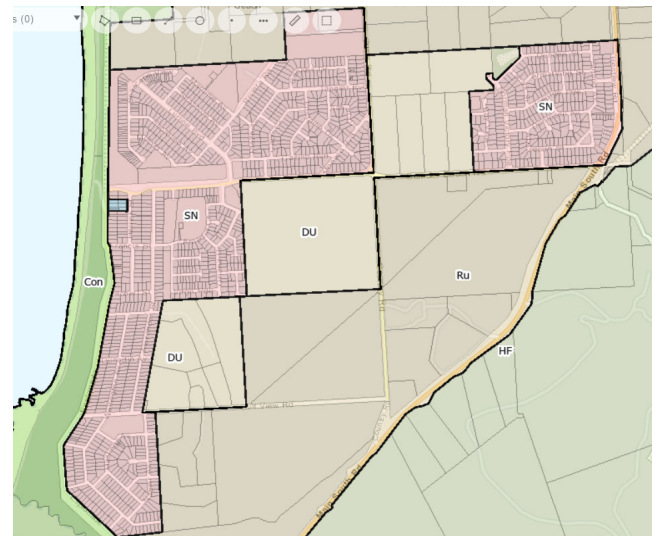
*Action - Encourage diverse mix of housing in greenfield projects to meet community needs, through zoning, development assessment, incentives and demonstration projects.*

*Action - Support well-designed greenfield growth areas at Hackham and Aldinga in the short term, with future development at Sellicks Beach, through appropriate zoning.*

## The Planning and Design Code

The State Government has been pursuing the introduction of a new planning system since 2015. We understand that the [Planning and Design Code](#) (the Code) will come into operation in early 2021.

The Code is the central component of the new system and will replace all local government Development Plans with a single planning 'rule book'. This represents a major change to how all developments are managed in our cities and neighbourhoods.



SAPPL <https://train.sappa.plan.sa.gov.au/>

Notwithstanding the major changes, we have been successful in achieving some positive outcomes for the community. In relation to Sellicks Beach, we have been informed that the existing residential areas will transition to the Suburban Neighbourhood Zone with a minimum allotment size of 750 sqm. noting this is the existing average allotments size for the area.

## Contact us

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

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## STRATEGIC PLANNING AND ZONING TIMELINE SELICKS BEACH

