

10.6 PROPOSAL TO COMMENCE REVOCATION OF COMMUNITY LAND CLASSIFICATION OF ALLOTMENT 506 LURLINE BOULEVARD SELICKS BEACH

Report contact

Alicia Smith, Property Transactions Officer

Meeting

Council

Manager

Ian Hawkins, Manager Community Safety and Property

Director

Renee Mitchell, Director Planning Governance and
Regulatory Services

Date

21 July 2026

1. Purpose

This report provides information regarding a request from Renewal SA to relocate the existing Sellicks Beach Country Fire Service (CFS) Station from its site on council-owned land at 9 Fontaine Drive, Sellicks Beach, to an alternative council-owned parcel at Allotment 506, Lurline Boulevard, Sellicks Beach to facilitate the construction of a larger three-bay Station.

The report also seeks Council's approval to declare the Reserve land at Lurline Boulevard surplus to requirements and suitable for revocation of its community land classification, with a view to disposal to the Minister for Emergency Services for the purpose of constructing a new CFS station.

2. Recommendations

That for the Council owned land described as Allotment (Reserve) 506 in Deposited Plan 65801 comprised in Certificate of Title Volume 5925 Folio 822 (the subject land) and bordered in red on Attachment 1 to the agenda report, Council:

1. Declares that the community land is 'in principle' surplus to requirements and potentially suitable for disposal to the Minister for Emergency Services for the construction of a new CFS Station.
2. Approves the commencement of the revocation process to revoke the community land classification, including undertaking public consultation in accordance with the provisions of subsection 194(2) of the *Local Government Act 1999*.
3. Subject to a successful revocation process, approves the disposal method in accordance with Council's Acquisition and Disposal of Land and Other Assets Policy under Section 49 of the *Local Government Act 1999*, at current market value, as assessed by an independent licenced land valuer, with all costs to be borne by the purchaser, and the net proceeds contributing towards the annual revenue target to be raised from the sale of surplus assets as per the Long-Term Financial Plan and Budget.
4. Requests that a further report be presented following completion of the public consultation process, incorporating a summary of submissions received and feedback provided, to enable Council to determine whether the revocation process should proceed or cease.
5. Approves that, as a condition of any eventual relocation from the existing Sellicks CFS station site at Fontaine Drive, the Minister for Emergency Services must, at its sole cost, undertake the demolition and removal of all buildings, structures, improvements, and associated infrastructure, and remediate the site to Council's satisfaction, including addressing any environmental contamination or other impacts arising from the use of the land. Such works must be completed immediately upon vacating the site, or within a timeframe approved by Council.

3. Executive summary

Council has received a request from Renewal SA, on behalf of the SA Country Fire Service (SACFS) and the SA Fire and Emergency Services Commission (SAFECOM), to consider relocating the Sellicks Beach CFS Station. The existing station occupies Council-owned land at 9 Fontaine Drive, Sellicks Beach, under a longstanding occupancy arrangement. The proposed relocation is to an alternative council-owned reserve located at the corner of Lurline Boulevard and Sellicks Beach Road, Sellicks Beach, where a new station would be constructed subject to approval of the revocation and disposal of the land to the Minister.

Internal consultation identified that this parcel was suggested by the community as a potential site for the formalisation of unauthorised bike jumps located elsewhere in Sellicks Beach as is currently being considered by the council, however other sites that received stronger community support are being pursued.

There is also an existing Council stormwater drainage pipe that traverses the site, which would require either the establishment of a registered easement for protection or relocation by the purchaser at its own cost, if the disposal is approved.

There are Community Wastewater Management System (CWMS) rising mains located within the verge adjoining the subject land. These assets will need to be considered as part of any future invert level or crossover applications. Should the land be disposed of the purchaser will also need to make provision for onsite wastewater management, as the CWMS rising main does not provide an available connection point for wastewater disposal.

The site is located near a watercourse (Sellicks Creek) however this watercourse is understood to be a historical agricultural realignment/channelisation of an ephemeral overland flow path. There is known Aboriginal cultural heritage value associated with the coastal areas at Sellicks Beach, including the creek outlet, however this is some distance away from the subject land parcel.

4. Background

Policy and/or relevant legislation	<i>Local Government Act 1999</i> Acquisition and Disposal of Land and Other Assets Policy Long-Term Financial Plan
Who did we talk to/who will we be talking to	Internal Consultation Comprehensive internal consultation was undertaken to ascertain any future requirements for the subject land. Public Consultation If approved by Council, public consultation will be undertaken to gather community feedback on the proposal to revoke the community land classification of the subject land to facilitate its disposal to Minister for Emergency Services and Correctional Services. Public consultation outcomes will be summarised into a report and presented to Council for a decision to proceed or cease the revocation of community land process.

In April 2021, staff met with representatives from the SA Fire and Emergency Services Commission (SAFECOM) and the Country Fire Service (CFS) at the existing Sellicks Beach CFS Station, located on Council-owned reserve at 9 Fontaine Drive, Sellicks Beach (outlined in blue in Attachment 2). The land is described as Allotment (Reserve) 295 in Deposited Plan 6871, being portion of Certificate of Title Volume 2810 Folio 81. A portion of Allotment 295 is

classified as General Community Areas – Service and Social Facilities (Parcel 201), with the remaining area classified as Reserve – Developed (Parcel 1245).

The existing Sellicks Beach CFS Station is identified as not meeting current compliance requirements, leading SAFECOM and CFS to prepare several concept plans for a replacement facility prior to pausing redevelopment in April 2022 to undertake their own internal review.

In March 2023, Renewal SA, on behalf of SAFECOM and CFS, approached Council regarding the potential relocation of the station to a Council-owned reserve at the corner of Lurline Boulevard and Sellicks Beach Road, and sought confirmation as to whether the land was surplus to open space requirements.

An internal assessment confirmed there were no plans to develop the reserve for open space purposes. However, should the land be disposed of a 3-metre-wide easement would be required to accommodate existing stormwater infrastructure. SAFECOM proceeded to consider the suitability of the site, acknowledging the easement requirement. Subsequently, a request to acquire the site, together with a proposed site plan, was received on 22 July 2025.

With the proposed Sellicks Beach Growth Area being planned, SAFECOM were encouraged to explore private land parcels within this area. In February 2026 SAFECOM/SACFS provided a Risk and Capability Analysis Report evaluating potential station locations, together with proposed concept plans (Attachment 3) and a renewed request to commence the revocation process for the subject land at Lurline Boulevard.

The preliminary site concept plan has been prepared, incorporating a standard three-bay station design over the subject land. The concept has been developed with consideration of council's existing stormwater drainage infrastructure, which traverses the site. Should the subject land be disposed of a 3-metre-wide easement in favour of council will be required to protect and provide ongoing access to the stormwater drainage pipe.

5. Discussion

The subject land on Lurline Boulevard has an area of 3,790 square metres (outlined in red in Attachment 1), and was vested to Council as a reserve through Development Application 145/D559/03 as part of a staged development. A Land Management Agreement under the *Development Act 1993* is registered on the Certificate of Title (Attachment 4); however, it does not pertain to this allotment.

There are no registered easements affecting the title; however, the subject land is traversed by a council stormwater drainage pipe. A Before You Dig Australia enquiry confirmed that no additional service infrastructure is located within the site, including assets associated with NBN, SA Power Networks (SAPN), SA Water or Telstra.

The subject land is classified by Council as an 'Undeveloped Reserve' and, in accordance with the *Local Government Act 1999*, is not required to be included within a Community Land Management Plan.

Comprehensive internal consultation has identified the following key considerations:

1. The wider surrounds of the reserve include Sellicks Creek and the coast. The coastal zone, including the creek outlet is of known high Aboriginal cultural heritage value. A review of available Aboriginal cultural heritage reports indicates a low likelihood of Aboriginal heritage on the subject land parcel. As a precaution, future developers of the site will be reminded of their obligations under the *Aboriginal Heritage Act 1988* (the Act), which protects all Aboriginal sites, objects and remains, whether previously recorded or not.
2. The potential relocation of the CFS Station to this site will need to be considered in the context of the Sellicks Beach Growth Area Joint Amendment (<https://yoursay.sa.gov.au/sellicks-beach-growth>), e.g. how it will integrate with the

proposed future road network, and how to manage any interface issues with new residential development. As Sellicks Beach Road is a higher-order road than Fontaine Drive (where the current CFS station is located), it is likely to be more appropriately located at its new proposed site.

3. The subject land is zoned Suburban Neighbourhood, which primarily supports low-density residential development along with some compatible non-residential and community uses. However, there is limited specific planning policy guidance relating to the establishment of a CFS facility. Any proposed CFS development would be classified as Crown development and assessed by the State Planning Commission, rather than council, although council may provide input. Public notification may be required in certain circumstances, and assessment may be undertaken by the State Commission Assessment Panel rather than under staff delegation. It is recommended that SAFECOM/SACFS seek preliminary planning advice from the State Planning Commission.
4. The Strategic Land Assessment is intended to provide a broader strategic context for Council owned land by considering the current and potential future role of each parcel within Council's land portfolio. The assessment framework is currently being developed and refined and detailed assessments have not yet been completed for all Council land holdings. Based on preliminary consideration, and due to the presence and location of the existing stormwater drainage pipe, this parcel of land has not been identified as a priority for strategic disposal. Notwithstanding, the land's coastal outlook and relatively level topography may make it attractive for residential development, subject to the relevant planning, infrastructure and service requirements.

The relocation of the stormwater infrastructure could increase the developable area of the site and may enhance its subdivision potential and market value. Preliminary estimates indicate that the cost of relocating the infrastructure would be approximately \$290,000 - \$330,000 depending on various options. At this time, Council has no budgeted or forecast capital works projects to facilitate the relocation of the stormwater pipe.

Residential development within Sellicks Beach is also influenced by infrastructure constraints, including the limited availability of offsite wastewater disposal i.e. sewer, which may affect the feasibility and intensity of future development.

5. The existing stormwater infrastructure will require the provision of a 3-metre-wide easement in favour of Council and cannot be built over with permanent structures. The council's infrastructure needs to be made readily accessible for repairs and maintenance.
6. Infrastructure associated with the Community Wastewater Management System (CWMS) is located within the verge adjacent to the property and will need to be considered as part of any crossover application. The applicant will also need to make separate arrangements for wastewater disposal, as the CWMS infrastructure adjacent to the site does not provide a connection point for the property.
7. As a condition of any relocation from the existing Sellicks CFS station site at Fontaine Drive, SAFECOM/SACFS (on behalf of the relevant Minister) must, at its sole cost, undertake the demolition and removal of all buildings, structures, improvements and associated infrastructure, and remediate the site to council's satisfaction, including addressing any environmental contamination or other impacts arising from the use of the subject land. Such works must be completed immediately upon vacating the site, or within a timeframe approved by council.
8. The potential future uses for the Fontaine Drive site, should the revocation proceed and building be demolished, will need further staff investigation to determine if the open space is surplus to the community/council needs. The site sits within the Suburban Neighbourhood Zone, which calls for low density housing that is consistent with the existing local context and development pattern or services and community facilities that

contribute to making the neighbourhood a convenient place to live without compromising residential amenity and character.

6. Financial summary

Council's Acquisition and Disposal of Land and Other Assets Policy requires that land be disposed of for no less than its market value, as determined by an independent Registered Valuer. Net proceeds from the disposal would contribute towards the annual revenue target for the sale of surplus assets identified within Council's Long-Term Financial Plan and Annual Budget.

Once the annual revenue target has been achieved, any additional net proceeds from the disposal of council-owned land will be allocated to the Future Investment Reserve (the Reserve).

Net proceeds assigned to the Reserve will be used for future strategic investment opportunities that support Council's long-term financial sustainability, while delivering future community benefit. While held in the Reserve, funds offset borrowings reducing interest costs.

7. Risk and opportunity management

Risk	
Identify	Mitigation
Public Safety/Environment Development of the site as a CFS station will result in a change of use and the potential for an increase in noise and other nuisance. The resulting development will also remove the land from council's portfolio removing the option to utilise the site for future tree canopy coverage.	Change of use and development will require assessment which will consider measures to manage impact of the proposed use on surrounding residents. Any development proposal by the CFS as a state agency would be assessed by the Minister for Planning, although council staff will be invited to provide comments on the application. We have ascertained that there is no current or future use for the site identified in Council's strategic plans and confirm no upcoming infrastructure, facility, or services require the land. Easements will be required to protect the stormwater infrastructure within the land.
Reputation/community expectation <i>Community concerns over selling Council land</i> Disposing of public land can raise concerns from residents and community organisations that value access to open space and public amenities.	Undertake early and meaningful public consultation, supported by transparent explanations of the rationale for disposal.
Financial/business sustainability Highest and best use. While the subject land is surplus to the open space	Council's Acquisition and Disposal of Land and Other Assets Policy requires disposal at no less than current market value for the subject land, as assessed by an independent licensed land valuer.

Risk	
Identify	Mitigation
network, it may have alternative uses such as an activation site or obtain a higher value if the stormwater drain is relocated.	If this matter does not proceed, either as a result of this report or following community engagement, there is the potential to relocate the stormwater pipe and expand future options for the site which may generate a higher return. In this case the Strategic Land Assessment process, currently being refined, will provide a broader strategic context for all council owned land by considering its current and future role within council's land portfolio.
Compliance & Legal The <i>Local Government Act 1999</i> sets out the statutory revocation process for revoking community land. If this process is not followed any subsequent request for support of the Minister may be declined.	This report and recommendation are consistent with the statutory process set out under the Act. In particular, public consultation is the first step in the revocation of Community Land process.

Opportunity	
Identify	Maximising the opportunity
The subject land is declared surplus to requirements and is suitable for disposal.	Consistent with Council's approach to proposed revocations and land disposals, the subject land has been assessed against relevant strategic and operational criteria prior to being proposed as surplus to requirements.
Reduced Maintenance & Liability	Disposal of the subject land will remove ongoing holding and maintenance costs associated with its retention.
Asset Protection	Council will secure a drainage easement to be registered on the Certificate of Title to protect existing stormwater infrastructure.
Community Benefit	The proposed relocation also enables SAFECOM and the CFS to construct a larger, purpose-built station in a more central location with improved access to a main road, enhancing emergency response times.

8. Additional Information

Public Report pursuant to section 194(2)(a) of the *Local Government Act 1999* (SA)

Allotment (Reserve) 506 in DP 65801 comprised in Certificate of Title 5925 Folio 822, Lurline Boulevard, Sellicks Beach (the subject Land) – Attachment 1.

i) Summary of the reasons for the proposal:

The proposed revocation responds to an application from Renewal SA to acquire the subject Land to develop a three bay Station for the Country Fire Service (CFS) - relocating from their current site at 9 Fontaine Drive, Sellicks Beach.

ii) Statement of any dedication, reservation or trust to which the land is subject:

The subject land is not subject to any dedication, reservation or trust.

iii) Statement of whether revocation of the classification is proposed for sale or disposal of the land, details of any Government assistance given to acquire the land, and a statement as to how the council proposes to use the proceeds

The proposal involves the revocation of the community land classification for the sale and transfer (subject to Council approval) of the reserve to the Applicant.

The subject Land is owned by the City of Onkaparinga.

No Government assistance was provided to acquire this land. It was vested to Council as part of a previous land division from a private developer.

Net proceeds from the sale of the subject Land (if approved by Council) will be contribute towards the annual revenue target to be raised from the sale of surplus assets as per the Long-Term Financial Plan and Budget. Once the annual revenue target has been achieved, any additional net proceeds from the disposal of council-owned land will be allocated to the Future Investment Reserve (the Reserve).

Net proceeds assigned to the Reserve will be used for future strategic investment opportunities that support council's long-term financial sustainability, while delivering future community benefit.

iv) An assessment of how implementation of the proposal would affect the area and the local community:

Renewal SA has identified it would like to relocate the Sellicks CFS station to the subject reserve land at Lurline Boulevard to support the future planning and expansion of CFS assets within a growing area.

The provision of a local CFS Station will provide essential emergency response capabilities within the township, improving community safety through rapid response to bushfires, structure fires, road accidents, and other emergencies. It also serves as a hub for volunteer training, community education, and disaster preparedness, helping to protect lives, property, and local infrastructure while strengthening community resilience.

9. Timelines and deadlines

While no specific statutory deadlines apply to the recommendations contained within this report, it is noted that the process for revoking the community land classification and progressing potential disposal is a formal and rigorous process, which may take up to two years to complete.

Accordingly, whilst there is no certainty as to the eventual outcome, the commencement of this process will provide Renewal SA with greater clarity regarding the potential future of the reserve at Lurline Boulevard, to inform their planning horizon for the future development of emergency service infrastructure within the Sellicks Beach area.

10. Next steps

A Communication and Engagement Plan (see Attachment 5) outlining all adjacent landowners and relevant community groups to be consulted, as well as the mandatory public consultation required for the revocation process under the *Local Government Act 1999*, will be implemented.

If approved by Council, a further report will be presented to Council following completion of the public consultation phase of the revocation process, summarising the outcomes of consultation and providing the information necessary for Council to determine whether the revocation and disposal process should proceed.

11. Attachments

Attachment 1 – Aerial of subject land (1 page)

Attachment 2 – Aerial of existing Sellicks Beach CFS Station (1 page)

Attachment 3 – CFS Proposal and Concept Plans (19 pages)

Attachment 4 – Certificate of Title and Deposited Plan (5 pages)

Attachment 5 – Community Engagement Plan (22 pages)

- END OF REPORT -

Allotment 506, Lurline Boulevard, Sellicks Beach



Allotment 295, Fontaine Drive, Sellicks Beach





South Australian
**Country
Fire Service**

Attachment 3

PROPOSED

SELICKS CFS STATION



Government
of South Australia

1



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2. Concept Plan 163 – Sellicks Beach Land Use
3. Renewal SA – Sellicks Beach – South Australia Country Fire Service Land Search
4. Appendix A – Summary search Sites
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6. Proposed CFS Sellicks Proposed 3-Bay Station Design





Briefing Note

To: Chief Officer SACFS

Subject: Land acquisition for new Sellicks Station - Onkaparinga Council Consultation

Date: 4 November 2025

Via Cory Higgins - Director Infrastructure and Logistics

Author: Astrid Gunner – Infrastructure Project Manager

PURPOSE

To brief the Chief Officer on recent communication from the City of Onkaparinga Council which suggests that the Lurline Blvd, Sellicks Beach site is not available to the CFS for acquisition and to recommend a meeting with the Council to discuss the option to acquire for the CFS in the area.

BACKGROUND

The Sellicks CFS brigade are currently located in a leased premises at 9 Fontaine Drive, Sellicks Beach which was deemed unsuitable for future use due to structural issues that are beyond repair. The Fontaine Drive site is too small to accommodate a new standard 3-bay station to meet their risk and capability. Renewal SA were engaged in February 2023 to identify suitable sites in the Sellicks Beach area for a new station.

In August 2023 a site currently owned by City of Onkaparinga Council on the northeastern corner of Lurline Boulevard and Sellicks Beach Road (Land Title CT5925/822), Sellicks Beach was identified as a possible new site for the CFS. Consultation with the Council regarding this site has been ongoing since that time. A preliminary site Concept Plan was prepared, overlaying a standard 3-bay station design onto the site and incorporating a 3-meter easement for an existing stormwater drain at Council's request. The Lurline Boulevard site is currently a reserve classed as 'community land' and needs to undergo a revocation of community land classification process in accordance with the Local Government Act 1999 prior to any potential acquisition by the SACFS. The process can take approximately 18 – 24 months. To commence this process, a letter of intent

to acquire the site was sent to the Council in June 2025. Council then advised that CFS would also have to pay a fee for the revocation to commence, but CFS did not receive an invoice.

DISCUSSION

On 16 October 2025 Council advised CFS via an email to SAFECOM that concerns had been raised within Council about the suitability of Lurline Boulevard for a future CFS Station and it was Council's preference that Renewal SA start to investigate other parcels of land for purchase including two vacant sites owned by Hickinbotham.

Council did not rule out the CFS pursuing the site, however stated there was no guaranteed outcome. Department for Housing and Urban Development (DHUD) is proposing to rezone about 134 hectares of land at Sellicks Beach, to deliver a new master-planned community for approximately 1,700 new homes. A Code Amendment to allow for this rezoning was initiated on 21 August 2025, with public consultation occurring 4 September – 16 October 2025. Unfortunately, CFS were not aware of this process and missed the opportunity to provide feedback.

The two sites recommended by the Council for Renewal SA to investigate further are both owned by Hickinbotham Homes. One of these sites sits within the land identified for re-zoning and the other is directly adjacent. Given the residential housing development potential of both these sites, the concern is that the cost to acquire them would be significantly more than what had been planned.

DHUD will prepare a Basic Infrastructure Scheme which relates to the provision of basic services such as water but also social infrastructure such as recreation and community facilities. CFS will liaise with DHUD to secure a dedicated parcel of land in the new neighbourhood zone if required, however, under the current *South Australian Housing Roadmap*, it is proposed that new development at Sellicks Beach be construction ready by December 2029, which would mean that the new station opening would be delayed until at least 2030.

Despite the ongoing urban expansion within parts of the Onkaparinga region, Sellicks Brigade should remain a critical operational unit within the SACFS. The brigade's location at the metropolitan–rural interface places it in a strategically important position. Sellicks Hill and its surrounds remain predominantly rural, with continued exposure to fire hazards. Sellicks Brigade's strong operational performance — including a 97.7% attendance reliability and consistent engagement across offensive and defensive operations — demonstrates its capacity to manage diverse incident types. The brigade also provides essential multi-agency support to the MFS, SES,

and SAPOL, in road crash rescue (RCR), urban response, and hazmat operations. Maintaining Sellicks Brigade's current capability ensures continued coverage of this high-risk peri-urban zone, strengthens regional interoperability and supports the state's broader emergency services framework (Appendix A – Risk and Capability Analysis Report).

In consultation with Manager Infrastructure, Director Infrastructure and Logistics (Jason Kleemann), and Director Regional Operations East it is recommend that the Chief Officer meet with City of Onkaparinga to discuss the need for a CFS presence in Sellicks Beach and the pressing timeframes, and whether the Council has other land opportunities available. Given the Lurline Boulevard site has been preferred by both Council and CFS since 2023.

RISKS:

Project Timeframes

Given the uncertainty of the negotiations with Council and the increasing likelihood that a new site will need to be identified, the project timeframes are difficult to estimate. Given the revocation process takes 18-24 months, building completion was not expected until late 2028 but this could potentially be delayed until 2030 if the land is secured through DHUD in the new neighbourhood zone.

Budget

If a preferred site is found to be owned privately, the anticipated purchase price will be at market rates. A long-term lease could be an option but given the development potential of the land, the market rate.

Stakeholder Engagement

The Brigade have not been advised of the recent advice from Council. The project has not progressed quickly, and news of further delays needs to be communicated with sensitivity. In consultation with Manager Infrastructure, Director Infrastructure and Logistics, and Director Regional Operations East it was agreed that the meeting between the Chief Officer and the Council will demonstrate a high level of commitment to a resolution.

RECOMMENDATIONS

1. NOTE – That the City of Onkaparinga have re-evaluated their previous advice regarding the Lurline Boulevard to suggest that the site is no longer available to the CFS for acquisition.
2. NOTE – The project risks including timeframes, budget, and stakeholder engagement.
3. APPROVE – For a meeting to be held between the Chief Officer, CFS and the appropriate City of Onkaparinga representative.

RECOMMENDATION SUPPORTED

Signed: Name: Sandy Pope
Date: Position: Manager Infrastructure

RECOMMENDATION SUPPORTED

Signed: Name: Cory Higgins
Date: Position: Director Infrastructure and Logistics

FINANCIAL DELEGATION

Signed: Name: Avril Tajnikar
Date: Position: CFS Business Manager

FOR NOTING

Signed: Name: Mahen Fernando
Date: Position: Senior Program Manager CAPEX Delivery

RECOMMENDATION SUPPORTED

Signed: Name: Brenton Hastie
Date: Position: A/Deputy Chief Officer and
Executive Director, Statewide Operations

RECOMMENDATION APPROVED / NOT APPROVED

Signed: Name: Paul Seager
Date: Position: A/Chief Officer, CFS



South Australian
**Country
Fire Service**

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Our Reference: Sellicks Beach CFS Phone: 0437 370 735
Enquiries: Astrid Gunner Email: Astrid.Gunner@esa.sa.gov.au

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15 July 2025

Ms Dianne Catton
Property Officer Transactions, Community Safety and Property
City of Onkaparinga Council
PO Box 1
Noarlunga Centre SA 5168

Dear Ms Catton

**RE: Allotment 506, Cnr Lurline Boulevard & Sellicks Beach Road,
Sellicks Beach**

The SA Country Fire Service (SACFS) would like to acquire the land on the northeastern corner of Lurline Boulevard & Sellicks Beach Road, Sellicks Beach, Certificate of Title Volume 5925 Folio 822, Allotment 506, Deposited Plan 65801, with the purpose of building a new SACFS Brigade station. It is anticipated over the next 40 years, the strategic importance of the Sellicks SACFS Station will continue to increase for the SACFS and the State as the local community, industry, and traffic flow grows. The current Sellicks SACFS Station has been deemed unsuitable for future use or expansion, therefore a new 3-bay station is proposed for the Lurline Blvd site to provide the Brigade and Region with the necessary infrastructure to meet capability requirements into the future.

To accommodate the required fleet, the proposed new Station will have 3 vehicle bays, as well as a concrete hardstand to the front, and 29 car park bays for volunteers, including 1 accessible car park. All new stations include modern amenities such as toilets and change rooms, kitchen, meeting room, and office space. It is proposed that the site will have a rainwater tank, septic system, and landscaping. The exterior will be clad in the SACFS standard Colourbond Pale Eucalyptus.

The planning of the proposed station takes into consideration the existing underground stormwater pipe which can be protected by way of a registered easement. The reserve at Lurline Boulevard is classed as 'community land' and SACFS acknowledge that the revocation of community land classification process in accordance with the *Local*



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Government Act 1999 will need to be undertaken prior to any potential disposal.

The Minister for Emergency Services and Correctional Services has engaged Renewal SA to pursue the acquisition of the land from the City of Onkaparinga Council as an appropriate site for a new station to be built in the Sellicks Beach area. SACFS respectfully request Council to formally initiate this process and please advise of any associated fees.

Yours sincerely,



Paul Seager
Acting Chief Officer

CC: Jarrod Githam (Renewal SA)
Evelyn Zwar (SAFECOM)

Sellicks Beach – South Australia Country Fire Service Land Search

Introduction:

Renewal SA has been requested by the South Australia Fire and Emergency Commission (SAFECOM) on behalf the South Australia Country Fire Service (CFS) to identify potential land sites that could be suitable for the development of a regional fire brigade station within Sellicks Beach to replace an existing ageing facility.

This request was originally received in September 2022, and Renewal SA has undertaken various iterations of searches to date.

This report is intended to provide an overview of the searches that were relevant at the time and as a result now may have unknown limitations, i.e. are no longer viable options.

The Criteria:

The search parameters are defined as follows:

- Vacant land;
- Land area approximately 5,000m² ;
- Suitable complimentary zoning, i.e. strategic employment (Industrial);
- Serviced for required improvements, i.e. power, water and sewer; and
- Access to main roads.

Evaluation:

An acquisition confidence rating has been applied to each site identified as follows;

- **Low** – not very likely to result in a transaction
- **Medium** – possible but requires further investigation to facilitate a transaction
- **High** – a transaction is likely to be possible.

In considering the above rating the high level positive and negative site attributes have been assessed.

Results:

In undertaking this search Renewal SA has reviewed existing state government land holdings within the township of Sellicks Beach which may be considered surplus to requirements, land that is available for purchase on the open market and vacant land that remains undeveloped and privately owned.

Land on the market

There is currently no land available on the open market for purchase.

Renewal SA noted since SAFECOM's original instructions in 2022, there has been very few larger allotments made available for purchase within the Sellicks Beach area of which a majority do not meet the search criteria due to location or size. It's likely a majority of the land of scale has traded off-market on a speculative basis due to the Sellicks Beach code amendment.

Surplus Government land

There is currently no surplus government land within Sellicks Beach.

Renewal SA notes land has been acquired by Department for Transport and Infrastructure for the purpose of upgrading the Main South Rd Sellicks Beach Rd intersection. Any surplus land as a result of this project is unlikely to satisfy the search criteria in regard to land area or timing.

The Lurline Blvd site owned by the City of Onkaparinga has been of strong interest to the CFS throughout Renewal SA's involvement in this land search. The site is well located centrally within the township and has access to power, sewer and potable water making it an ideal site with flat topography. However, this site is not without constraint, it's currently a reserve and registered on the Council's Community Land Register which will require a lengthy revocation process (6 months) – strong community interest is likely. Although there is stormwater infrastructure on the site, recent building designs have proven this can remain on site and protected via an appropriate easement in favour of Council. Renewal SA has indicated a **Medium** acquisition rating for this site, albeit there is recent resistance from Council to sell the site.

There are two SA Water sites within Sellicks Beach which on face value would appear to be suitable based location, land area and access to services. However, neither of these sites are available because they are needed for infrastructure upgrades to accommodate the future growth in the area. As a result, these sites have a **Low** acquisition rating.

Private land holdings

There are several significant land holdings throughout the central Sellicks Beach area.

The site located at 22 Gulf View Rd Sellicks Beach is owned by the Shahin family and would appear to be strategically held for the residential growth in the township. Whilst this land is not located within the Selects Beach code amendment boundary, it's inevitable rezoning will occur in future. Thus, the Shahin family has only indicated at this stage a lease might be considered (without any guarantees) – CFS has indicated purchase is a preferable option. A lease in this location would only be a short-term solution for the CFS.

The adjacent land to the above located at Main South Rd Sellicks Beach has similar properties and would appear to be held for strategic purposes. However, a significant constraint for this land is the sloping topography which would make it challenging to develop for the intended CFS purpose.

The locations identified for both 22 Gulf View Rd and Main South Rd sites are to access the available power and potable water. Any other location within these parcels would require further investment to extend services.

A **Low** acquisition rating has been applied for both these parcels based on the highlighted constraints.

The significant land holdings at 12 Country Rd and 18 Sellicks Beach Rd are zoned Deferred Urban and currently contained within the Sellicks Beach Code Amendment boundary. This code amendment is advanced and is likely to proceed in the short term with a change of zoning to residential across much of the Hickinbotham Development land (Site 5) and the alternate (Site 7) which is earmarked for a commercial activity centre with a mass transit component.

It's important to note there is no services along Country Rd other than power which makes the area south of water course on the Hickinbotham Development difficult and more costly to develop.

Renewal SA's experience with Deferred Urban land under a pending code amendment generally results in a complex negotiation with limited success. This is due to PC114 requiring land to be acquired at market value at highest and best use under current zoning, i.e. deferred urban. The Vendors expectations are more aligned to a value which is aligned to the zoning of the future use which usually results in a price discrepancy which is difficult to overcome.

A **Low** acquisition rating has been applied for both these sites based on the highlighted constraints.

Summary:

Private land in Sellicks Beach continues to be tightly held and much of this is assumed to be a direct result of the pending Sellicks Beach Code Amendment which was superseded by a Joint Amendment under section 73(1) of the *Planning, Development and Infrastructure Act 2016*.

The Joint Amendment was approved 5th Jan 2026, which resulted in an approval to apply a Master Plan Neighbourhood (or similar zone) to the proposed area (to be determined). In addition, new policy to defer urban development until the land is suitable for the intended land uses, subject to the resolution of appropriate infrastructure delivery.

Renewal SA is not clear on the timeframe for completion of the infrastructure commitments to facilitate the development of this land. This would be at developers' discretion and subject to negotiations with various infrastructure providers.

There is no suitable land on the market to purchase.

The only government land suitable for CFS appears to be the Lurline Blvd site which is currently underutilised and owned by the City of Onkaparinga. Renewal SA is aware Council is recently reluctant to dispose of the land presumably because it's listed on the Community Land Register.

Prepared by: Renewal SA

Dated: 07/01/2026

Appendices: Appendix A Summary Search Sites

1. 22 Country Rd Sellicks Beach (SA Water)	
	Title: CT 5946/151 Area: Approx 5,000m²~ (Portion) Zoning: Rural Current use: Partially vacant Existing improvements: Water infrastructure Acquisition confidence: Low Positives: State Government owned. Adequate land area. Close access to Main South Rd. Potable water available with minor extension. Power available. Negatives: Sewer not available - treatment on site required. Topography is not flat. Infrastructure on site consisting of telecommunications and water tanks – required infrastructure. SA Water likely to upgrade infrastructure to accommodate future residential growth in area – land not available until future requirements are assessed with unknown timing. Proposed use not aligned to zone. Requires a plan of division. Rural zone minimum dwelling allotment size 16ha – land division not possible without SCAP approval.
2. Gulf View Rd Sellicks Beach (FYKS No.1 PTY LTD – Shahin Family)	
	Title: CT6178/547 Area: Approx 5,000m²~ (Portion) Zoning: Rural Current use: Vacant land Existing improvements: NIL Acquisition confidence: Low Positives: Adequate land area. Close access to Main South Rd. Potable water available with minor extension. Power available. Sloping topography but suggested location at the high side may be suitable. Negatives: Sewer not available - treatment on site required. Whilst not located within the area defined by the Sellicks Code Amendment, any further residential growth will expand in this area. Likely the land is being held for this purpose. In 2022 Shahin family indicated a lease option could be discussed. Sale is not an option. Development would be constrained by lease terms. Long term lease unlikely.

3. Main South Rd Sellicks Beach (St Vincents Pty Ltd)	 Title: CT 6303/33 Area: Approx 5,000m²~ (Portion) Zoning: Rural Current use: Vacant land Existing improvements: NIL Acquisition confidence: Low Positives: Adequate land area. Close access to Main South Rd. Potable water available with minor extension. Power available. Negatives: Sewer not available - treatment on site required. Whilst not located within the area defined by the Sellicks Code Amendment, any further residential growth will expand in this area. Likely the land is being held for this purpose. Power and potable water available in this location where topography is heavily sloping and not ideal for development – site has previously been dismissed by CFS. Proposed use not aligned to zone. Requires a plan of division. Rural zone minimum dwelling allotment size 16ha – land division not possible without SCAP approval.
4. Lurline Blvd Sellicks Beach (City of Onkaparinga)	 Title: CT 5925/822 Area: Approx 3,790m²~ Zoning: Suburban Neighbourhood Current use: Vacant land Existing improvements: NIL Acquisition confidence: Medium Positives: Central location in close proximity to proposed commercial centre as defined by code amendment concept plan. Good access to all of catchment area via Sellicks Beach Rd. Sewer, Potable water and Power available on site. Adequate land area. Flat topography. Negatives: Underground storm water infrastructure on site – this can be incorporated under hard stand area of site and protected via easement. Site is listed on the community land register and would need to be revoked. Land Management Agreement registered on the land which indicates land to be used as open space, however Council previously indicated this is unlikely to be a constraint. May be community interest to retain the site as a reserve.

5. 12 Country Rd Sellicks Beach (Hickinbotham Developments Pty Ltd)



Title: CT 5749/461 & CT 6178/548

Area: Approx 5,000m²~ (Portion)

Zoning: Deferred Urban

Current use: Vacant land.

Existing improvements: Nil

Acquisition confidence: **Low**

Positives: Central location. The area situated fronting along Sellicks Beach Rd is serviced by water, sewer and power. Topography relatively flat.

Negatives: The area south of the water course is not serviced – thus not suitable. Land is included within the Sellicks Beach code amendment – this presents complex negotiations as the site will be subject to concept master planning as per the code amendment and Vendor expectation would residential or as proposed zoned rates. Deferred Urban rates are only applicable under PC114, as per market value at highest and best use under current zoning. Land division not possible under deferred urban zone without SCAP approval.

6. Sellicks Beach Rd Sellicks Beach (SA Water)



Title: CT 6110/924

Area: Approx 6,750m²~ (Portion)

Zoning: Deferred Urban

Current use: Vacant land.

Existing improvements: Nil

Acquisition confidence: **Low**

Positives: State Government owned. Central location. The area situated fronting along Sellicks Beach Rd is serviced by water, sewer and power. Topography relatively flat.

Negatives: The land is required for future water infrastructure to service the residential growth in the township – the land is not available for acquisition.

7. 18 Sellicks Beach Rd Sellicks Beach (Aussie Select Investments Pty Ltd, Liapis, Nikilopoulos & Chrysostomou)



Title: CT 5149/87

Area: Approx 5,000m² (Portion)

Zoning: Deferred Urban

Current use: Vacant land.

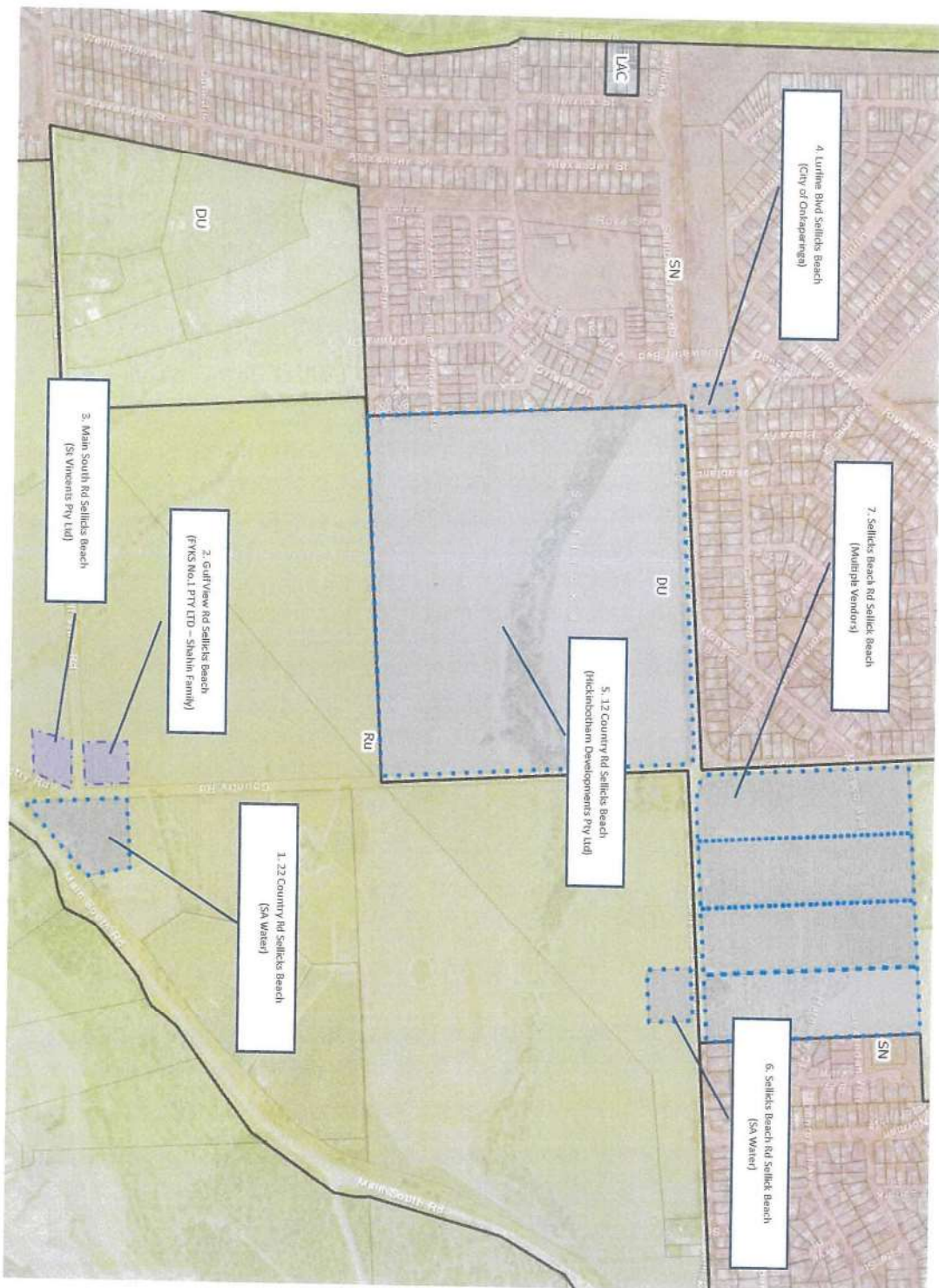
Existing improvements: Nil

Acquisition confidence: Low

Positives: State Government owned. Central location. The area situated fronting along Sellicks Beach Rd is serviced by water, sewer and power. Topography relatively flat.

Negatives: This area is subject to a current code amendment – this presents complex negotiations as the site will be subject to concept master planning as per the code amendment and Vendor expectation would residential or as proposed zoned rates. Deferred Urban rates are only applicable under PC114, as per market value at highest and best use under current zoning. Under the PDC concept the land is earmarked for intersection upgrade commercial activity centre and mass transit. The land is being held for commercial investment subject to outcome of code amendment – unlikely negotiations will yield an acquisition. Land division not possible under deferred urban zone without SCAP approval.

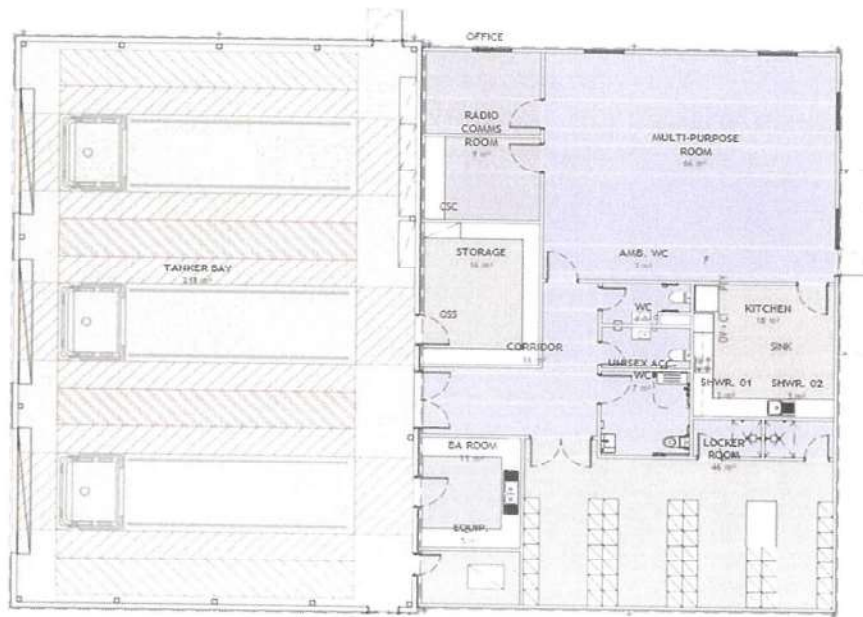
Appendix A: Summary Search Sites



OFFICIAL: Sensitive



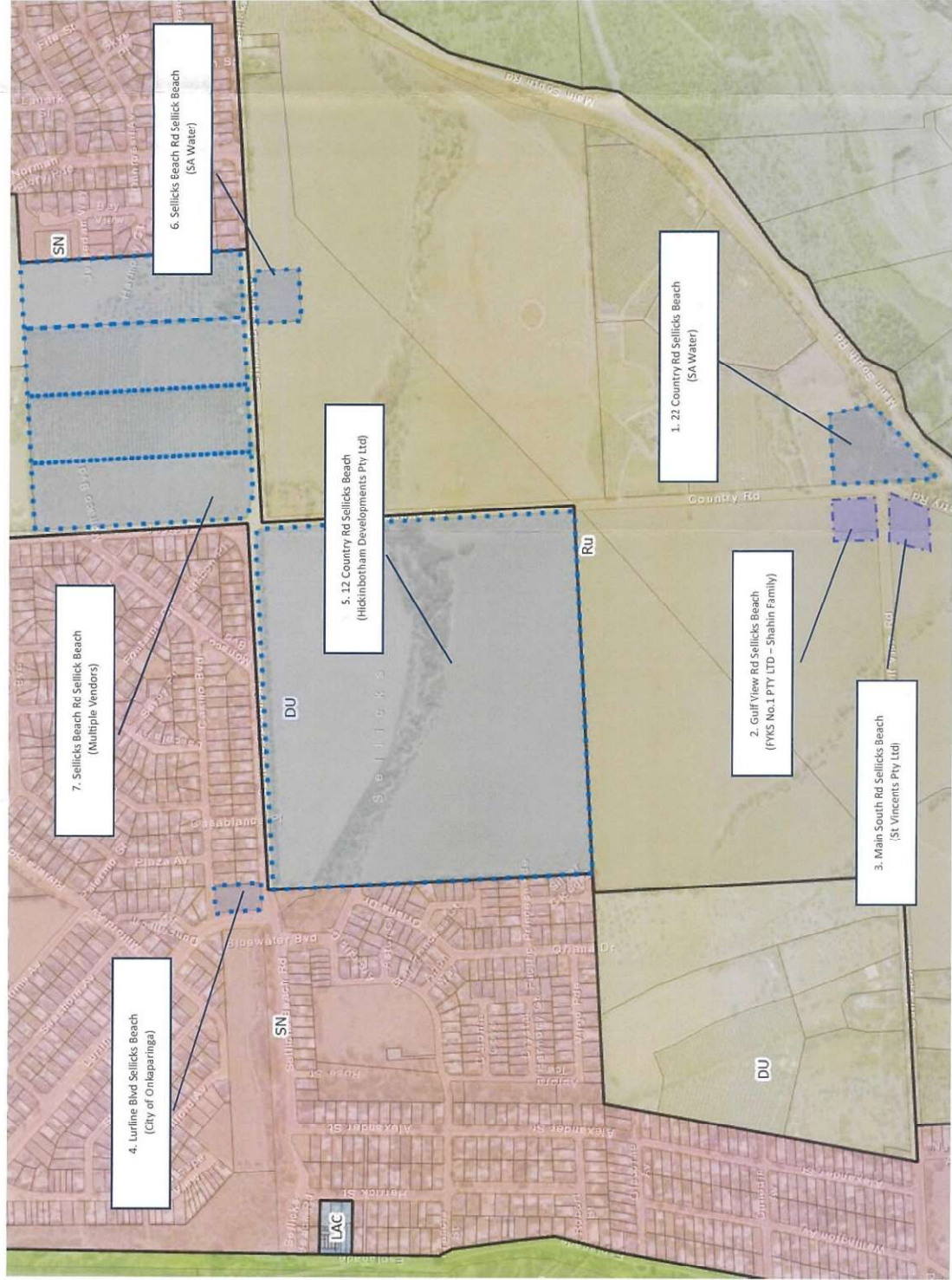
CFS SELICKS PROPOSED 3-BAY STATION DESIGN





OFFICIAL: Sensitive

Appendix A: Summary Search Sites



OFFICIAL: Sensitive

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5925 Folio 822

Parent Title(s)	CT 5891/341			
Creating Dealing(s)	RTU 10053591			
Title Issued	30/09/2004	Edition	1	Edition Issued 30/09/2004

Estate Type

FEE SIMPLE (RESERVE)

Registered Proprietor

CITY OF ONKAPARINGA
OF PO BOX 1 NOARLUNGA CENTRE SA 5168

Description of Land

ALLOTMENT (RESERVE) 506 DEPOSITED PLAN 65801
IN THE AREA NAMED SELICKS BEACH
HUNDRED OF WILLUNGA

BEING A RESERVE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
8853671	AGREEMENT UNDER DEVELOPMENT ACT, 1993 PURSUANT TO SECTION 57(2)

Notations

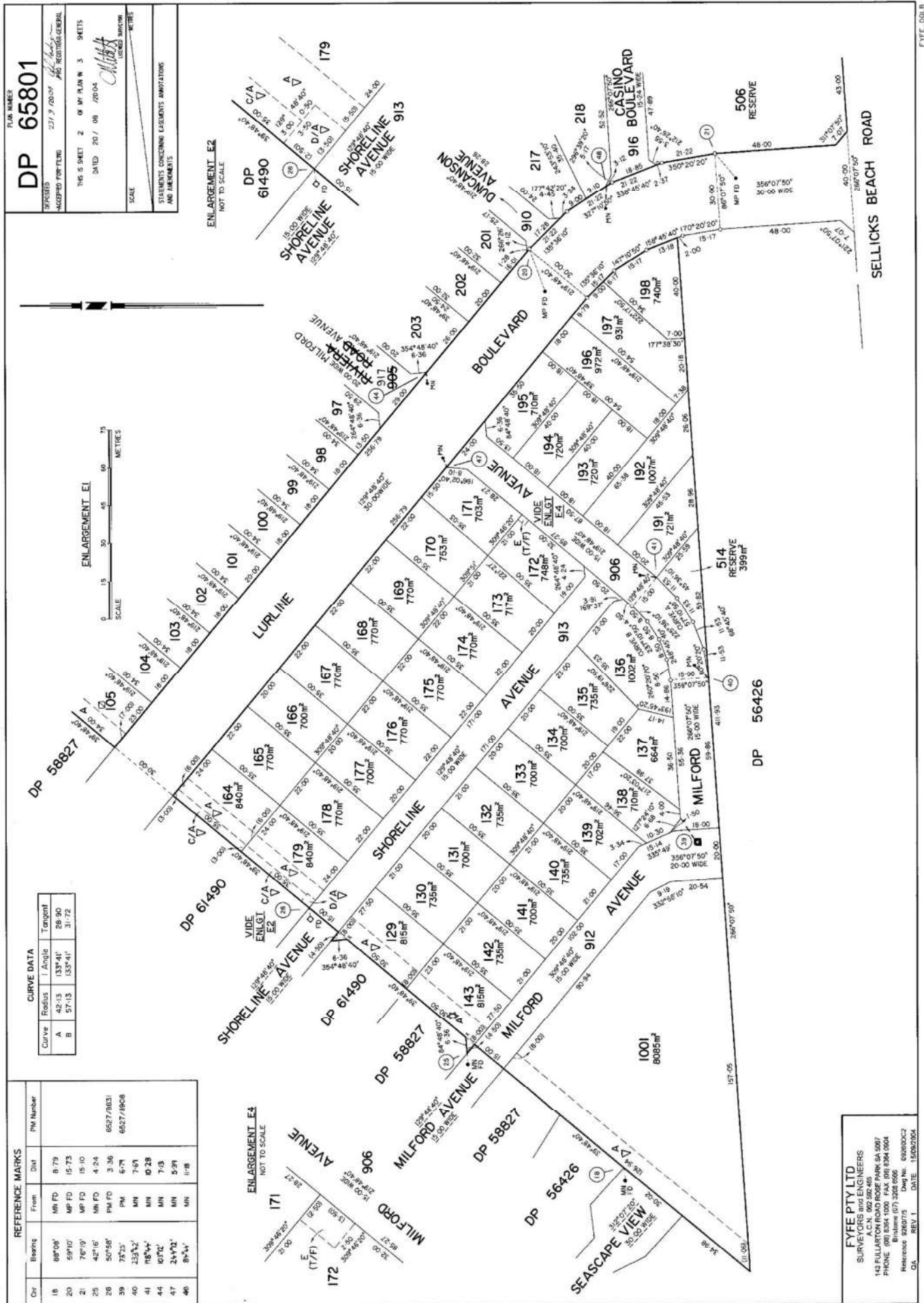
Dealings Affecting Title	NIL
Priority Notices	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

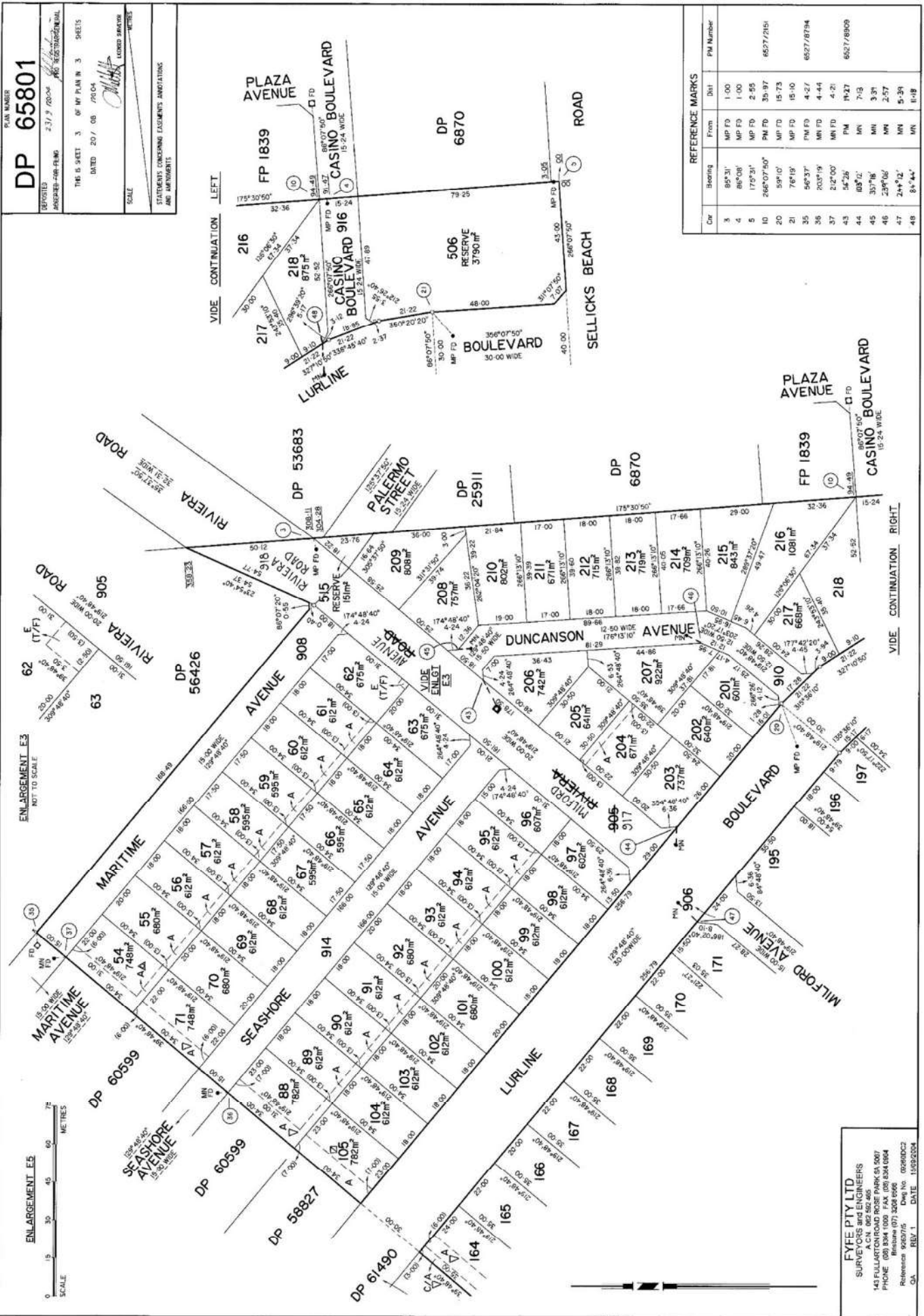
Certificate of Title

Title Reference: CT 5925/822
Status: CURRENT
Parent Title(s): CT 5891/341
Dealing(s) Creating Title: RTU 10053591
Title Issued: 30/09/2004
Edition: 1

Dealings

Lodgement Date	Completion Date	Dealing Number	Dealing Type	Dealing Status	Details
14/03/2000	14/04/2000	8853671	AGREEMENT	REGISTERED	





COMMUNICATION AND ENGAGEMENT PLAN

*Proposed revocation of community land classification
for Allotment 506 (Reserve) Lurline Boulevard Sellicks
Beach*

13 August 2026 to 3 September 2026

Table of Contents

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Community engagement level and method

This project has been determined to be a Level 2 engagement based on the following:

ENGAGEMENT LEVELS RISK MATRIX

Risk	low	medium	high	Explanation
Level of interest:			X	The proposal is for the disposal of the land to Minister for Emergency Services and Correctional Services for the purpose of constructing a new CFS station. Local community interest is anticipated. As with all land revocations, there is potential for media interest. The level of interest will be high due to this occurring in Sellicks Beach. Members of this community have mentioned this land parcel through the engagement on the Sellicks Beach Foreshore Protection and bike jump relocation project.
Impact:		X		Impact to the community is that the neighbouring properties adjoining the reserve currently may lose views overlooking the current reserve.
Risk:			X	Land revocations pose a risk to reputation due to: - Public perception of council selling community land. - Decisions being made to progress the revocation regardless of community opposition. - Loss of trust regarding the engagement process when decisions made goes against what we heard during the engagement stage.
Cross division:		Yes		Reviewed by CLAG and DG and recommended to progress to Council for decision

Influence and Engagement Methods

Negotiables – what stakeholders can influence	Comments/reasoning Stakeholders can provide feedback which could influence the decision on whether Council decide to proceed with the revocation process.
Non-negotiables – what stakeholders cannot influence	Comments/reasoning Council must comply with the <i>Local Government Act</i> 1999 and Minister of Local Government's approval of the revocation process. Stakeholders cannot override these requirements.

Method	Our commitment to the community	Select
Inform The community cannot influence any aspect of the project.	We will keep you informed.	☒
Consult The community can influence some aspects of the project, and feedback will be considered when making a final decision.	We will listen to your concerns and aspirations and provide feedback on how your input influenced the decision(s).	☒
Active participation The community can have a strong influence and are actively involved from the early stages of the project.	We will work with you to ensure that what we've heard is directly reflected in the alternatives developed and provide feedback on how your input influenced the decision(s).	☒

Background information / project scope

- The Communication and Engagement Plan is prepared in relation to the proposal to commence the revocation of community land classification process for Council reserve located at Allotment 506 Lurline Boulevard for disposal to the Minister for Emergency Services and Correctional Services.
- The subject land parcel/s is legally described as:
Allotment (Reserve) 506 in Deposited Plan 65801 comprised in Certificate of Title Volume 5925 Folio 822 with a total area of approximately 3790m2.
- The land is classified by Council as an 'Undeveloped Reserve' and, in accordance with the Local Government Act 1999, is not required to be included within a Community Land Management Plan.
- Council has received a request from Renewal SA, on behalf of the SA Country Fire Service (SACFS) and the SA Fire and Emergency Services Commission (SAFECOM), to consider relocating the Sellicks Beach CFS Station from its current position on Council-owned reserve at 9 Fontaine Drive, Sellicks Beach, to an alternative Council-owned reserve located at the corner of Lurline Boulevard and Sellicks Beach Road, Sellicks Beach.
- Internal consultation identified this parcel as not required by the open space network. It also noted the presence of an existing Council stormwater drainage pipe that traverses the site, which would require either the establishment of a 3-metre-wide registered easement for protection or relocation prior to any change in land use.
- The proposal was discussed at the Council Land Assessment Group (CLAG) Meeting on 26 May 2026. CLAG supported a report to the Directors Group and then Council for community land revocation and disposal to the Minister for Emergency Services and Correctional Services for market value.

- The Directors Group discussed the report at its meeting on 15 July 2026 and supported a report to Council for community land revocation and disposal to the Minister for Emergency Services and Correctional Services for market value.
- Council will follow the relevant steps in its public consultation procedure in accordance with the provisions of the *Local Government Act 1999*, to provide interested persons with a reasonable opportunity to make submissions in relation to the matter.
- Council approval to commence the revocation of community land classification for the subject land is required by legislation prior to disposal to the Minister for Emergency Services and Correctional Services.
- The Sellicks Beach community have recently been engaged on the protection of the foreshore and relocation of the current bike jumps. This parcel of land was mentioned in this engagement and the community will be notified of the engagement outcomes prior to the proposed revocation at Lurline Boulevard.

Communication and engagement purpose

Stage 1: The purpose of engagement is to ensure:

- Stakeholders are provided with clear and accurate information about the project.
- legislative requirements are met, and engagement goes above these requirements as appropriate, to ensure transparency.
- Adjacent landowners are informed of the project, understand how it might impact them and know how to get in touch and provide feedback.
- Stakeholders are provided with a range of techniques to promote the engagement with multiple avenues for them to provide feedback.

Stage 2: The purpose of this stage is to invite those who participated in the engagement to the upcoming council meeting to talk to their feedback.

Stage 3: The purpose of closing the loop is to ensure stakeholders and interested community members re informed about:

- The outcomes of the engagement, including the engagement feedback report and council decision to progress the revocation or not.
- The next steps.

Stage 4: The purpose of this engagement is to ensure stakeholders and the community:

- are informed about the final outcomes and final Council decision.

Key messages for stakeholders

Stage 1: Engagement open:

- Council will consider all feedback before progressing the revocation application for Minister consideration.
- No decision has been made.

Stage 2: Upcoming council meeting:

- Participants who engaged are notified of the meeting where this will be discussed and have an opportunity to speak to their feedback

Stage 3: Engagement outcomes/closing the loop:

- Council will consider all feedback and provide the outcomes of the engagement, including the engagement feedback report and council decision to progress the revocation or not to the community.

Stage 4: Final approvals:

- Council approval has been granted.
- Minister approval has been received.

Project considerations

Consideration	Y / N	Details
Legislative requirements regarding engagement for this project	Y	Section 194 - Revocation of classification of land as community land, <i>Local Government Act 1999</i> .
Any previous community engagement on this matter	N	
External funding (e.g. from state or federal government)	N	
Engage Aboriginal or Torres Strait Islander	Y	Seek to have conversations with Kaurua traditional owners in association with our ongoing collaboration around the Sellicks Beach Foreshore Protection and bike jump relocation
Other projects in the area	Y	Sellicks Beach Foreshore Protection and bike jump relocation

Regarding the other project in the area:

- The whole community has been engaged with recently on the Sellicks Beach Foreshore and bike jump project; the community suggested this land as a potential site for the bike jumps to be located.

Geographic boundaries

The subject land is located at Lurline Boulevard, Sellicks Beach.

We will engage with residents within proximity of the subject land, those residing in Sellicks Beach and those with an interest in Council land. A public notice will ensure the whole City of Onkaparinga is made aware of this project.

Maps showing the location of the project/land parcel and letterbox drop zone and door knocking zone can be found in Appendix 2 - Maps.

Stage 1: The following techniques will be used to drive engagement and participation:

- Elected member **email**.
- **Door knocking letter**
- **Letter** to residents identified in Appendix 2 maps.
- **Your Say project page** with project information, council report, revocation process/FAQ, timeline, feedback tool, location and land parcel map/s.
- **Email** to Your Say members with an interest in Council Land and Sellicks Beach
- **Email** to any key stakeholders listed in the stakeholder analysis.
- **Onsite signage**
- **Public notice** (via The Advertiser)

Stage 2: The following techniques will be used to inform relevant stakeholders of the council meeting when the project outcomes will be considered:

- Email to engaged participants

Stage 3: The following techniques will be used to inform relevant stakeholders of the engagement outcomes:

- Update to the Your Say project page.
- Email to Your Say project followers.
- Email to any key stakeholders listed in the engagement plan. (MP's/other)
- Email to participants who engaged

Stage 4: The following techniques will be used once the final outcomes are known:

- Update to the Your Say project page.
- Email to Your Say project followers.
- Email to any key stakeholders listed in the engagement plan. (MP's/other)
- Email to engaged participants

Evaluation of engagement

Reach and awareness		
Measure	Target	Data source
<e.g. Your Say page visitors>	<e.g. 200 visitors>	<e.g. Your Say report>
<e.g. Social media post interactions (likes, comments and shares)>		<e.g. Social Media Advisor>

Participation		
Measure	Target	Data source
<e.g. Contributions to Your Say survey>	<e.g. 30 surveys>	<e.g. Your Say report>
<e.g. Contributions from Sellicks Beach residents>	<e.g. 70% of surveys>	<e.g. Your Say report>

Feedback quality		
Measure	Target	Data source
<e.g. Percentage of feedback comments directly related to the project>	<e.g. 80%>	<e.g. Project lead>

Process		
Measure	Target	Data source
Percentage of engagement evaluation survey respondents reporting it was easy to provide feedback.	80% of respondents	Engagement evaluation survey Your Say report
Percentage of engagement evaluation survey respondents reporting it was easy to find what they were looking for.	80% of respondents	Engagement evaluation survey Your Say report
Percentage of engagement evaluation survey respondents reporting the information was clear and easy to understand.	80% of respondents	Engagement evaluation survey Your Say report
Percentage of engagement evaluation survey respondents reporting there was enough time to find out more and provide feedback.	80% of respondents	Engagement evaluation survey Your Say report

Further documentation/additional information:

Appendix 1 - Key stakeholder analysis

Appendix 2 - Maps

Appendix 3 – Communications package

Sign-off

Officer who prepared the document

Name: Alicia Smith

Position title: Property Transaction Officer

Reviewed by

Name: Paula Bugden

Position title: Community Engagement Advisor

Date:

Reviewed by

Name: Fiona Dallimore

Position title: Team Leader Property Transactions

Date:

Approved by

Name: Ian Hawkins

Position title: Manager Community Safety and Property

Date:

Appendix 1 – Stakeholder analysis

Stakeholder	Level of impact /interest in the project (high /medium / low)	Level of influence (high / medium / low)	Engagement method (inform / consult active participation)	When they will be communicated with (stages of the engagement)	Engagement / communication techniques
Decision-makers					
Consider internal and external decision-makers such as state departments we need approval from and external funders.					
Elected members and Mayor	Medium	Medium	Participation	Prior to Stage 1	EM update email
Minister for Local Government	Medium	Medium	Participation	Stage 3	Email
Internal stakeholders					
Customer Relations team	Medium	Low	Inform	Stage 1 – engagement (1 day prior to engagement opening)	Email
Marketing and Communications team – Social Media Advisor	Medium	Low	Participation	Stage 1 – engagement (2 weeks prior to engagement opening)	Social media post booking
Sign shop	Medium	Low	Participation	Stage 1 – engagement (2 weeks prior to engagement opening)	Sign shop booking

Directly affected stakeholders					
Residents living immediately adjacent to the proposed land parcel (see door knocking map in Appendix 2)	Medium	Medium	Consult	All engagement stages	Door knocking letter
Residents/Business living within the vicinity of the proposed land parcel. (see letter drop map in Appendix 2)	Medium	Medium	Consult	Stage 1 – engagement	Letter
Selicks Beach CFS	High	High	Consult	All engagement stages	Email/Phone call
Indirectly affected stakeholders					
Consider the wider community, such as visitors to the project area.					
Kaurna traditional owners	Medium	Medium	Consult	Stage 1 – engagement	Email/Phone call
Residents not identified in the maps.	Medium	High	Consult	All engagement stages	On-site signage
Selicks Area Residents Association (SARA)	High	High	Consult	All engagement stages	Stakeholder email
Any visitors/users of the land parcel.	High	High	Inform	Stage 1 - engagement	On-site signage Public notice
Government Organisations					
Renewal SA				All engagement stages	
State / federal Member of Parliament					

N/A										
Emergency Services										
All projects that could potentially disrupt/interfere with emergency services should be notified.										
N/A									All engagement stages	
Non-government organisations (NGOs), peak bodies, industry groups										
N/A										
Your Say Registered members										
Registered Your Say members with an interest in: - Council Land (leases, permits, land revocations, code amendments) - Parks, play spaces and reserves And / or an interest in Sellicks Beach, Sellicks Hill	Medium	Medium	Medium	Consult	Stage 1 - engagement	Your Say new project notification email				
Your Say project followers	Medium	Medium	Medium	Inform	Stage 2 – close the loop Stage 3 – final project outcomes	Your Say follower notification email				
Media										
For Marketing and Communications to complete if required										

Appendix 2 - Maps

Project location



Door knocking map

8 homes have been identified for door knocking who may be directly impacted.



Letterbox drop map

Letters will be distributed to the properties outlined in the map below which are within proximity of the project location, an estimate of 880 properties.



Appendix 3 – Communications package

Public Notice



Have Your Say

Proposed revocation of community land classification for

Allotment 506 (Reserve) Lurline Boulevard Sellicks Beach

Notice is hereby given pursuant to Section 194(2)(b) of the *Local Government Act 1999* that the City of Onkaparinga proposes to revoke the community land classification of Allotment 506 (Reserve) Lurline Boulevard Sellicks Beach for disposal to the Minister for Emergency Services and Correctional Services To enable the relocation of the Sellicks Beach CFS from Fontaine Drive, Sellicks Beach and construction of new 3-bay station at this location.

The subject land is legally described as:

Allotment 506 in Deposited Plan 65801 comprised in Certificate of Title Volume 5925 Folio 822.

We are now welcoming all feedback on this proposal. To have your say and for more information, please visit www.onkaparingacity.com/yoursay where you can enter or upload your feedback online.

Written feedback, marked to the attention of Property Transactions, can also be sent via the below methods:

Online: www.onkaparingacity.com/yoursay

E-mail: mail@onkaparinga.sa.gov.au

Post: City of Onkaparinga, PO Box 1, Noarlunga Centre, SA 5168

Consultation is open until 3 September 2026

Enquiries can be directed to Alicia Smith, Property Transactions Officer on 8384 0666 or mail@onkaparinga.sa.gov.au

S Mason, Chief Executive Officer

Email to Mayor and Elected Members

Subject: Proposed revocation of community land classification for disposal

Dear Mayor and Elected Members

At the 21 July 2026 Council Meeting, the council reserve located at Allotment 506 Lurline Boulevard, Sellicks Beach was declared surplus to requirements and potentially suitable for disposal to the Minister for Emergency Services and Correctional Services to enable the relocation of the Sellicks Beach CFS from Fontaine Drive, Sellicks Beach and construction of new 3-bay station at this location. As part of this process, approval was granted to commence the revocation of their Community Land classification, including undertaking public consultation.

Public consultation will commence today 13 August 2026 and conclude on 3 September 2026. The outcome of the engagement will be presented in a report to Council in the coming months.

As part of the engagement, we will be undertaking door knocking of adjacent residents.

If you require further information on this engagement, please visit the Your Say pages at www.onkaparingacity.com/yoursay, or you are welcome to contact me at alicia.smith@onkaparinga.sa.gov.au

Regards



Alicia Smith
Property Transactions Officer

Door knocking letter

Dear resident

Proposed community land revocation to enable the construction of a new CFS station.

We are writing to advise we will be visiting your home to chat about a new project.

The purpose of the visit is to discuss the proposal, understand if you have any concerns, and answer any questions you may have.

About the project

Council is proposing to revoke the Community Land classification of a reserve at Lurline Boulevard, Sellicks Beach to enable the land to be transferred to the Minister for Emergency Services and Correctional Services for the construction of a new Country Fire Service (CFS) station.

The Sellicks Beach CFS station is currently located on Fontaine Drive and was deemed unsuitable for future use due to structural issues that are beyond repair. This location is now too small to accommodate a new standard 3-bay station to meet risk and capability.

The council reserve at Lurline Boulevard was declared surplus to requirements and potentially suitable for disposal and construction of the new CFS station. Council recently approved the commencement of the Community Land revocation process, including undertaking public consultation to seek community feedback on the proposal.

The portion of land is bordered in red overleaf.

We have scheduled a visit to your property on Tuesday 18 August between 4pm - 5pm.

We understand that people may be unavailable during this time. If this is the case for you, we would still like to visit or discuss the proposal over the phone.

Please inform us of a more convenient date and time by emailing us at yoursay@onkaparinga.sa.gov.au or calling us on 8384 0666.

If you do not want us to visit your property, please kindly let us know prior to the proposed dates.

In the event of extreme weather conditions, visits may be postponed and a new date advised.

You can find out more and also provide feedback online at www.onkaparingacity.com/yoursay.

Engagement is open until 3 September 2026.

We look forward to speaking with you.

Yours sincerely



Alicia Smith
Property Officer Transactions

Enclosed: Aerial image



Letter to Residents

To The Occupant

Have Your Say – Community Land revocation proposal – Allotment 506 Lurline Boulevard, Sellicks Beach

Council is proposing to revoke the Community Land classification of a reserve at Lurline Boulevard, Sellicks Beach to enable the land to be transferred to the Minister for Emergency Services and Correctional Services for the construction of a new Country Fire Service (CFS) station.

The Sellicks Beach CFS station is currently located on Fontaine Drive and was deemed unsuitable for future use due to structural issues that are beyond repair. This location is now too small to accommodate a new standard 3-bay station to meet risk and capability.

The council reserve at Lurline Boulevard was declared surplus to requirements and potentially suitable for disposal and construction of the new station. Council recently approved the commencement of the Community Land revocation process, including undertaking public consultation to seek community feedback on the proposal.

The land parcel affected is bordered in red as shown overleaf:

- Allotment 506 in Deposited Plan 65801 comprised in Certificate of Title Volume 5925 Folio 822.

A report on the proposal, as required by section 194(2)(a) of the Local Government Act 1999, and further information can be obtained at www.onkaparingacity.com/yoursay

We are now welcoming all feedback on this proposal. To provide feedback please use one of the methods listed below:

Online: www.onkaparingacity.com/yoursay

E-mail: mail@onkaparinga.sa.gov.au

Post: City of Onkaparinga, PO Box 1, Noarlunga Centre, SA 5168

Personal Delivery: Customer Services Centres at:
Ramsay Place, Noarlunga Centre

Please address all written feedback for the attention of Alicia Smith, Property Officer.

Council will review and consider all feedback received before making a decision on the proposal.

Engagement is open until **3 September 2026**.

If you have any queries, please contact me on 8384 0666.

Yours sincerely



Alicia Smith
Property Officer Transactions

Enclosed: Aerial image

Page 20 of 22

On site signage

Proposed Revocation of Community Land for a new CFS Station

Council is seeking community feedback on a proposal to revoke the Community Land classification of this reserve at Lurline Boulevard, Sellicks Beach.

Find out more and have your say by visiting www.onkaparingacity.com/yoursay or scanning the QR code.

Engagement is open until 3 September 2026

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