# DESIGN GUIDELINES FOR SELLICKS BEACH STRUCTURE PLAN

Draft April 2021

# PRINCIPLE 1 – AIM AND IMPLEMENTATION

## PURPOSE OF THE GUIDELINES

The following design guidelines have been prepared to provide a more comprehensive set of principles and associated design direction for future development within the undeveloped areas of Sellicks Beach Structure Plan area (i.e. the Rural and Deferred Urban Zones).

We will encourage application of the Design Guidelines for development within the existing residential areas in so far as they may be applied on an individual allotment basis.

Design guidelines are commonly used in the broadacre and land division process where they inform a particular standard of development sought by Council and developers.

They are often used to make sure that:

- An identifiable degree of desired character, visual cohesion and consistent materials between houses, other built elements and the natural environment is achieved
- Houses are designed with an appropriate setting on each allotment and to provide cohesion between neighbouring lots and emerging streetscapes
- Existing and future residential amenity is protected
- Attractive gardens, streetscapes and parks/ open spaces are created and integrated
- New development is environmentally efficient and promotes best practice sustainable design and conservation measures.

Emerging best practice for design guidelines emphasises the importance of good sustainable design decisions to make residents' lives more comfortable and help work towards mitigating future climate change impacts.

These model design guidelines are NOT intended to be the final version of the design guidelines for future development at Sellicks Beach. These guidelines provide the first iteration and future delivery instructions to achieving a high quality and sustainable environment at Sellicks Beach. Where necessary, areas of further investigation and design guideline development are identified in certain Principles. They advise how future development will be designed and proactively encourage exemplar development that achieves the Sellicks Beach Structure Plan objectives in relation to sustainability, desired future character, climate response, built form and biodiversity.

It is intended that the design guidelines will be an integral part of guiding future development starting with any Code Amendment(s) and continuing through to the land division and development assessment processes. Council expects that a future version of the design guidelines will be implemented via an appropriate mechanism, likely a combination of Land Management Agreements (LMAs) and encumbrances on the land title.

Good design guidelines have been prepared by ODASA, Renewal SA and for land division projects such as Aldinga Sunday and Beyond Today (Port Elliot).

The Green Star Communities Framework by Green Building Council Australia also serves as a guiding document addressing liveabillity, environmental responsibility, design excellence, economic prosperity and governance. Council expects to see the Green Star Communities Framework principles applied to the future planning of Sellicks Beach.

# SELLICKS BEACH STRUCTURE PLAN

## DELIVERING THE STRUCTURE PLAN

It is expected that future development will be innovative and achieve design and sustainable development outcomes beyond the model guidelines outlined in this document. Council seeks a future form of development and layout that is consistent with the structural elements outlined in the Sellicks Beach Structure Plan.

Future land division and detailed planning should deliver housing areas, road network upgrades, active travel measures and public open space/conservation areas consistent with the Structure Plan.

This includes the creation of an integrated nature conservation, open space and active transport networks comprising:

- Land adjacent the McLaren Vale Character Preservation District along the southwest boundary allocated as a wide, landscaped buffer for visual, conservation and amenity/ active transport purposes
- Sellicks Creeks and other creeks to be rehabiliated and reverted from current eroded and modified form to a more natural state
- Land adjacent Sellicks Creek and adjoining other creeks to be rehabilitated and revegetated utilising indigenous species to improve habitat creationand create a conservation area
- Land allocated for stormwater detention/ retention landscaped in accordance with engineering requirements and local biodiversity outcomes
- Retention and enhancement of existing mature and valued vegetation
- New active transport (e.g. walking and cycling) networks comprising on-road and off-road pathways linked to a comprehensive wider system.


**Aldinga Sunday streetscape**

# PRINCIPLE 2 – IDENTITY AND CHARACTER

## INTENT

Positively responding to the existing serene, coastal village character and building upon this to create a positive sense of place that helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion. Achieving a safe, legible and attractive neighbourhood that blends and enhances the natural environment while meeting the diverse needs of the community.

## DESIGN APPROACH

- Building design and character are important to the successful evolution of Sellicks Beach where new dwellings are responsive to local climate, use locally sourced natural materials and reflect the colours and textures of the locality.
- The design language for Sellicks Beach is contemporary coastal character reflecting the traditions of local seaside dwellings. This is achieved through:
  - » Low density housing with one dwelling per allotment only
  - » Incorporating a mix of high quality building materials able to withstand a harsh coast environment (with minimum of two colours and/or materials to front facades)
  - » Ensure visual interest of roof lines
  - » Well orientated windows and balconies to capture views and maximise passive surveillance and winter solar access
  - » No (or low and open) front fencing with front yard landscaping utilising indigenous or well-suited coastal species
  - » Secondary street, side or boundary fencing (where it abuts the public realm) must be type A1 and/or A2 (as shown on the next column as shown) to add visual interest and promote a coastal theme
  - » Verandahs, wide eaves and good dwelling articulation
  - » Avoiding monotony of external wall and roof colours with generally earthy or muted coastal tones (also consider the heat load impacts of using darker hues on external parts of a dwelling)
  - » Garaging as a subordinate building element and setback at least 1 metre behind the main facade of a dwelling (no triple garaging)
  - » No dwelling or garage/carport on side boundary (except within the Housing Choice Area)
  - » Limited ornamentation or fenestration (this is more appropriate for circa 19th and early 20th century dwellings)
  - » Incorporate large windows overlooking any public open space
  - » Narrow driveway widths (4-6 metres wide) and minimising hard standing.

It is expected that future design guidelines will expand on this list and will also set out detailed requirements for façade design, roof pitch and design, corner lot design, fencing and material and colours to achieve the desired design vernacular for Sellicks Beach. In some cases, guidelines may vary from Planning and Design Code requirements and this will be a matter for further investigation and discussion between council and developers/land owners.


and paving in front yards (no greater than 50%) and only one driveway per allotment.

## LAYOUT AND DESIGN IDENTITY

- A future subdivision layout should respond to:
  - » Site characteristics including topography, creek lines and cultural heritage needs
  - » Coastal and hillside setting
  - » Landmarks
  - » Views including from Main South Road, Cactus Canyon and the foreshore
  - » Maximising good solar orientation for all allotments (northerly aspect for living areas with avoidance of west facing facades (noting the direction of coastal views) without sufficient space for mitigation - landscaping, wide eaves, pergolas and architectural shade features
  - » Active transport needs and desire lines
  - » Potential amenity impacts from the Sellicks Quarry
  - » Stormwater management requirements
  - » Climate change adaptation needs
  - » Retention and planting of trees and vegetation
  - » Opportunity for community activation including shared spaces for community gardens, neighbourhood greens, accessible streetscapes and shared spaces
  - » Need for accessible community and retail facilities optimising connection with pedestrian links for enhanced walkability and access to public transport services
  - » Crime Prevention Through Environmental Design (CPTED) principles
  - » Potential symbiotic relationship between private and public spaces (including creeks and open spaces).
- Lots should be designed to be proportionally wider than deep, to maximise side setbacks and create openness between dwellings.
- Development should:
  - » Create a strong sense of local coastal identity through well-designed and context responsive places, streets and integration with the existing beach and foreshore area along the Esplanade
  - » Retain important public views to and from the coast and view corridors to the Willunga Escarpment
  - » Recognise the visual and locational prominence of the junction of Main South Road and Sellicks Beach Road as a ‘gateway’ to Sellicks Beach which provides a strong and attractive connection to the coast
  - » Avoid two adjacent homes constructed in the same style and with the same materials unless they are part of an integrated housing development.

# PRINCIPLE 3 – BIODIVERSITY AND CONSERVATION

## INTENT

Protect and enhance biodiversity within the region including retention of natural environment, marine habitats and ecosystems in a healthy functioning state.

Water is recognised as a precious resource, and development should maximise its collection and minimise its waste.

## BIODIVERSITY AND ECOLOGY

- As a minimum, development should:
  - » Protect and enhance biodiversity within Sellicks Beach and the region (including coastal environs, Cactus Canyon and the Aldinga Washpool)
  - » Allow for the retention of significant trees (other than invasive species) and native vegetation
  - » Encourage the planting of indigenous vegetation (a future list of preferred planting species should be developed for the final design guidelines)
  - » Provide environmentally sustainable landscapes and natural habitats and minimise the urban heat island effect
  - » Deliver natural vegetated corridors as habitat for native fauna and flora while providing access and viewing opportunities.

## HABITAT PROTECTION, ENHANCEMENT AND CREATION

Proposed subdivision and development should demonstrate how indigenous biodiversity is maintained through protection, restoration and enhancement in areas where ecological values are degraded, or where development is occurring in the future.

- As a minimum, development should:
  - » Ensure the protection of habitat recognised via biodiversity corridors to other areas within and surrounding Sellicks Beach
  - » Integrate wetlands and bio-retention systems into open space, parkland or landscaped areas to accept run-off from the existing catchment of the region and future development.

Cactus Canyon

View over Sellicks Beach

## BEST PRACTICE STORMWATER MANAGEMENT

- Facilitate a detailed drainage design and stormwater management plan that can be considered to reduce the impact of stormwater run-off and meet best practice standards for managing stormwater and restoration of eroded and modified watercourses, to reinstate ecological processes and diversity consistent with state planning strategies.This plan should consider measures to reduce stormwater run off from a future road network through design, reduction in road carriageway widths and inclusion of Water Sensitive Urban Design elements as a source of treatment of stormwater.
- Apply as part of Building Envelope Plans (see Principle 6) maximum areas of front yard hardstanding and paving (50%) to minimise water runoff from allotments.
- Provision of individual tank storage in excess of Building Code minimum standards (5kL tanks are considered an appropriate minimum size).

Future design guidelines should review garden design, irrigation, biological pest control and species selection (similar to the Beyond Today design guidelines).

Wetlands at western end of Sellicks Beach Road

# PRINCIPLE 4 – SUSTAINABILITY

## INTENT

Future land division and development in Sellicks Beach advances sustainable development in South Australia to a new level, supported by design strategies promoting efficient water use and energy systems and advanced building design approach.

Good design comprises an environmentally sustainable development that utilises best practice in environmental design, energy efficiency and water sensitive urban design, matched with an environmentally responsible use of materials and conservation.

### SUSTAINABLE BUILDING DESIGN

- Buildings must be designed using passive design principles (e.g. shading, ventilation, thermal mass etc) to increase comfort and minimise the need for artificial heating and cooling.
- Optimise building liveability and energy/ resources considerations by application of the following key design features:

» Solar orientation including a northern aspect to at least one living area and one outdoor space with well-proportioned windows and doors orientated to the street

» Sustainable construction practices (low embodied energy and local sourcing) and careful selection of materials to create a healthy internal home environment (low polluting materials with minimal levels of Volatile Organic Compounds)

» Maximised insulation and appropriate thermal mass to help buildings better regulate temperature change or sustainable periods of hot or cold weather. 2021 baseline targets are R2.5 for walls and R5 for ceilings (plus sarking)

» Optimal and effective shading of walls and windows responsive to seasons (in particular Winter and Summer periods)

» Provision of significant cross-ventilation throughout a dwelling

» High thermal performance and installation of double or triple glazed windows (excluding bathrooms,

**Stormwater management at Aldinga Sunday**

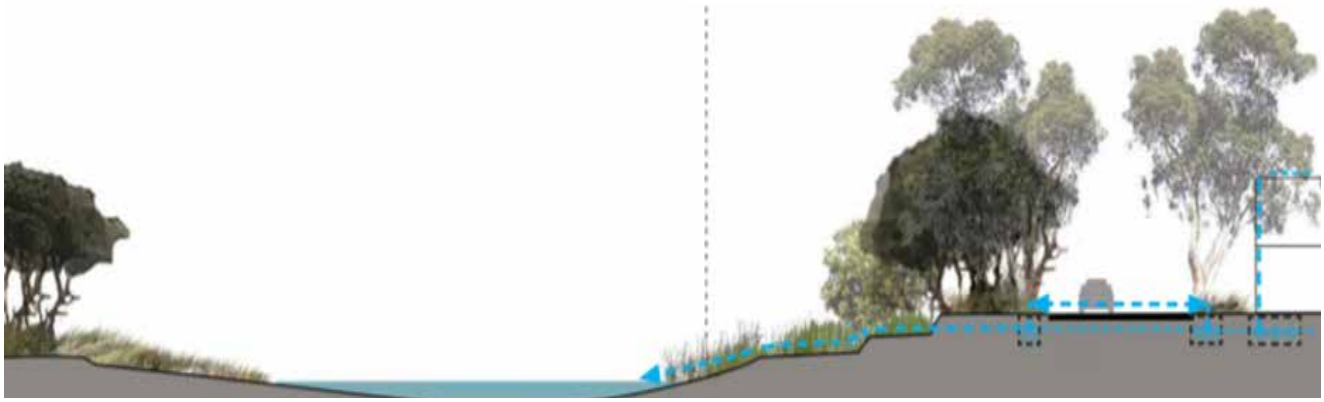
laundries or garages)

- » Best practice waste management reduction and treatment approaches
- » Use of rain water harvesting in excess of Building Code minimum requirements
- » Building flood and storm resilient buildings
- » Responding to topography (minimise cut and fill)
- » Consideration of roof design and placement of renewable energy systems to maximise future potential for landowners (also designing adjacent buildings cognisant of the location of existing renewable energy systems)
- » Dwellings and spaces positioned relative to the path of the sun to create a pleasant living environment while reducing the use of valuable energy resources
- » The appropriate use of green roofs, walls and facades to mitigate the impact of the urban heat island effect.

A future iteration of the design guidelines should provide more detail on internal dwelling layout, appliances (water heating, cooling, kitchen and laundry, clothes drying and efficient lighting) and waste management developed at the land division stage.

- Dwellings should meet universal housing design approaches and best practice sustainable design standards that meet the changing needs, lifestyles and household budgets of occupants over their lifetime.
- Buildings should be designed to achieve a minimum 8-star level energy rating conducted in accordance with the Building Code of Australia (BCA) and the 'Australian Nationwide House Energy Rating Scheme' https://www.nathers.gov.au/governance and considering:
  - » Purchasing of electricity produced from renewable sources
  - » Uptake of rooftop solar power connection devices and battery systems
  - » Heat pump hot water systems

Replace traditional stormwater outfalls with wetlands and biofiltration systems to enhance vegetation and habitat, and ensure environmentally responsible discharge of water.



Source: "Siting and Design Guidelines, May 2020" – Marine and Coasts, Vic Gov

- » Rainwater tank storage, water re-use and on-site detention
- » Wi-fi
- » Insulation and air conditioning
- » Electric vehicle charging equipment.

It is expected that the future design guidelines will aim to achieve better outcomes than allowed for in any minimum Building Code operational at the time of any future land division. Being better than standard practice is a key driver for any sustainable design guidelines at Sellicks Beach.

## SUSTAINABLE LIVING AT SELLICKS BEACH

- Provide best practice sustainable living and apply Green Star Communities principles.
- Allow for some diverse housing typology and affordable housing within a walkable neighbourhood surrounding the neighbourhood centre (on northern side of Sellicks Beach Road other than for land directly abutting the centre if developed on the southern side)
- Future design of any land division should encourage the east-west layout of roads, or similar, with allotments orientated for highest solar energy advantage
- Future land division and development outcomes must emphasise a green landscape providing height and cooling through canopy cover and shading using street tree planting to provide shade and enhance the visual appeal of properties
- Encourage future innovative land division design that maximises and conserves existing natural vegetation, restores and rehabilitates existing watercourses and aligns reserves and recreational connections with open space areas to reinstate ecological processes and diversity consistent with state planning strategies
- Provide stormwater wetlands and biofiltration systems to enhance vegetation and habitat and ensure environmentally responsible discharge of water
- Plan for innovation including opportunities for Virtual Power Plants and other emerging renewable delivery technologies.

# PRINCIPLE 5 - CULTURAL AND BUILT HERITAGE

## INTENT

To investigate, integrate, protect and celebrate Aboriginal and European cultural places, relics and items.

### ABORIGINAL HERITAGE

- Increase awareness and promotion of culture in the region including connections to the Tjilbruke trail, the Aldinga Washpool and other cultural heritage conservation sites/areas throughout the study area.
- Engagement with and acknowledge rights and aspirations of the Traditional Owners on cultural heritage values.
- Advocate for cooperative partnerships with the Kaurna community promoting opportunities for protection of living Kaurna culture and heritage in the region.
- Ensure Aboriginal heritage is protected and not adversely impacted by new development.
- Explore opportunities for cultural learning facilities within the Sellicks Beach region.

### BUILT HERITAGE

- Identify and integrate existing built form heritage as a celebrated component of any future design layout.

# PRINCIPLE 6 - BUILT FORM AND SCALE

## INTENT

To achieve a desirable living environment for residents and visitors to Sellicks Beach, within a coherent site layout that provides a pleasant, attractive, and sustainable living environment underpinned by quality materials, finishes and construction techniques (see also Principle 2 – Identity and Character).

### HOUSING

- Buildings should be low in scale and form designed to integrate, manage and provide for:
  - » Cross-ventilation
  - » Solar orientation and photovoltaics
  - » Optimising thermal performance window options and access to natural light
  - » Exposure to high wind
  - » Landscaping and amenity
  - » Open space
  - » Topography changes
  - » Contribution to the streetscape and designed to overlook public areas to provide casual surveillance
- Dwellings shall face the street and any public open space with façade windows and doors oriented to the public realm.
- Adequate space for each dwelling should be provided for the home and its associated amenities (garage, private open space, soft and hard landscaping, storage and clothes drying areas).
- Sufficient space between residential buildings should be provided to facilitate visual and acoustic privacy and infiltration of daylight interior and outdoor spaces.
- Spacing between buildings should respond to solar access conditions.
- Development should provide responsive

transition in allotment sizes to existing primary production, buffers and natural areas through provision of larger site areas represented by the Building Envelope Plan.

## BUILDING ENVELOPE PLANS

- Utilise Building Envelope Plans (BEP) devised to specify the location of built form and private open space relative to the orientation of each allotment.
- A BEP is defined in the *Planning, Development and Infrastructure(General) Regulations 2017 (PDI Regulations)* and the Planning and Design Code (the Code), and refers to a plan that is prepared for the purposes of a land division within certain zones. A BEP provides a basis to assess matters relating to buildings to be constructed on allotments within prescribed parameters including setbacks from boundaries, building height, floor levels and the like
- Building envelopes are designed to maximise space between dwellings, facilitate development that minimises energy consumption for heating and cooling, ensuring that dwellings maximise access to winter solar gain and enable summer natural cooling ventilation during summer.
- BEP's will include:
  - » Site coverage - not exceed 60% in Housing Choice Area and 50% in all other areas including garages, carports and outbuildings (but excluding unenclosed verandahs, pergolas, balconies and driveways)
  - » Building height - with a restriction to a maximum of two storeys in height
  - » Minimum front, side and rear setbacks for dwellings (ground and upper storey) and associated buildings including garages, carports and verandahs
  - » Garage and carport locations
  - » Private open space with a minimum dimension and slope
  - » Siting of front doors

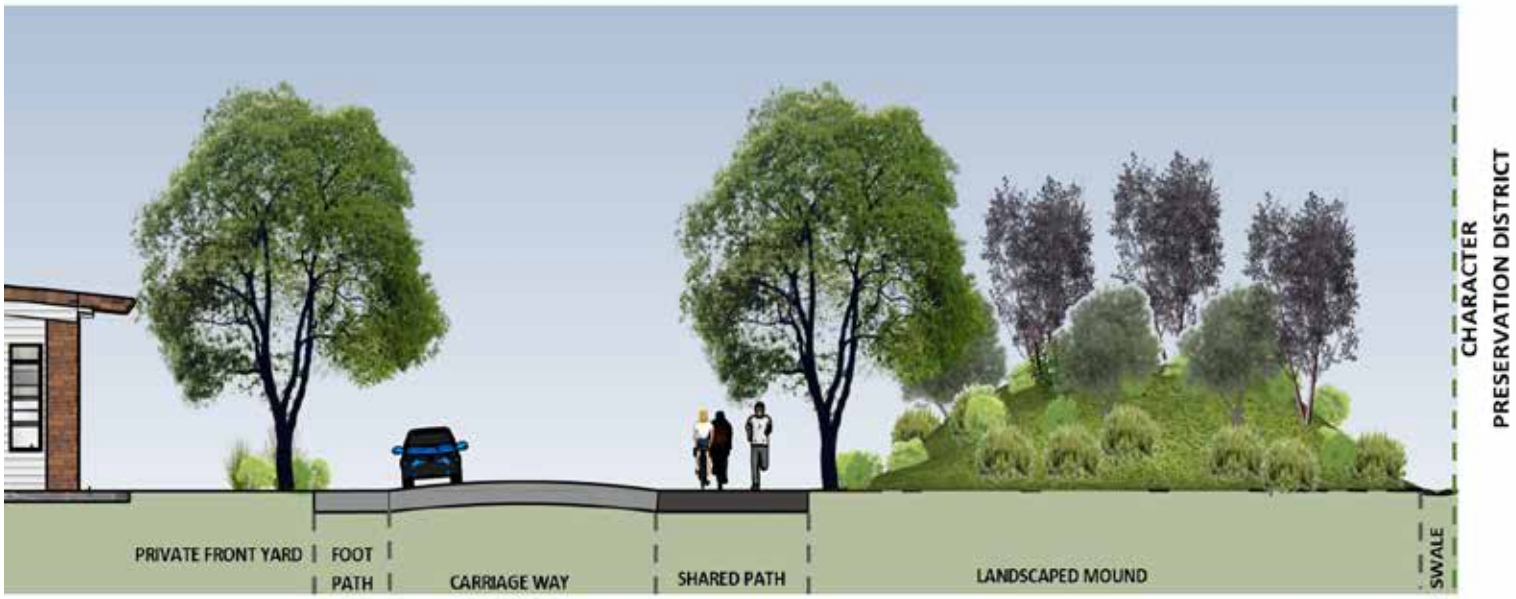
Esplanade, Sellicks Beach

» Driveway width and location

» Specific requirements for buffer areas.

## THE EASTERN BUFFER AREA

- The buffer should be developed in accordance with the 'Indicative Inetrface Buffer' shown on Figure 1 below.
- Dwellings fronting the buffer should incorporate substantial front and side setbacks, no front fencing, maximise front yard landscaping, moderate built form and scale and utilise natural earthy hues reflective of the coastal setting and not exceed two-storeys in height.
- Dwellings should be orientated such that they take advantage of the natural and landscaped 'bush' character and views to the Willunga Hills. See indicative section plan below.
- Dwelling and site layout that provides passive surveillance of the buffer area.




IFigure I Indicative Eastern buffer section

Sellicks Creek - future conservation corridor

# PRINCIPLE 7 - NEIGHBOURHOOD CENTRE

## INTENT

To provide a high quality and varied mixed use environment with accessible open space, retail and community facilities that supply the daily needs of the local residents and promotes a 'village precinct' feel.

## FUNCTION AND FORM

- The development of the centre should explore the highest and best use of the two suggested alternative locations, with flexibility considering land ownership, connectivity to public open space and pedestrian linkages, but ensuring that either option is a focus for and accessible to the whole community:
  - » Option 1 - address the intersection of Sellicks Beach and Justs Roads in a way that strengthens the edge of the precinct, provides a defining landmark and adjacent 'Housing Choice' area on the north-eastern corner of Sellicks Beach and Justs Roads.

Alternatively,

  - » Option 2 – to explore future building opportunities and provide a defined centre located on the south-western corner of Sellicks Beach and Justs Roads ensuring safety of residents and vehicle/pedestrian conflict. This may incorporate a small Housing Choice Area restricted to land north of Sellicks Creek only.

- For either option, the neighbourhood centre for Sellicks Beach shall accommodate:
  - » A pedestrian friendly streetscape to


Old Coach Road, Aldinga

promote walkability incorporating paths, seating, lighting and signage based on effective placemaking pricniples

» A walkable green landscape and urban main street providing amenity and cooling through street tree planting, and canopy cover

» Links to parkland, reserves and open space networks where possible

» Aesthetic treatments to enhance the streetscape and complement the built form

» A high degree of connectivity including disabled access and strengthen connections to adjacent areas

» Contribute to the creation of the neighbourhood's sense of community and place

» Facilitate safe connections to public transport services

» Facilitate passive/casual surveillance through application of Crime Prevention Through Environmental Design (CPTED) principles

» Have well screened and discrete refuse and delivery areas

» Allow for informal socialisation opportunities

» Reinforce the streetscape along Sellicks Beach Road with well-articulated building elevations of no more than two-storeys in height

» Create active and defining edges along street frontages, in particular Sellicks Beach Road

» Utilise initiatives such as 'theme' planting, paving, unified signage, street lighting, street furniture, public artworks, and junction treatments etc

» Provide any carparking that is well landscaped together with appropriate lighting, clearly defined pedestrian access and integrated sun shading and infrastructure such as bicycle parking.

# PRINCIPLE 8 - INFRASTRUCTURE

## INTENT

Infrastructure is the set of structural elements that supports the day-to-day function of the area. Sellicks Beach should be an exemplar suburb in the transition to sustainable infrastructure, taking into account existing and future community needs and opportunities for innovation and local solutions.

### WATER RESOURCES

- As a minimum development should:
  - » Improve water efficiency beyond standard practice
  - » Reduce total operating potable water use to best practice levels
  - » Encourage collection and reuse of stormwater for all new housing with provision of larger rainwater tanks (starting at 5kL capacity)
  - » Encourage the appropriate and sustainable, long term use of alternative water sources (e.g. greywater). This should consider long term maintenance and delivery costs for future householders.
- A fit-for-purpose approach should be applied in Sellicks Beach requiring the collection and use of rainwater from individual house tanks for use in hot water systems and the use of treated stormwater from community storage systems including wetland and underground aquifers for use in irrigation, toilet flushing and laundry cold taps connected to washing machines, in accord with best practice standards

### WASTEWATER MANAGEMENT

- Master planning for future wastewater management infrastructure requirements must be undertaken within the context of the future land division and land use, and the disposal needs of the wider surrounding area.
- Avoids or mitigates adverse air quality and noise impacts arising from wastewater management.
- Enables the proper management of treated wastewater in accord with best practice sustainable standards.
- Wastewater should be sufficiently treated with appropriate quality control, ensuring it is fit for purpose.
- The capacity of a Waste Water Treatment Plant to cope with additional wastewater volumes and pollutant loads, as well as associated odour and noise issues, must be considered. The capacity of existing facilities to manage potential volumes will need to be addressed in order to prevent future mismanagement and possible pollution.
- Low-energy wastewater management systems be implemented in preference to high-energy wastewater management systems.
- To prevent or minimise environmental harm resulting from undertaking an activity that pollutes or might pollute waters.
- Treatment of wastewater to enable re-use within the local environment. This could include non-potable reuse for irrigation of local open space, other Council land or for primary production use. Ability to use this water is dependent on site, and proximity and effluent quality.

## STORMWATER MANAGEMENT

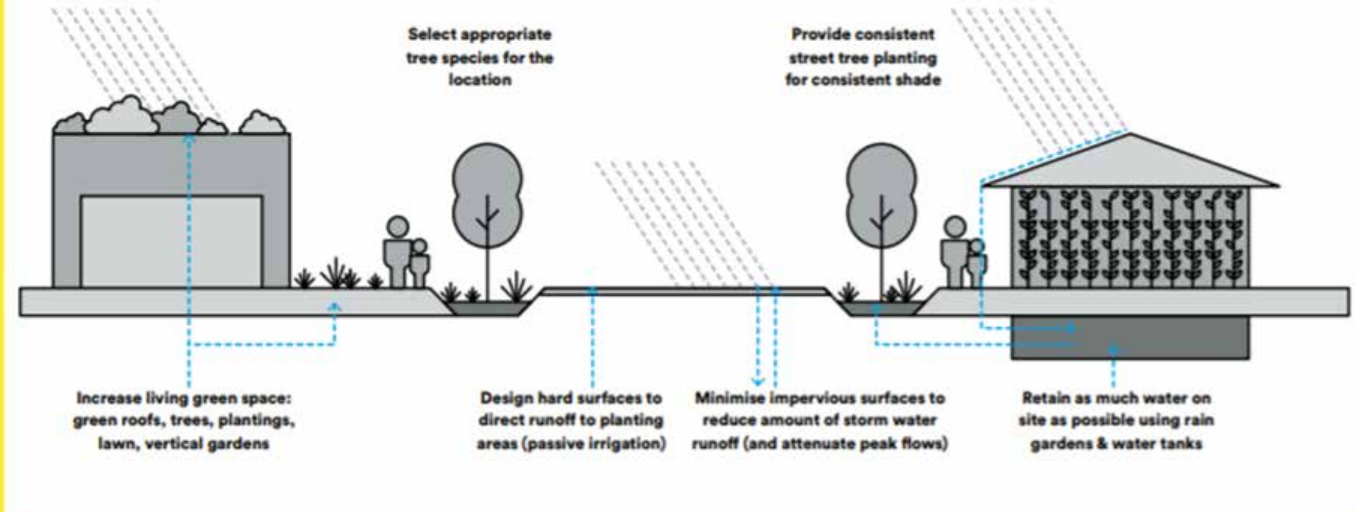
- As a minimum development should:
  - » Reduce the impact of stormwater run-off
  - » Improve the water quality of stormwater run-off
  - » Incorporate the use of water sensitive urban design, including stormwater re-use
  - » Ensure the efficient use of water and to reduce total operating potable water use through encouraging water efficient landscape design.

## WATER SENSITIVE URBAN DESIGN

- Contribute to water conservation and stormwater management to reduce the impact of stormwater run-off, meeting best practice standards for managing water and using Water Sensitive Urban Design (WSUD) elements such as:
  - » Raingardens and biofiltration systems
  - » Sediment filters and litter traps
  - » Waterwise planting and buffers
  - » Swales
  - » Sand filters
  - » Rock rip rap channels
  - » Ephemeral wetlands.
- Use rainwater tanks or similar to capture roof run-off for re-use on site in excess of Building Code (or equivalent) minimum requirements.
- Rehabilitate and revegetate existing watercourses including design for the treatment of stormwater and surface run-off to maintain and improve water quality and achieve best practice standards.

## DRAINAGE AND DETENTION

- Maintain the natural drainage patterns of the area and ensure pre-development volumes of stormwater entering the stormwater system.
- Minimise impervious surfaces, use permeable surface treatments and reduce the amount of sediment and pollutants entering the stormwater system.
- Provide detention basins and wetlands to serve as a drainage function, planted with waterwise species of trees/shrubs and vegetation that will assist with nutrient stripping, water absorption and mosquito control, while providing ease of access for future maintenance.




**Water Sensitive Urban Design strategies (WSUD)**

Source: "Design Guidelines – Design Quality and housing Choice – 2015" – Office for Design and Architecture

# PRINCIPLE 8 - PUBLIC OPEN SPACE

## INTENT

To create a quality coastal open space setting with easy access for residents to meet the needs of the community and complement existing public open space at Sellicks Beach and surrounds.

### NEW PUBLIC OPEN SPACE

- Create a hierarchy and range and choice of open spaces and experiences serving different active, conservation and passive recreational opportunities.
- Recognise that the beach provides a valuable open space area that will provide safe recreational focus for the whole community.
- Public open space areas that promote habitat restoration and revegetation, scenic values and support social interaction and local community needs.
- Create public open space and open space corridors for habitat, recreation, conservation, access and drainage without diminishing the recreation or conservation values.
- Ensure adequate building setbacks to protect natural areas and where feasible, preserve settings for places of cultural heritage within the open space network.

### THE CREEKS

- Preparation of a Creek Protection and Rehabilitation Plan with an overarching aim to create a connected, linear park system within Sellicks Beach, connecting all creeks and the wider natural environment (including the Aldinga Washpool).
- The Plan will identify land to be allocated for conservation purposes to be rehabilitated and returned to a natural state utilising indigenous species and habitat creation (recent works along Sellicks Creek at western end of Sellicks Beach Road

Coast Park, Sellicks Beach

Open space at Aldinga Sunday

are a good example of rehabiliation of an eroded creek).

- Future local road networks, site planning and Building Envelope Plans will respond to and recognise the protection of these natural environments.
- The creek areas may not form part of the 12.5% minimum open space requirement for subdivision.

## THE EASTERN BUFFER AREA

- Provide a well-designed, publicly accessible landscaped buffer incorporating mounding and appropriate screen planting serving as interface to the Character Preservation District and impacting land uses along the eastern buffer (see Figure 2)
- The Eastern Buffer Area may not form part of the 12.5% minimum open space requirement for subdivision.

# PRINCIPLE 10 - LANDSCAPING

## INTENT

The natural coastal landscape environment of Sellicks Beach calls for the predominant use of indigenous water tolerant plant species in landscaping that complements built form architecture and provides benefits of summer shade and winter solar gain.

Streetscape amenity and quality of architecture can be enhanced by landscaping.

## EXISTING LANDSCAPING

- Develop a Landscaping Protection and Enhancement Plan based on more detailed site assessment to, amongst others:
  - » Encourage natural regeneration, maximise retention of canopy trees and include extensive replanting of native species
  - » Protect local native flora and fauna species such as small birds, frogs, lizards and butterflies and their habitats.

The design and site planning implication and outcomes of a Landscaping Protection and Enhancement Plan should be incorporated into the land division process and future design guidelines.

## FUTURE LANDSCAPING

- Integrate high quality landscaped front gardens (with adequate front building setbacks) and deep soil zones to contribute to the overall landscaped character of the suburb and to improve residential amenity.
- Use water tolerant plants that are suited to the coastal conditions and soil profile in private gardens, to enhance the streetscape and reduce the heat island effect.
- At least two trees to be planted in the front yard of each dwelling with minimum growth height of 6m.
- Large lawn areas and use of high water dependent species are not encouraged.

It is expected that a front yard guide and preferred species planting list will be incorporated into future design guidelines.

Existing view from Sellicks Beach Road

# PRINCIPLE 11 - MOVEMENT AND CONNECTIVITY

## INTENT

To provide a safe, legible and efficient system of roads and pathways for vehicular, pedestrian and cycle movements to promote a healthy lifestyle. There should be a focus on promoting walking and cycling within Sellicks Beach.

### SUBDIVISION AND ROAD DESIGN

- Local road upgrades consistent with the Sellicks Beach Structure Plan address road corridor design requirements based on emerging traffic volumes.
- The street pattern should respond to topography and align with distant views and attributes, and help identify and promote key gateways and nodes.
- Prioritise walking and cycling by providing a high amenity shared path network to, from and through Sellicks Beach. The layout structure of the area should deliver shared pathways in accordance with the Structure Plan, and maximise connections to wider active transport networks such as the Coast Park, and along potential future links to Aldinga and across Main South Road.
- Provide efficient and safe pedestrian linkages to connect streets, destinations and communal facilities.
- Provide convenient, accessible and legible road connections to manage an increase in vehicular, cyclist and pedestrian traffic within the region (once developed) with clear internal links to points of attraction within and beyond the development.
- Encourage use of public transport and pedestrian and bicycle movements to help minimise car dependency.
- Locate furniture, signage and other landscape elements so they complement circulation and interconnectivity patterns.
- To promote the use of low emissions vehicle technologies and supporting infrastructure.
- Opportunities to investigate future transport initiatives and redesign must be considered and integrated into the existing local and state transport road networks to improve safety, legibility and accessibility.

It is expected that future design guidelines will address road width and design, footpath width, outdoor lighting, kerbing, Water Sensitive Urban Design (as part of the road network), street tree planting, on-street bicycle parking and electric car charging.