
SELICKS BEACH STRUCTURE PLAN



SUMMARY OF CONSULTATION REPORT



April 2021

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Introduction

This report summarises feedback from engagement activities undertaken by the City of Onkaparinga (council) between September 2020 and March 2021 as part of the preparation of the Sellicks Beach Structure Plan (the Structure Plan).

Feedback has helped shape and refine the draft Structure Plan and the Sellicks Beach community has been actively engaged and participatory during all forms of outreach. This report provides details of the consultation process undertaken by council.

The Sellicks Beach Structure Plan is a strategic land use plan that establishes a potential future spatial arrangement and guiding principles for Sellicks Beach. It is intended that the Structure Plan informs the process for an orderly extension of the existing Sellicks Beach urban area to ensure future communities live within a high quality, coastal environment and have ease of access to appropriate infrastructure and services.

The Structure Plan directly responds to the strategic framework for future urban development at Sellicks Beach established by the *30 Year Plan for Greater Adelaide 2017 update* and explored in more detail in the Onkaparinga *Local Area Plan (2020)*.

The Structure Plan is being prepared for the Sellicks Beach area with a focus on the current (i.e. pre the introduction of the Planning and Design Code on March 19 2021) Deferred Urban and Primary Production Zones although it does consider existing residential areas within the suburb and wider context issues as needed.

Council is being proactive in preparing the Structure Plan to be ready for possible Code Amendments now the Planning and Design Code has replaced the Onkaparinga Council Development Plan.

As part of engagement activities, the team made it clear that the Structure Plan is not:

- A detailed master plan (including the foreshore, coastal management or beach access/parking)
- A document that permits rezoning of existing land (or delivery of services)
- An implementation/staging reference plan.

This Report should be read in conjunction with the consultation and amended versions of the Structure Plan. Where relevant, any new matters arising from the consultation process are contained in this Report.

The amended Structure Plan reflects the recommendations of Council contained in this Report.

Consultation

Consultation Process

The Structure Plan consultation process was designed to engage and interact with the Sellicks Beach and wider community informing their knowledge of plan preparation activities and maximise feedback and input into the draft Structure Plan.

The process sought to build on the knowledge gathered as part of consultation for the *Onkaparinga Local Area Plan* in early 2020 and previous interaction with the Sellicks Beach community.

Consultation was undertaken in accordance with the Community Engagement Strategy approved by the Strategic Directions Committee on 3 November 2020. Consultation also needed to adapt to restrictions and the November 2020 lockdown imposed by the State Government in its management of the COVID-19 pandemic.

Consultation comprised two main phases:

Phase 1 – Draft Structure Plan preparation

1. Elected Members session on 8 September 2020
2. Community Leaders Workshop on 30 September 2020 attended by 12 people

Phase 2 – Structure Plan consultation

1. Council's "Your Say" website – with a dedicated web page for the project with an online submission form and regular updates
2. Preparation and publication of four information videos in late 2020
3. Three (3) meetings with four resident community action groups comprising group representatives, Elected Members and Council staff
4. Presentation to the Friends of Sellicks AGM meeting on 5 Nov 2020 attended by 37 people
5. Three (3) Community Information Sessions held at the Sellicks Beach Community Centre held on 4, 9 and 11 February 2021 attended by more than 100 people
6. Meeting with Southern Quarry Group Ltd in February 2021
7. Regular Project Steering Group meetings were held as required comprising the Mayor, CEO, two Elected Ward Councillors, council staff and project managers.

In addition to the above consultation activities, council consulted the following stakeholders on the draft Structure Plan:

Local Member(s) of Parliament

- (a) Hon Leon Bignell MP – State Member for Mawson
- (b) Ms Nat Cook MP – State Member for Hurtle Vale
- (c) Ms Katrine Hildyard MP – State Member for Reynell
- (d) Mr Chris Picton MP – State Member for Kaurna
- (e) Mr Corey Wingard MP – State Member for Gibson
- (f) Ms Amanda Rishworth MP – Federal Member for Kingston

Government Agencies

- (g) Department of Infrastructure and Transport
- (h) Department for Environment and Water
- (i) Department of Mines and Energy
- (j) Environment Protection Authority
- (k) Department of the Premier and Cabinet
- (l) Attorney-General's Department
- (m) Renewal SA
- (n) SA Water
- (o) Conservation SA

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- (p) Department of Education
- (q) Stormwater Management Authority
- (r) Department of Primary Industries and Regions (SA)(PIRSA)
- (s) Department of Health and Ageing
- (t) Office of Recreation, Sport and Racing
- (u) South Australian Tourism Commission
- (v) South Australian Metropolitan Fire Services
- (w) SA Country Fire Services
- (x) SA Health
- (y) SA Police

No direct comments were received from Local Members of Parliament, although the Hon Leon Bignell attended two of the Community Information Sessions.

Comments were received from Office of Recreation Sport and Racing, Department of Mines and Energy and the Environment Protection Authority.

The response(s) are summarised in Agency Submissions.

Public Notification

In support of the consultation process outlined above council undertook:

- Letter mail out as follows:
 - Initial distribution on 9 November 2020 of a total of 1831 letters (hand delivered (1231 letters) or via Aust Post (600 letters)) advising of the consultation and outlining key dates and activities; and
 - Second distribution on 1 December 2020 comprising a total of 2712 letters sent (both hand delivered and via Aust Post) advising of changes to the consultation activities and timelines due to COVID-19 Lockdown.
- Preparation of a series of fact sheets/handouts available in hard copy or electronically:
 - The need for a structure plan
 - History of Sellicks Beach planning
 - Allotment sizes and development principles
 - Residential Development Scenarios
- Preparation and release of four videos by the team and placement on the YourSay webpage to help people understand the Structure Plan when the community sessions were delayed due to the November 2020 COVID-19 lockdown:
 - Introduction to the Sellicks Beach structure planning process
 - Sellicks Beach Structure Plan investigations
 - About the Sellicks Beach Structure Plan
 - Sellicks Beach Structure Plan key recommendations
- Copies of the Structure Plan available at Council Service Centres, Aldinga Library Sellicks Beach General Store and the Sellicks Beach Community Hall
- Phone discussions/emails as needed
- Placement of five roadside banners placed at prominent locations throughout Sellicks Beach
- Ongoing outreach, interaction and response to groups including Kaurna Traditional Owners, Southern Quarry Group Ltd and Friends of Sellicks Inc., Sellicks Area Residents Association (SARA), South Sellicks Action Group (SSAG), Sellicks Woodlands and Wetlands Action Network (SWWAN).

Council's YourSay page was regularly updated and key feedback from the Community Leaders workshop and the Community Information Sessions were placed for public view.

Public and Agency Submissions

Public Submissions

45 public submissions were received comprising:

- Group and individual letters (including multiple submissions received were from same person)
- 2 petitions indicating opposition to the draft Structure Plan were submitted with one comprising 440 signatures and the other comprising 414 signatures (plus 313 electronic signatures)

Key themes arising from public submissions included:

- Differing views on whether development should occur at Sellicks Beach
- Coastal beachside character
- Dwelling density and form
- Biodiversity/conservation
- Climate change/sustainability
- Cultural heritage
- Character/neighbourhood design Infrastructure and services
- Built form and scale
- Density Amenity/aesthetics
- Landscaping and open space.

Recurring comments included:

- Loss of Sellicks Beach village and coastal character in outer Adelaide setting. Sellicks Beach should remain unchanged and prized
- Increased dwellings and residential population with associated impacts on existing community and coastal environs
- Biodiversity and environmental impacts from increased urban development
- Over development and future dwelling densities too high
- Desire for all land to be converted to a conservation park
- Traffic, transport and infrastructure issues not resolved for existing residents and capacity to support existing and future population
- Lack of climate change consideration in the Structure Plan.

There were some respondents in favour of residential development and others that sought new development to provide for more affordable housing, economic growth and investment return for landowners.

Council staff have undertaken an initial review of theme-based engagement topics and provide a general response in the table below:

ISSUE / THEME	RESPONSE
Development	
<i>No development should occur</i>	Noted. However, this outcome is not consistent with the adopted existing state and council strategic planning framework, including Council's support of the existing Character Preservation District boundaries and the endorsed OLAP.

	It is considered that a structure plan responding to the adopted planning framework will position council and the community well to respond to future requests for Code Amendments to the Minister for Planning and the State Planning Commission. It can also encourage coordinated and connected development between different stages, given the fragmented land ownership and potential for separate developments.
<i>Existing residential area a priority before new development</i>	Noted.
Identity and Character	
<i>Coastal Beachside Character</i>	Coastal theme sought is noted. The existing and desired future character has been taken on board and will frame the amended structure plan including principles and design guidelines.
Biodiversity and Conservation	
<i>Biodiversity</i>	The structure plan is being strengthened to emphasise the importance of protecting and enhancing the environment, biodiversity and sustainability. This will be reinforced by principles and design guidelines encouraging the linking of wildlife corridors connecting to conservation areas.
<i>Ecology</i>	Noted. The importance of local ecology will be strengthened in the Structure Plan, noting coastal environment, provide wetlands and bio-retention systems, retention of existing vegetation and maintaining habitats, adaptability and sustainable landscapes utilising water sensitive urban design initiatives to reduce urban heat island effects.
<i>Best practice sustainable housing development</i>	Design guidelines are being prepared to address these elements for building best practice design including east-west layout of roads, developer implemented design encumbrances, building envelopes for highest solar advantage etc.
Sustainability	
<i>Climate change/impacts on environment</i>	Noted. Structure Plan to be strengthened to ensure that sustainability underpins the plan, principles and guidelines. A focus on sustainability will address the need for adaptability, increased resilience and reduction in urban heat island effects. Design guidelines to be added to address variety of elements such as orientation, building envelopes, thermal design, solar orientation, shading, energy efficiency, recycling and reuse, best practice stormwater management, WSUD etc.
Cultural Heritage	
<i>Recognition of cultural heritage and consideration of greater promotion/ awareness</i>	Noted. Structure Plan notes the cultural significance of Sellicks Beach, including increased awareness of cultural heritage within the region and links to the

<i>within area through cultural centre/educational opportunities</i>	Aldinga Washpool, Tjilbruke trail and other sites/areas. The need for further investigations to occur at rezoning stage is noted.
Built Form and Scale	
<i>Removal of 'housing choice' allotments from southern side of Sellicks Beach Road</i>	Noted – see the following point.
<i>Show an alternative location of Neighbourhood Centre to south-western corner of Justs and Sellicks Beach Roads</i>	This will be noted on an amended plan with flexibility for an alternative option on the southern side of Sellicks Beach Road, west of Country Road. The 'Housing Choice' living area should be located with the centre on whichever side of the road the centre is developed, to avoid potential pedestrian/ vehicle conflict and aged people crossing the road. Northern side preferred due to land ownership interest and avoiding impacts on views.
	Structure Plan to emphasise desired size and scale of centre as small scale and reduction of area to approximately 1-1.5ha in area.
	Structure Plan to reinforce streetscape along Sellicks Beach Road and buildings of no more than two-storeys in height.
Infrastructure	
<i>Wastewater and stormwater management</i>	The existing constraints and issues are noted and the need to properly manage these in the future is acknowledged.
<i>Roads, intersections and maintenance</i>	Noted. Opportunity to prioritise walking and cycling by providing a high amenity shared path network to, from and through Sellicks Beach.
Density	
<i>Residential densities – significant preference for low density</i>	The Structure Plan has been amended to incorporate lower density as the preferred residential type for new areas.
<ol style="list-style-type: none"> 1. <i>Existing residential areas to maintain 700 square metre allotment minimum</i> 2. <i>'Future Living' area allotments – minimum 700 square metres</i> 3. <i>'Housing Choice' – retirement living, mixed allotment sizes – min 350 sq.m to 550 sq.m</i> 4. <i>Gateway Living Area – ranging from 1000 sqm to 1600 sqm</i> 5. <i>Buffer Area – transition living minimum allotment area 800 sqm</i> 	<ol style="list-style-type: none"> 1. The revised structure plan will include this recommendation. 2. This is maintained as supported. 3. This is maintained as supported although located with the centre and preferred north of Sellicks Beach Road and west of Justs Road.
Open Space	
<i>Re-consideration of open space area adjacent the proposed Neighbourhood Centre and</i>	The Structure Plan will remove the open space area adjacent the centre, noting the increased focus and provision of open space elsewhere adjacent to the

<i>possible re-location to area adjacent creek settings</i>	creek lines/ buffers/ watercourses. Open space and stormwater requirements may still be part of any future development regardless of the Structure Plan, and a centre development can also have a public placemaking outcome within private land.
<i>Increased provision of linear parks/green space with integrated shared use paths along watercourses and through the eastern buffer, connecting to coast and main roads, with connections to Aldinga via the coast, Justs Road and Main South Road</i>	Noted. Substantial upgrade in provision of natural open space areas will be shown on the plan for both active and passive purposes, including integrated shared use paths. Structure Plan encourages rehabilitation, revegetation and linear trails for existing watercourses, use of waterwise planting and buffers, swales etc.
Landscaping	
<i>Buffer to Character Preservation District – use and purpose/ linear park/ width/ mounding/ landscaping</i>	The Structure Plan proposes to provide more definition around how this buffer should be formed, including the suggested use and purpose/ linear park/ width/ mounding/ landscaping.
Movement & Traffic	
<i>Improvement to public transport services</i>	Noted. This aim will be included in the Structure Plan.
<i>Integration with Main South Road duplication project</i>	Considered within the Structure Plan with addition of design principles to ensure future transport initiatives with existing road networks. The plan can advocate for service and intersection safety upgrades.
Amenity & Aesthetics	
<i>Suggested example of Aldinga Village theme</i>	Street furniture, public artworks, signage and other landscape elements to complement character and desired coastal theme.
<i>Quarry impacts</i>	Noted. Measures to strengthen the buffer interface with the CPD and quarry beyond have been included in the revised plan.
<i>Buffers</i>	Inclusion of the indicative buffer cross-section within the Structure Plan

A report on each submission (summary, comments, and action taken in response to each submission) is included in **Attachment A**.

YourSay comments

Council provided a YourSay webpage from October 14 2020 to 22 February 2021.

The YourSay page facilitated an unmoderated community forum based on the following three questions:

- What are the issues and opportunities that need to be considered?
- What should Sellicks Beach look like in the future?
- What should guide future Sellicks Beach development



Roadside banner on Justs Road promoting the Sellicks Beach Structure Plan consultation

In summary there were:

- 4.57k visitors to the Sellicks Beach Structure Plan YourSay webpage.
 - 3,193 persons were 'aware participants' having viewed at least one page
 - 1,296 were 'informed participants' having viewed multiple pages, downloaded document or viewed a video
 - 85 were 'engaged participants' having contributed to the comments/forum page or placed pins on places.
 - There were:
 - Question 1 – 32 registered comments received
 - Question 2 – 35 registered comments received
 - Question 3 – 27 registered comments received
- 278 people viewed the information videos

The highest levels of webpage activity were early November 2020 and early December 2020 corresponding with the timing of community mail outs.

There were a diversity of forum comments and range of opinions expressed from macro level thoughts on development to site specific questions or comments.

General thematic feedback for the three questions included:

What are the issues and opportunities that need to be considered?

- Sellicks Beach is a country town, not a suburb
- Consultation should include Sellicks Beach representatives
- Concerns over proposed densities in consultation version of the Structure Plan – no small blocks
- Need to retain natural beauty – look at Victorian examples
- Current areas of Sellicks Beach need investment now
- Main South Road intersection upgrade
- Need improved public transport
- Need better local shopping (different opinions on this matter)
- Area should be preserved

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- Need for appropriate stages of development
- Need to consider hang gliding and para gliding activities

What should Sellicks Beach look like in the future?

- Retain coastal seaside character and natural atmosphere
- Protected coast and habitat/biodiversity
- No Aldingafication of the area
- Larger block and no infill housing
- Traffic calming and bike paths
- No be a 'inner city' burb
- No change/ leave it alone
- Support for Sellicks Woodlands and Wetlands proposal
- See developments like Beyond Today for good examples with guidelines
- Retain its unique characteristics

What should guide future Sellicks Beach development

- Need to avoid suburbanisation/overdevelopment/protect coastal environment (others sought no loss of farming land and no new houses)
- Retain coast character and carefully provide for new roads and facilities
- Future need to be carbon constrained and consider climate change, sustainable design and ecology
- Need to focus on wastewater management and fairness
- More open space and large blocks (many commenting on not wanting small blocks)
- Securing main sewer and basic infrastructure
- Do not allow another Seaford- do not lose coastal seaside village feel -keep as a country town
- Bike tracks and active transport
- Support for families and the environment
- No spoil beautiful coastal village
- More housing to support local businesses
- A proper gateway to Main South Road, not at OTR like Aldinga
- Provision for some shops

A copy of all YourSay comments is included **in Attachment B.**

Agency Submissions

Four responses were received from agencies. Key issues raised in the responses are summarised as follows:

Department for Energy and Mining

- Notes that the draft Plan recognises the quarry as a key feature of the study area
- Notes that the quarry is recognised as a Strategic Resource Area that requires protection
- Boundary of the study area sits 500 metres from the quarry which is considered an appropriate separation distance
- There are no immediate concerns presented by the draft Plan
- Recommends that council incorporates the future Resource Extraction Protection Overlay due in 2022 into any master planning in order to ensure the successful co-existence of the activities over the long term.

Environment Protection Agency

- The key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered
- Potential for interface issues due to proximity of the Sellicks Hill Quarry. EPA has responded to complaints from residents up to 2 kilometres away from the quarry
- Issues include dust, noise, blasting, truck movements and light spill – not all are matters for EPA administration
- Southern Quarries Pty Ltd operates within its license but there is still potential for some degree of dust and noise impact
- EPA remains concerned that additional residential development especially to within 500 metres of the quarry will cause issue and tensions, including future residents
- EPA supports the Structure Plan's approach stating that further land division and development should not occur until wastewater management is resolved
- EPA notes concern with on-site wastewater disposal in coastal areas that can increase nitrogen load in soil and shallow groundwater.

A further meeting was held with the EPA in January 2021. Council staff were advised that the submission provided from the EPA was advisory and for information purposes only. More detailed advice would be provided further to rezoning and a full land division proposal for the area. Staff were also advised that current mining operations of the quarry were regulated by the current Programs for Environment Protection and Rehabilitation and the recently approved Dust Management Plan, regulated by the Department of Energy and Mines was provided.

Office Recreation Sport and Racing

- The department supports Council's position promoting good community outcomes and environmental outcomes
- The key objectives including active transport, quality public realm, community hubs, multi-purpose facilities, universal design principles for inclusive environments and integrated planning should be promoted to positively shape the urban form
- It was considered important that the communities' priorities and needs for the future are incorporated and consultation with the community must continue
- Both structure and unstructured spaces are important to any urban form and should be considered in all forms of development and planning.

SEA Gas

- SEA Gas assets will not be affected by the proposed amendments (Structure Plan)

Community Leaders Forum

The Community Leaders Forum was held at the Sellicks Beach Community Centre on 30 September 2020. It was attended by 12 representatives from the community.



Attendees at the Community Leaders Forum

The workshop commenced with a presentation by the project team introducing the structure plan, issues and opportunities and investigations summary. Following, a general group discussion was held focussing on two questions:

1. What should Sellicks Beach look like in the future?
2. What should guide Sellicks Beach development in the future:
Things to prevent?
Things to encourage?

Forum summary whiteboard notes are provided in Attachment C.

In summary, the forum responded to the questions as follows:

What should Sellicks Beach look like in the future?

- Seaside character and coastal design
- Spacious and minimised hard area
- Embraces local ecology and integrate natural destinations
- Is self sustained with a village feel
- Promotes a walkable lifestyle

What should guide Sellicks Beach development in the future:

Things to prevent?

- No apartment buildings and max 3 storeys
- Parking issues close to beach
- Protect local ecology
- No significant development until wastewater infrastructure in place

Things to encourage?

- Better defined heart and centre and point of arrival
- Improved public transport and better local active travel infrastructure
- Support for ageing in place
- Buffer zones around natural habitats
- Diversity of allotment sizes sensitive to context (with thoughts seeking a minimum of 700sqm)
- Well managed stormwater management.

The forum also identified the following issues and opportunities for further consideration:

- Ecological assessment
- Detailed Aldinga Washpool plan
- Coastal path
- Future flexible development scenarios
- Main South Road access and local road safety
- Sellicks Hill Southern Quarry impacts
- Beach impacts including driving on the beach.

After the Leaders Forum, two letters were sent on behalf of developer/landowner interests at Sellicks Beach. A summary of each letter is provided below:

Land Australia – A Hickinbotham Group Company

- *Strategic planning policy has long identified the intended future growth of Sellicks Beach.*
- *Residential land supply is critical to ensure there is diversity and choice in product and to assist in controlling increase to the median house price.*
- *We concur with the merit of a cultural heritage survey and seek clarification when this is to be undertaken.*
- *we suggest that the Structure Plan fully test and reach a conclusion in respect to infill, not just in terms of infrastructure but also in terms of community expectation and acceptance.*
- *What is not clear from these assumptions is how Council may consider the dual function of buffers and open space for stormwater management. In particular, would the buffer form part of the 12 (12.5%) open space contribution and how much of this open space contribution could be used for stormwater management*
- *Modelling has been based on lots between 450 sqm and 750 sqm. Whilst we agree that the market is likely to seek to deliver allotments in this range, we see no issue if the modelling was amended to consider the utilities infrastructure servicing implications arising from 300 sqm lots.*
- *we are supportive of a more defined activity centre and village green node within Sellicks Beach, it will be critical for the Structure Plan to identify: • The required uses to service the community; • The likely scale of an additional centre; and • Options for locations.*
- *We recognise that a solution to wastewater is a primary issue for resolution.*
- *Whilst the traffic assessment is yet to be released, we are pleased to note the comments provided at the workshop that traffic volumes and road capacity is not an issue, with the primary traffic considerations relating to potential intersection upgrades with Main South Road.*

Future Urban – on behalf of St Vincents the owner of major broad hectare land within the Sellicks Beach Structure Plan Area.

- *The growth of Sellicks Beach is of high importance as supply of residential land in the south becomes exhausted in future.*
- *As Council would be aware the Structure Plan boundary appropriately includes all land which forms part of the 'Planned Urban Lands' for Greater Adelaide.*
- *It is therefore appropriate that all of the 'Planned Urban Lands' be utilised for urban development, ensuring the orderly and efficient use of land within designated boundaries.*
- *Land within designated urban boundaries should not include substantive buffers, with multiple approaches able to ensure an appropriate interface is achieved with the Character Preservation Area boundary.*
- *We consider it important to convey to Council that St Vincents has little interest in accommodating a centre on its land. It is our client's preference that any small activity centre be established toward the western end of Sellicks Beach Road and provide for the expansion of the existing Local Centre.*

All feedback was considered in the preparation of the draft Sellicks Beach Structure Plan that commenced public consultation in October 2020.

Community Information Sessions

Three (3) community Information Sessions were held at the Sellicks Beach Community Centre during February 2021:

- Community Information Session 1 – 4 Feb 6.30 8.30pm – 29 attendees
- Community Information Session 2 – 9 Feb 10am – 12pm – 42 attendees
- Community Information Session 3 – 11 Feb 6.30 – 8.30pm– 32 attendees

Ward Councillors, Mayor Erin Thompson and Hon Leon Bignell MP attended the sessions at various times.

Two sessions were originally scheduled for November/December 2020 but were delayed due to a State Government imposed COVID-19 lockdown. Council delayed the sessions until February 2021 and held an additional session to maximise opportunity for people to attend.



Community Information Session 2 discussion tables

The sessions were facilitated by Intermethod working with Council staff. The sessions were conducted with:

- An individual table formation (generally less than 6 per table) with a facilitator overseeing discussion themes directed by the table
- Attendees encouraged to identify elements of the Plan they supported, did not support and thoughts on improvements/changes
- Each table reporting back to the wider group with key issues about the Plan and priority thoughts on what further areas of work that the Structure Plan would benefit from
- At the end of the session, each attendee was given 5 stickers to place next to the listed priorities identifying what they felt were most important to them (related to the above question).

A range of supporting material was provided to ensure attendees were fully informed and could appropriately comment on the Plan. A 'working' amendment to the Structure Plan diagram was presented at each table. This 'working' version included amendments to the consultation version of the Structure Plan such as:

- Sub area changes
- Allotment size alterations
- Buffer/interface options
- Additional shared pathways
- Increased public open space provision.

The 'working' version became a focus for proactive discussion. Attendees generally welcomed the effort undertaken by the project team in responding to concerns raised during the consultation process prior to the workshops.

The feedback from the sessions helped develop an understanding of where this collective of more than 100 people prioritised the suggested changes (or identified further amendments) to the Structure Plan.

The top five comments *'what further areas of work that the Structure Plan would benefit from'* for each session were:

Community information Session 1

1. Focus on improving infrastructure of the existing residential area
2. Consider minimum block sizes (700sqm) and height limits
3. Prevent infill in the existing residential areas
4. Keeping coastal character of the area
5. Reducing impacts of the quarry e.g. dust

Community information Session 2

1. Resolve sewer connections/provision
2. Diversity of housing and block sizes
3. No development at Sellicks Beach
4. Focus on environment and sustainability - eco housing, better integration with the landscape, consider global best practice
5. Maintain minimum 700-750sqm size lots

Community information Session 3

1. Sewer needs to be resolved upfront, existing and new areas
2. Reconsider the local centre to create a main street, rather than one block, locate closer to the beach with good pedestrian and green links
3. Improve open spaces, increase tree planting
4. Prefer not to have any development - consider returning to nature
5. Purchase back some land for community, interpretive or educational uses

Overall, priority feedback included:

- Allow only low densities south of Sellicks Beach Road with separation between dwellings – help preserve the Sellicks Beach coastal character by not allowing 'crammed' development
- Maximum building height of two storeys
- Resolve wastewater infrastructure delivery before any development
- Increase biodiversity, tree cover and open space
- Prevent infill of existing residential area
- Consider impacts from Southern Quarry operations
- More flexibility in delivery of any local shopping/centre needs.

The attendance of 103 persons from the relatively small community at Sellicks Beach was an excellent public turnout and the sessions highlighted a genuine positive intent from attendees to embrace the strategic framework affecting Sellicks Beach and help Council shape a well-informed and comprehensive structure plan.

The question of 'no development' was discussed at all tables in the three sessions. In general, the community understood the strategic intent for land within the Structure Plan area and while some preferred the notion of no additional housing, many others were more focussed on contributing to the discussions to achieve good density and design outcomes.

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A more detailed explanation of feedback from the three sessions is included in **Attachment D**.



Community Information Session 3 discussion table

Additional Matters and Investigations

The following additional matters were identified, and the following investigations conducted during and after the consultation process:

- (a) Review of minimum allotment sizes within the existing Residential Zone and across the Structure Plan area
- (b) Review of areas allocated as Housing Choice and Gateway Living (with a view to reducing the Housing Choice Area)
- (c) Wider network active transport connections including shared use paths review
- (d) Interface and buffer consideration adjacent the McLaren Vale Character Preservation District and the Southern Quarry
- (e) Review of exemplar options for future design guidelines with focus on protecting coastal character, sustainable design and climate change
- (f) Identification of options to increase the recommended areas for open space (including nature/biodiversity space) along creeks
- (g) Options to increase local walking and cycling connections including links to the coast
- (h) Climate change adaptation and sustainable design principles for inclusion in the Structure Plan
- (i) Options for the Neighbourhood Centre on both sides of Sellicks Beach Road.

Summary of Recommended Changes to the Structure Plan following Consultation

Based on additional matters and investigations and discussions with community groups and Elected Members, the following is a summary of the changes recommended to the Structure Plan following consultation and in response to public submissions and/or agency comments:

Housing

Existing residential area

- Restrict infill development and division of land for new dwellings.

Housing Choice Area

- Remove the Housing Choice Area south of Sellicks Beach Road
- No change to suggested allotment range.

Gateway Living Area

- Expand the Gateway Living Area to extend westward along Sellicks Beach Road until the intersection with Justs and Country Roads (previously Housing Choice Area)
- No change to minimum allotment area.

Future Living Area

- Expand the Future Living Area into former Housing Choice Area adjacent intersection with Justs and Country Roads
- Introduce a minimum 750m² allotment size for residential development.

Design Guidelines

- Prepare a set of design guidelines to help inform future rezoning, land division and development applications (via mechanisms such as encumbrances on the Certificate of Title)
- Design Guidelines will include implementation, identify and character, biodiversity and conservation, sustainability, cultural and built heritage, built form and scale, infrastructure, density, public open space, landscaping and movement/connectivity
- Implementation of best practice standards

- The design guidelines will form an attachment to the Structure Plan.

Sustainable design/climate change

- Introduce additional references in the Structure Plan to Council climate change related documents including the Coastal Scoping Study, Climate Change Adaptation Plan and Resilient South Regional Climate Change Adaptation Plan in the Strategic and Policy Context section
- Identify climate change and sea level rise as matters for further investigation and consideration in the Background Investigations and Opportunities section.

Biodiversity/conservation/open space

- Incorporate two new areas of public open space/conservation around Sellicks Beach and other creek lines in the Future Living Area
- Identify these areas as a focus for nature-based recreation, rehabilitation of the creeks, conservation and biodiversity improvement
- If delivered, identify these areas as potential Conservation Zone in the future.

Transport and movement

- Incorporate additional shared use paths and improved cycling/walking connections including adjacent Sellicks Beach Road, the McLaren Vale Character Preservation District interface (along south-eastern boundary), across Main South Road and to Coast Park.

Interface/buffer

- Introduce a wider buffer along the McLaren Vale Character Preservation District interface (along south-eastern boundary) with recommendations for a substantial mound, landscaping, shared path and roadway(s). insert a section diagram to provide a visualisation of what this buffer treatment may look like.

Neighbourhood Centre

- Introduce a flexible option for the centre to be located either on the northern or southern side of Sellicks Beach Road and reduction of potential centre size. Some provision of 'Housing Choice' living area should also be located with the centre on whichever side of the road the centre is developed
- Removal of open space area adjacent the centre.

Sellicks Beach Road gateway

- Reinforce the importance of working with Department for Infrastructure and Transport to achieve appropriate duplication, intersection and other improvements to Main South Road.

Foreshore

- Recognise future opportunities to improve the function, safety and amenity of the Esplanade such as parking, landscaping and planting and street furniture, its conservation and protection, improved visual amenity while providing safe links and connectivity as a destination.

Attachment A – Summary and Response to Public Submissions

Report on each public submission received (including summary, comments and action taken in response)

Sub No.	Submission Summary	Comment	Council Response
Community Groups			
1.	<ul style="list-style-type: none"> • Supports the further exploration of a different type of development with more ecological emphasis on the Primary Production Zone land on the north west side of the McLaren Vale Character Preservation District boundary • Support shared use paths linking open space areas and the neighbourhood centres • Suggest routing the trail along a path in the buffer zone from Sellicks Beach Rd across to Gulfview Rd and beyond to link with the Esplanade above Cactus Canyon. • Suggest provision for pedestrians when designing the gateway to Sellicks Beach Rd. • Suggest land being set aside for a train station or line. 	Noted and part agreed.	<p>The Structure Plan has been amended to provide an increased level of shared path connections within and between existing and future parts of the suburb. Safe connections are essential in promoting active travel and encouraging modal shift from car to walking or cycle particularly for short intra suburb journeys.</p> <p>The Structure Plan has been amended to include a shared use path along the Structure Plan interface/buffer between Sellicks Beach Road and Gulfview Road (the south-eastern boundary) as suggested. This may also link to other paths as more detailed design progresses in the future. The intent of the Structure Plan is to create an interlinked path network providing safe and legible non car movement for residents and visitors.</p> <p>Recommendations in the draft Structure Plan for improved gateway to Main South Road are based on transport investigations that identify road safety and design issues at these connections with the arterial road network. Council is actively seeking to work with the Department for Infrastructure and Transport and the community in the future design of the Main South Road duplication that currently is planned to extend to the Sellicks Beach Road intersection. Council agrees that any upgrade of this intersection or others should enable safe pedestrian and cycling crossing to minimise severance and safely connect people to regional cycling or walking trails.</p>

Sub No.	Submission Summary	Comment	Council Response
			Council supports improved active transport connections to Aldinga incorporating its new school, shopping, services and public transport connections.
2	<ul style="list-style-type: none"> • Concerned that the State Government identifies Sellicks Beach as “planned urban lands” in its 30-Year Plan for Greater Adelaide. • The Plan seems to be at an advanced state without our community having been adequately consulted, and there have been no face-to-face discussions with Council on this matter. <ol style="list-style-type: none"> 1. Sellicks Beach should retain the character of a sustainable coastal seaside village. As a community we believe in greenery (watered by Council on a regular basis), significant trees, spacing between housing, wide roads, steep hillsides, grazing land, and green shaded multi-purpose spaces. 2. We would like all proposals regarding the future development of Sellicks Beach to go to vote by referendum, by the people who live in the area. There should be a required quorum of 524 people or 20% of the total population of Sellicks Beach, based on the House of Representatives Quorum Bill (1988). <ul style="list-style-type: none"> • We are deeply concerned about residential development very near the Sellicks Hill Quarry (Southern Quarries) for the following reasons: <ol style="list-style-type: none"> a. homes could be developed along the quarry boundary just 500m away from quarry operations. This will have a significant impact on residents in terms of blast vibration, crushing noise, and dust. 	Noted and part agreed	<p>The Structure Plan provides high level guidance to help frame strategic directions for future urban development into spatial outcomes, objectives and principles for any potential rezoning of land within Sellicks Beach including the Deferred Urban and Primary Production Zones.</p> <p>It is noted that Sellicks Beach is located within the Metropolitan Adelaide boundary as shown in the <i>30 Year Plan for Greater Adelaide</i>. It is not considered by the State Government to be ‘rural’ and is clearly delineated from the McLaren Vale Character Preservation District.</p> <p>The Structure Plan responds to the strategic guidance set out in the <i>30 Year Plan for Greater Adelaide</i> which (as identified by SSAG) identifies the undeveloped parts of Sellicks Beach as ‘Planned Urban Lands’. This listing reflects more than 50 years of intent for Sellicks Beach to be expanded and developed for housing.</p> <p>The strategic aim for the future rezoning of the Deferred Urban and Primary Production Zones is well established. A key aspiration of the Structure Plan is to help set the framework for achieving best outcomes under the new Planning and Design Code when Code Amendment requests are initiated.</p> <p>Council also worked with the State Government to prepare the <i>Onkaparinga Local Area Plan</i> in early 2020. This translates the <i>30 Year Plan for Greater Adelaide</i> and other relevant State Government and local strategies into a plan for managing growth within the council.</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>b. The risk of truck and vehicle collisions will be significantly elevated</p> <p>c. Even with increased dust mitigation management, new residents are unlikely to be adequately protected</p> <p>d. The Operations Manager of Southern Quarries, Michael Close, has invited the Environment Protection Agency and the Energy and Mines Regulator to comment on the above health and environmental impact concerns.</p> <p>e. The buffer zone for mining is capacity and any additional housing in the deferred urban area of Sellicks Beach will be the cause of future disputes between the quarry and proposed future residents. Re-zone the “deferred urban land” to a “buffer zone” between mining and current residential zone.</p> <ul style="list-style-type: none"> • From the above stated reasons, would you agree that the developers of the current Structure Plan have not fully thought through its effects on people and environment. <p>3. Proposed walking or cycle routes to be built along existing streets, including “short cuts”, be subject to majority vote from a quorum of owners on the street in question.</p> <p>4. Strict requirements for residential allotment sizes. (land within the Housing Choice Living Area allotments envisaged in the order of 350sqm”). These allotment sizes will lead to densely crowded and</p>		<p>Notwithstanding that population growth targets have been revised downwards in the reviewed 30 Year Plan for Greater Adelaide - 2017 Update, growth is nevertheless still projected, and the southern region will take a share of this growth.</p> <p>OLAP considered that in responding to bespoke future growth scenarios in 2020. Based on all growth scenarios, infill and greenfield development is still envisaged at Sellicks Beach over a 15-year timeframe.</p> <p>The Structure Plan purposefully does not incorporate staging or population growth targets as its primary role is to set the strategic spatial direction to help guide response to any future Code Amendments (that will be administered by State Government). The Structure Plan does not advocate for a program of Code Amendments and it is considered that the timing of requests will be more likely at landowner(s) behest.</p> <p>The question of referendums regarding future development are not a matter that a Structure Plan can require under current planning legislation for any future Code Amendment.</p> <p>The consultation version of the Planning and Design Code lists the zones for Sellicks Beach to be:</p> <ul style="list-style-type: none"> • Suburban Neighbourhood (existing residential areas) • Deferred Urban – unchanged zone title • Rural – existing Primary Production Zone (note this is not a rural or country living area) <p>The Structure Plan is intended to ensure more appropriate rezoning outcomes if rezoning amendment requests are made.</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>over-populated housing estates that are not consistent with the character of Sellicks Beach. Aligned with Willunga Planning Policy Review Community Feedback Report (2019) which states <i>"in the residential part of the zone minimum allotments sizes should be increased to 950sqm"</i>.</p> <p>5. Currently, Sellicks Beach is "rural" according to the State Planning Commission's Planning and Design Code, which clearly states <i>"rural living also referred to as 'country living' involves housing development in rural areas on the fringes of regional townships and peri-urban areas on the metropolitan fringe. Often this type of living also involves some level of rural activity such as horse keeping, hobby farming or horticulture. Allotment sizes in rural living areas range from 1200 square metres up to 20 hectares"</i>. Sellicks Beach clearly falls under this description. The proposal to rezone Sellicks Beach as "Metropolitan" as put forward by State Government is not acceptable.</p> <p>6. Continue to conform, by virtue of proximity, to the Character Preservation (McLaren Vale) Act. The current Plan put forward by Council does not support this practice.</p> <p>7. New development in Sellicks Beach is subject to sustainable building requirements and energy codes. Council can support healthy lifestyles and exercise by the provision of outside gym equipment.</p> <p>8. Creek and water courses will need to be protected from large-scale development</p> <p>9. For the mains wastewater disposal system to proceed, consider that owners who have</p>		<p>The Structure Plan recognises the Southern Quarry and its ongoing extractive operations. The Department for Mining and Energy is satisfied that the Plan adequately recognises the quarry and the 500-metre buffer is generally appropriate. The Department also identifies a future overlay and working protocol to inform future detailed planning and rezoning of interface areas. The EPA raises concern for potential amenity impacts and complaint. The EPA identifies there have been noise and dust issues for Sellicks Beach residents and this is recognised by Council. The Structure Plan is a high-level document and it recognises that at the macro scale this is a matter for more detailed investigation in any Code Amendment and that a range of mitigation measures may be required to achieve appropriate amenity outcomes. In any case, the Structure Plan sets these high-level requirements:</p> <ul style="list-style-type: none"> • The provision of a substantial landscaped buffer along the interface • Further physical separation through a shared path and roadway alignment • Very low-density housing • Building design and construction techniques to minimise noise and dust ingress. <p>The submission includes several suggestions for the Structure Plan. Based on collective feedback and further investigations the Structure Plan has been amended to include:</p> <ul style="list-style-type: none"> • Recommendation for no infill development within existing residential area and limitations division of land for additional dwellings • A minimum allotment area of 750m² in the Future Living Area (note this reflects the

Sub No.	Submission Summary	Comment	Council Response
	<p>paid to install septic tanks in the last 10 years be compensated. We do not approve of a wastewater management system to accommodate additional housing in the deferred urban zone, which includes the area required to set aside for its retention. Our group thinks this would have a negative impact on the amenity of Sellicks Beach.</p> <p>We have many important questions to ask Council. We would also be grateful if Council could clarify the following questions in the context of a significant population increase:</p> <ul style="list-style-type: none"> a) How will Council manage erosion along the creek(s)? b) What plans do Council have to support existing infrastructure in Sellicks beach including but not limited to roads and placements, potholes, rubbish bins, bus shelters and sunshade, tennis courts, drinking fountains, and the Community Hall? c) How much will Council invest in sewage development? d) Will mains sewage eventually go to the Aldinga Washpool? e) What is the itemised timeline for starting and completing any development and how will it link to the development of Main South Road? f) Do Council have plans to increase transport links to Sellicks Beach? g) If retention basins were to be developed how would Council address noise and heat pollution? h) Which developers are Council accepting tenders from, and is Council gaining Government support for development? 		<p>current average allotment size of approximately 760m² in Sellicks Beach)</p> <ul style="list-style-type: none"> • An increased Gateway Living with minimum allotment area of 1,100 m² • Recommendations for a future landscaped mound and wider buffer / shared use path along the boundary closest to the quarry (and along the McLaren Vale Preservation District boundary) and minimum allotments of 1,000 m² • Substantial increase in area allocated as natural and/or green open space with a strong focus on creek rehabilitation and conservation, including creating biodiversity linkages for the wider area • A set of sustainable design principles to achieve best practice environmental outcomes <p>Response to the list of questions as follows:</p> <ul style="list-style-type: none"> a) How will Council manage erosion along the creek(s)? The amended Structure Plan further addresses biodiversity and ecology within the region and best practice engineering standards including Water sensitive design principles to minimise and mitigate further erosion of the creeks. The ecological and conservation value of the creeks are recognised and the Structure Plan encourages their protection and enhancement, rehabilitation and revegetation. This will be further reinforced by principles and design guidelines encouraging the linking of wildlife corridors connecting to conservation areas. b) What plans do Council have to support existing infrastructure in Sellicks beach

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> i) By how much will Council rates rise in 2021-2025 and will there be a moratorium? j) Are Council planning to install speed bumps through south Sellicks? k) Why isn't there bitumen on the boat ramp to the beach? l) How will Council protect marine-life and reef ecosystems? m) What is the total cost per year that Council has spent on Sellicks Beach infrastructure over the past 5 years, and how will this be increased? n) What is the maximum number of houses that could be built in the new development? 		<p>including but not limited to roads and placements, potholes, rubbish bins, bus shelters and sunshade, tennis courts, drinking fountains, and the Community Hall?</p> <p>The Sellicks Beach Structure Plan is a high level strategic document that has been shaped and informed by, amongst others, an Issues and Opportunities Discussion Paper. Further investigations will be required in association with any rezoning proposal. This may include soft and hard infrastructure needs, including a demand analysis and existing physical and environmental constraints. This level of detail is not specifically considered in such a high-level policy document and will generally be resolved at a finer level of planning and implementation.</p> <p>c) How much will Council invest in sewage development?</p> <p>As has been identified in the background investigation reports for the Structure Plan, off-site waste disposal can either be undertaken by SA Water or via another private provider. This typically requires a significant investment by the provider as well as some input from the home owners. This level of detail is not covered in a structure plan and future investigations and negotiations will be required. The Structure Plan acknowledges that the key to unlocking the development potential of Sellicks Beach is to resolve the investment, implementation and delivery of mains wastewater to both the undeveloped and already developed parts of Sellicks Beach.</p>

Sub No.	Submission Summary	Comment	Council Response
			<p>d) Will mains sewage eventually go to the Aldinga Washpool?</p> <p>This issue is unknown however the Structure Plan acknowledges that the washpool is a culturally significant area to the Kurna people and plays an important role in the ecology of the coast more broadly. Council has, together with the State Government developed a long-term plan that would enable a balance to be realised that would protect the cultural heritage of the Kurna people, the Washpool lagoon and surrounding environment whilst enhancing the social and recreational opportunities in the area. It is not the role or purpose of the Structure Plan to resolve this issue.</p> <p>e) What is the itemised timeline for starting and completing any development and how will it link to the development of Main South Road?</p> <p>The Structure Plan does not provide timelines or staging of future development. The preparation of the Structure Plan will enable Council to take a proactive role in managing the future growth of Sellicks Beach and be in the optimal position to advocate to the State Government on the behalf of the community our shared vision for how Sellicks Beach should look like in the future. The duplication of Main South Road is referenced in the Structure Plan and investigations report recognise that the safety of existing and future residents would benefit from safer arterial road entry and exit. The delivery and timing of duplication works is a State Government matter. However, Council does have a clear</p>

Sub No.	Submission Summary	Comment	Council Response
			<p>understanding of the transport needs of this area if land is rezoned and developed and can utilise this in any discussions with State Government. The preparation of the Structure Plan has assisted in this key transport issue.</p> <p>f) Do Council have plans to increase transport links to Sellicks Beach?</p> <p>The Structure plan supports the provision of an efficient, equitable and easily accessible transport network that connects the entire Sellicks Beach area. Improvements to the existing transport (including active transport) network is an integral element of the future development of the region. Opportunities to extend and increase public transport services to Sellicks Beach will be encouraged.</p> <p>g) If retention basins were to be developed how would Council address noise and heat pollution?</p> <p>The Structure Plan broadly considers the implementation of Waster Sensitive Urban Design techniques into the design of street and open spaces to capture and treat stormwater. Similarly, the development of flooding and stormwater management infrastructure systems and retention of mature and native vegetation and landscaping to enhance green cover, amenity and reduce summer heat loading. Noise impacts are addressed at the finer level of detail once the location of the basins are resolved and appropriate investigations and detailed design undertaken.</p>

Sub No.	Submission Summary	Comment	Council Response
			<p>h) Which developers are Council accepting tenders from, and is Council gaining Government support for development?</p> <p>As part of the structure planning process, there has been no requirement for expressions of interest or a tender process initiated. The Structure Plan has not been considered by the State Government at this stage, however, the Structure Plan builds on the council wide growth management options developed for the Onkaparinga Local Area Plan (which was undertaken in conjunction with the State Planning Commission and Renewal SA).</p> <p>In addition, the undeveloped lands are under private ownership and Council has very limited role in either the timing of Code Amendment requests from private individuals or developer timeframes for new housing.</p> <p>i) By how much will Council rates rise in 2021-2025 and will there be a moratorium?</p> <p>The rating and property values within Sellicks Beach is not considered at this high level policy stage. The medium to long-term impacts of any changes to policy and the impacts on property values are not yet known.</p> <p>j) Are Council planning to install speed bumps through south Sellicks?</p> <p>Transport investigations supporting the Structure Plan consider that improvement is needed to some roads (such as collector roads) to ensure future safe movement. All</p>

Sub No.	Submission Summary	Comment	Council Response
			<p>technical and physical traffic management devices will be considered at the finer levels of planning, normally at the land division stage.</p> <p>k) Why isn't there bitumen on the boat ramp to the beach?</p> <p>Council has confirmed that a program to upgrade and rehabilitate the existing boat ramp to the beach has been included in their Project Capital Works program with works commencing in the 2021-22 financial year.</p> <p>l) How will Council protect marine-life and reef ecosystems?</p> <p>Council is committed and will continue to work together with the Coastal Protection Board, the Department for the Environment and Water and other government agencies to ensure the protection and to restore the critically endangered ecosystems and marine life along the Onkaparinga coastline.</p> <p>Council is committed to ensuring that the regions natural environment thrives and our economy benefits everyone.</p> <p>m) What is the total cost per year that Council has spent on Sellicks Beach infrastructure over the past 5 years, and how will this be increased?</p> <p>For the Structure Plan, the total expenditure is not a factor that is considered at this time.</p> <p>n) What is the maximum number of houses that could be built in the new development?</p>


Sub No.	Submission Summary	Comment	Council Response
			<p>A number of development scenarios and assumptions have been considered for the Structure Plan to understand the potential development yield for the area. Considering factors such as the desire for large allotments of a minimum of 750 square metres, together with large allotments along Sellicks Beach Road 'Gateway' and at the interface with the Character Preservation District this could realise an approximate additional dwelling yield up to 1,425 dwellings.</p>
3-15	Copy of letter as above 1A – proforma submissions	Noted and part agreed	See response 1A
16	<ul style="list-style-type: none"> • Propose an alternate plan that addresses the threats of climate change, biodiversity loss and respects the cultural significance of the land and the character of the current township of Sellicks Beach. <p>Oppose the Structure Plan due to:</p> <ul style="list-style-type: none"> • Double the size of the suburb and population if 1500 residential allotments are approved and quadruple the size of the population if as many as 4200 new dwellings are approved • Unfairly and unjustly prioritise the rights of developers over the rights of local communities • Sellicks Beach houses the Aldinga Washpool, which has been recognised as a 'nationally important wetland • Conservation area of Sellicks Beach is part of the Aldinga Scrub Conservation Park network on its Northern fringe and Coweelunga Bay (Shark Bay) to the south are of significance to Kurna Traditional Owners, and form part of the Tjilbruke 	Noted and part agreed	<p>The proposed alternate plan is noted.</p> <p>Growth and change are envisaged for southern Adelaide in the <i>30 Year Plan for Greater Adelaide</i> and OLAP. This growth should be planned for accordingly, in its broadest sense. The Structure Plan responds to this strategic framework for accommodating projected growth.</p> <p>The Structure Plan has also been prepared to align to the Community Plan 2030 and support the objectives of our Climate Change Response and Green Cities strategies.</p> <p>In response to the list of key opposition points:</p> <ul style="list-style-type: none"> • A scenario test of the consultation version of the Sellicks Beach Structure Plan (as provided to attendees at the Community Information sessions in February 2021) suggests a possible increase of around 1,300 dwellings, not 4,200 dwellings, based on an allotment mix with a minimum 750m² in the Future Living Area. This projected figure could further alter if increased land is allocated to open space/conservation along

Sub No.	Submission Summary	Comment	Council Response
	<p>Dreaming Trail. The Structure Plan recognises the need for “a full Aboriginal cultural heritage survey...prior to any rezoning” as Sellicks Beach has not been the subject of detailed studies to date.</p> <ul style="list-style-type: none"> • Sellicks Beach forms an important part of the McLaren Vale Character Preservation District and therefore be protected from inappropriate urban development. • We and a further 350 concerned Sellicks residents oppose the proposed development because it does not preserve the coastal rural character or visual amenity of the township (petition). • • We argue that the proposed allotment sizes in the Structure Plan will degrade the rural holiday character of the town. Most blocks in Sellicks Beach are 750m² or larger, which according to CoO, define its ‘informal’ character. However, the Plan provides for a minimum block size of 550m², which Cr McMahon acknowledges will allow for some blocks as small as 275 m². The Sellicks Beach Structure Plan proposes allotments as small as 350m² to 550 m² in the Housing Choice Living and Gateway Living Areas. • Lack of adequate wastewater disposal: The Structure Plan notes provision of sewerage and mains wastewater will be necessary to service the development, but this is at odds with the Development Plan, that provides Sellicks Beach “does not have access to mains sewer. Accordingly, development will not be undertaken if it is likely, or in association with other development, to create potential demand for such services”. The plan creates economic costs for infrastructure provision 		<p>some of the creek lines (as recommended in the amended Structure Plan).</p> <ul style="list-style-type: none"> • The Structure Plan sets a high-level framework for guiding future development policy and responds to strategic direction. It is not a determinant on who is the beneficiary as any future rezoning/Code Amendments would need to be prepared in accordance with planning legislation requirements. • The Aldinga Washpool is located north of the Structure Plan area. The Structure Plan diagram identifies the Washpool with an intent to ensure that future development in the suburb does not adversely affect this sensitive environment. This includes stormwater management recommendations. • Sellicks Beach is bound by the McLaren Vale Character Preservation District but is not included within its designation. The Structure Plan recognises the values of the District as set out in the <i>30 Year Plan for Greater Adelaide</i> and recommends buffer and edge treatments and very low-density housing to ensure a positive interface relationship. • Further review of density provisions has been undertaken and discussions held with the community at the information sessions. It is recommended that the minimum allotment size in the Future Living Area is increased from 550m² to 750m². The Housing Choice Area in the amended Structure has been reduced in area and is likely confined to the northern side of Sellicks Beach Road (with an approximate area of less than 10 hectares or less than 8% of the Structure Plan area) located between existing residential development on flatter land. This area is considered

Sub No.	Submission Summary	Comment	Council Response
	<p>that it sets out to solve by requiring the Sellicks community to accept inappropriate and unwanted development.</p> <p>Much of the infrastructure of Sellicks Beach is already at capacity and not all essential services are provided.</p> <ul style="list-style-type: none"> • An electricity upgrade will be required, as only 200 homes can be added to Sellicks Beach without a substation being built at Maslins Beach • Natural gas is not able to be connected • Stormwater runoff and flooding mitigation will be required • Road upgrades will be required • Outdated population projections show there is no reason to add an extra 1500 to 4200 homes to this area • Residential development will degrade the fragile coastal environment and the stunning coastline that attracts local, national and international tourists to Sellicks Beach <p>Our proposal is to create the Aldinga-Willunga-Sellicks Conservation Park:</p> <ul style="list-style-type: none"> • the City of Onkaparinga, the Minister and the State Government should act immediately to protect and conserve the area by engaging in an 'exemplar' project that recognises the unique character of Sellicks Beach, restores our natural environment, and addresses the imperative to prepare our communities for a changing climate. • The park would be a continuous conservation zone from the Aldinga Scrub Conservation Park, through the proposed Aldinga Washpool Conservation Park and up to a restored grassy woodland (our 		<p>appropriate for some smaller housing to cater for different housing users including people seeking to downsize but remain in this community. The Gateway Living Area has been expanded westward along Sellicks Beach Road and this sets out a minimum allotment area of 1,000m² (not 550m²).</p> <ul style="list-style-type: none"> • The issue of wastewater disposal has been examined as part of the Structure Plan preparation. The Structure Plan seeks the wastewater solution to be sufficiently resolved before any rezoning (Code Amendment) is approved by the State Government. The question of infrastructure needs, methods of disposal, costs and timing all form part of this conversation. This will need to include council, State Government, landowners, community and developers. • It is agreed that infrastructure improvements are needed to support existing and future residential populations. The Structure Plan identifies key issues for future investigation. • The Sellicks Beach coastline is subject to pressures from human interaction, climate change and natural systems (i.e. erosion). The Structure Plan recommends no change to the existing residential areas of Sellicks Beach that are closest to the coast (noting also that the beach areas are also outside the Structure Plan area boundary). Council has commenced studying its entire coastline as part of a Coastal Scoping Study to start planning for future protection of this vulnerable environment. This will be a matter of further investigation and mitigation. Outcomes of the study will inform more detail planning investigations for future Code Amendments.

Sub No.	Submission Summary	Comment	Council Response
	<p>vision is that the Conservation Park could eventually extend along the Fleurieu Coast to Cape Jervis to preserve the Fleurieu coastline)</p> <ul style="list-style-type: none"> • State Government in partnership with City of Onkaparinga should immediately purchase the lands at Sellicks Beach earmarked for 'business as usual' residential development • We recommend the building of a small short-stay holiday park, an interpretive and cultural heritage centre, and a series of nature trails. A solar farm and community battery to service the electricity needs of the community also be considered. • Spending can be targeted to provide needed essential infrastructure: • Upgrading to mains sewer for the current community. Provision of mains sewerage is a human right and should not be conditional on development. • Targeted road safety and beach carpark and amenity upgrades • Appropriate development tied to local need for a medical centre • The provision of a Cultural and Nature Education Centre and walking trails • Residents will benefit from reduced energy costs from living in a cooler suburb and potentially from the provision of cheap renewable energy. • Restoring the Sellicks Woodlands will benefit our local farmers through protecting ecosystem services and building resilience in our local agricultural industry • To address biodiversity loss, rezoning the Primary Agricultural and Deferred Urban zones as 'Conservation' as an extension of the Aldinga Scrub and Aldinga Washpool Conservation Parks, and restoring the 		<p>The proposal for an Aldinga-Willunga-Sellicks Conservation Park is noted. The proposed delivery of a conservation park across the entire Structure Plan area (and beyond) based on acquiring privately owned land is not a matter in the scope of this Structure Plan.</p> <p>For the Structure Plan it should be recognised that:</p> <ul style="list-style-type: none"> • The <i>30 Year Plan for Greater Adelaide</i> identifies this area for Planned Urban Lands to 2045 • Onkaparinga Local Area Plan identifies Sellicks Beach as an area for residential growth as part of accommodating future population growth and strategic housing targets. <p>The proposed conservation park does not achieve a spatial framework to help council achieve its growth targets. Council would need to consider the challenge of responding to future Code Amendments with a plan not consistent with local and regional strategic guidance.</p> <p>It is considered that the amended Structure Plan identifies significant areas around Sellicks Creek and other creek lines to be allocated for open space/conservation uses. Subject to achieving this outcome these areas could be rezoned for conservation purposes in the Planning and Design Code linked to a Conservation Zone around the Aldinga Washpool and Aldinga Scrub. This would be a matter for further investigation.</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>habitat to a grassy woodland, will contribute to CoO's stated target to ensure approximately 30 percent coverage of the greater landscape comprises indigenous vegetation and its goal of conserving biodiversity in this region.</p> <ul style="list-style-type: none"> • Biodiverse grassy woodland ecosystems are recognised as effective carbon sinks capturing tonnes of carbon annually and will help CoO move towards net zero emissions. • Would benefit from the cooling effect of the trees, reduced pollution and dust exposure from the quarry, and most importantly, reduced risk of heat related health problems associated with urban heat in the future • Benefits of a restored woodlands would be to slow and absorb stormwater, reduce flood risk, and allow for the rehabilitation of remnant watercourses 		
17	<p>In addition to the submission above, the following points have also been put forward to the State Planning Commission as a response to the new SA Planning and Design Code:</p> <p>We note that OCC has extended its public consultation with the Sellicks Beach community about proposed large-scale development and suburbanisation of the town until 21 February 2021, partly as a result of rescheduling under COVID safe measures imposed in November, and partly in response to vocal opposition by the Sellicks community. We welcome the extension of the public consultation until February 2021 and have asked Onkaparinga Council to strongly advocate for an extension of the new SA Planning Code consultation</p>	Noted	No response needed

Sub No.	Submission Summary	Comment	Council Response
	beyond Friday 18 December to allow for proper consultation between Council and the Selicks community to inform the Review.		
18	<p>In addition to SELICKS WOODLANDS AND WETLANDS ACTION NETWORK Matt Farrell and Dr Laura Deane 18 December 2020 submission (Item 1B above), the following points have been put forward as an alternative proposal 2021-2050:</p> <p>SWWAN is proposing that the land bounded by Hart Road in the North and Cactus Canyon in the South, South Road to the East and the coast to the West be rezoned as Conservation:</p>  <p>Submitter also provided a visual assessment of current land use from satellite imagery</p>	Noted and part agreed	See response 1B

Sub No.	Submission Summary	Comment	Council Response
	<p>Transfer of Ownership The land proposed for restoration is owned by government, private owners, businesses and investment companies. SWWAN is proposing several options to facilitate transfer of ownership to the government and the creation of the park.</p> <p>We propose that all government owned land be transferred to the Department of Environment and work begun immediately. Other options are for ownership to be transferred to the Kurna Nation or to the City of Onkaparinga. Options for owners of properties for sale (or not) of land to the Dept of Environment (or other) could include, but are not limited to;</p> <ol style="list-style-type: none"> 1. Sale – The land is bought outright by the government for a fair price. 2. Sale with option to stay – Owners sell the land to the government for a lesser amount and are given a role in the restoration of the land. This will allow owners who live on the land to stay on their property and be a part of the project. * 3. Partnership – Partner with Government or third-party organization to remain in possession of the land and undertake the restoration works. * ** 4. No immediate restoration – This option is particularly applicable for land currently used for vineyards and orchards where owners may want to continue to operate their businesses while the park is built around them. ** <p>*In options 2 & 3 training and certification in Conservation and Land Management could be offered in some form. **In options 3 & 4, though the owners retain ownership, the only option for eventual sale is to the government for the conservation park.</p>		

Sub No.	Submission Summary	Comment	Council Response
	<p>Land Value and investment All investments come with risk. Sometimes it is high, sometimes low, but there is always risk involved in speculation. Speculators have invested in the land around Sellicks Beach for decades in the hope of profiting from the area’s eventual development. The housing need projected last century is no longer here (if it ever was) and is now closer to the city. The land is already environmentally sensitive and needs further protection, and the need for restoration and action on climate change is paramount. Unfortunately for these investors, this means that the risk of a greater need for the land preventing development has been realised. Although the expected profits associated with securing the land for development will not be realised by investors, landowners have many options to secure a fair return. Sale to the government for establishment of the conservation park will be at a fair price. Options to stay can come with returns from Carbon Credits and other income opportunities. The only option no longer on the table is urban development.</p> <p>Timeline 2021- 2025 Grazing and cropping land (yellow) buffering the washpool and scrub would be a priority for restoration to protect these areas. Much of this land is already owned by the government and work could begin immediately. Restoration works on the rural land between Sellicks Beach Road and Cactus Canyon would also be a priority to establish the woodlands as quickly as possible. 2025-2030 Restore land as properties become available to complete works and establish the Aldinga-Sellicks Conservation Park by 2030. (As noted above, owners have the option to continue to operate ongoing businesses and not sell. This could be capped at 2040 or beyond)</p>		

Sub No.	Submission Summary	Comment	Council Response
19	<p>PETITION - Community opposition to the Draft Sellicks Beach Structure Plan as distributed November 2020.</p> <p>We are concerned that the proposed development will damage the culture, environment, and character of this unique and iconic coastal town. The Structure Plan fails to adequately prepare the community for the future, creates significant infrastructure issues for Sellicks Beach, and fails to address the existential threats of the climate crisis and biodiversity loss. These problems will erode the quality of life of existing residents.</p> <p>The petitioners therefore request that the Council:</p> <ul style="list-style-type: none"> • Withdraw the current Draft Sellicks Beach Structure Plan, which promotes the urbanisation of the Sellicks Beach township, for the reasons outlined above and detailed in the SWWAN proposal. • Adopt SWWAN's submission to restore the Sellicks Woodlands and create the Aldinga-Sellicks Conservation Park as a template for anew Draft Sellicks Beach Structure Plan. • Provide essential infrastructure upgrades for the existing community including but not limited to mains sewerage and road safety upgrades. 	Noted and part agreed	<p>The contents of the petition are noted.</p> <p>A response to key concerns with the Structure Plan are provided in 1A and 1B.</p> <p>The Structure Plan recognises the strategic intent for future urban development at Sellicks Beach and provides a spatial framework and guidance to inform future discussion with the community, landowners and State Government in anticipation of Code Amendment requests.</p> <p>The Structure Plan has been reviewed based on community feedback and measures to achieve an appropriate coastal built form, sustainable design, increased open and natural space, improved active travel connections and protection of existing residential amenity has been incorporated into an amended plan.</p> <p>The Structure Plan identifies a range of infrastructure and neighbourhood level improvements (including open space, connections and road upgrades) to be considered in progressing future development within Sellicks Beach. This is an important framing of tasks as future detailed planning work proceeds. It should be noted that legislative requirements pursuant to the <i>Planning, Development and Infrastructure Act 2016</i> and other relevant legislation will be applied as Code Amendments or other detailed planning progresses.</p>
20	<p>PETITION – South Sellicks Action Group</p> <p>We, the above, find the "Draft Sellicks Beach Structure Plan" does not:</p> <ol style="list-style-type: none"> 1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach. 2) Protect the health & safety of future residents. 3) Preserve open green spaces, creeks, watercourses, & wildlife. 4) Preserve large allotment sizes. 	Noted and part agreed	<p>Comments on the Structure Plan noted. At the structure planning level, it should be recognised that the <i>30 Year Plan for Greater Adelaide</i> identifies this area as Planned Urban Lands. The Structure Plan seeks to outline a spatial layout for Sellicks Beach taking into account a range of (often competing) aspirations. Preserving the area in its current state is an outcome not consistent with the adopted existing state and council strategic planning framework,</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>5) Protect residents on septic tank systems from the cost of a mains wastewater system.</p> <p>We, the above, request that the Council address the above circumstances in the following ways:</p> <p>1) Do not rezone any part of Sellicks Beach that is currently classified "deferred urban" to "residential".</p> <p>2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.</p> <p>3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.</p> <p>4) Do not approve the development of residences less than 700sqm.</p> <p>5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.</p> <p>AND</p> <p>6) Do extensively consult with residents of Sellicks Beach on all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.</p>		<p>including Council's support of the existing Character Preservation District boundaries and the endorsed OLAP.</p> <p>It is considered that a structure plan that responds to the adopted planning framework will position Council and the community well to respond to future requests for Code Amendments. In this, the revised Structure Plan has sought to address community feedback including coastal character, allotment sizes, biodiversity and ecology, open space and overall development potential to help guide Code Amendment discussions and further balance future urban outcomes.</p> <p>In response to the 5 requests, the following is noted:</p> <ol style="list-style-type: none"> 1. The Structure Plan is not a document that enables rezoning of the Deferred Urban Zone. A rezoning of land is subject to legislative requirements pursuant to the <i>Planning, Development and Infrastructure Act 2016</i> and is referred to as a Code Amendment under the new planning system. There are processes to be adhered to in the rezoning process. 2. Measures to strengthen the buffer interface with the CPD and quarry beyond will be included in the revised Structure Plan. This includes a wider buffer area, earth mounding and landscaping and very low-density housing only. 3. The Council has reviewed the Structure Plan and identified additional opportunity for public open space along creek lines with a focus on conservation and rehabilitation of these degraded creek environments. 4. The revised Structure Plan recommends a minimum allotment area of 750sqm within the Future Living Area. This corresponds with the

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			<p>average allotment area within the existing residential areas and what has been identified as a minimum lot size in the new Suburban Neighbourhood zone for Sellicks Beach in the Planning and Design Code.</p> <p>5. The Structure Plan recognises the limited capacity for wastewater disposal at Sellicks Beach and a priority need to agree an appropriate path forward before any rezoning occurs. Addressing the existing residential areas will be a matter for further review and discussion.</p> <p>6. The <i>Planning, Development and Infrastructure Act 2016</i> and supporting regulations sets out legislative processes to be followed for a Code Amendment. The State Government published a Community Engagement Charter in 2018 which sets out consultation requirements for proposed amendments. It does not envisage a referendum in any part of the consultation or decision-making process.</p>
21	As above in 1F	Noted and part agreed	See response 1F
Private Individuals			
22	<p>(SWANN proforma letter – edited – A number of submissions were also received)</p> <ul style="list-style-type: none"> • Opposed to the proposed development of Sellicks Beach with concerns that development will damage the culture, environment, and character of this unique and iconic coastal town 	Noted and part agreed	<p>Opposition to the Structure Plan noted. See comments in 1A and 1E above.</p> <p>The Structure Plan has been informed by investigations for stormwater management and transport/movement. The recommendations of these investigations are incorporated into the Structure Plan and will assist council in local area planning and</p>

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> • Support an alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park. • Recognise the significance of the area to Kaurna people and as part of McLaren Vale Character Preservation District. • Opposed to additional residential development zoning that will create new infrastructure demands: • Electricity capacity limited and a new substation will be required at Maslin Beach. • Not possible to bring mains gas to the area. • There is currently no mains sewage and many problems with the current on-site systems. • Roads upgrades required to accommodate 3-4 times as much traffic. • Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. • The Plan ignores the climate crisis and biodiversity loss. <p>In addition to the SWANN letter:</p> <ul style="list-style-type: none"> • A conservation area could be world class planning and indicate Council acknowledges and takes the need for climate aware, climate smart urban growth seriously 		<p>discussion with State Government (such as for the potential Main South Road duplication).</p> <p>The City of Onkaparinga has a Climate Change Strategy which focuses on the roles and responsibilities of the council relevant to its own operations and services and what can be done to support community and business responses.</p> <p>The <i>30 Year Plan for Greater Adelaide</i> which identifies this area as Planned Urban Lands has also been prepared taking into account climate change impacts.</p> <p>Further, any future Code Amendment will incorporate relevant climate change, building design and other relevant criteria for development assessment. However, Council staff have reviewed the Structure Plan and consider there is an opportunity to further reinforce the importance of planning for climate change and a new section has been inserted providing a set of design principles to support the overarching aspiration for Sellicks Beach to be an exemplar coastal community. This includes community suggestions for incorporation of encumbrances/rules for future land division to follow such as at Aldinga Sunday and Beyond at Port Elliott.</p> <p>In addition, to the changes identified in response to 1A new inclusions of sustainable design/climate change preparedness policies and exemplar considerations of design guidelines/encumbrances to ensure high quality development outcomes are in the amended Structure Plan.</p>
23	<ul style="list-style-type: none"> • Further to their SWANN submission, he asserts the 500 metre separation distance requirements are not adequate. • Has concerns that airborne dust blown by prevailing winds towards Sellicks 	Noted	<p>The Southern Quarry at Sellicks Hill quarry is a longstanding commercial entity and has potential to engender noise, air quality and other amenity impacts. This has been considered by State Government in the drawing up of both the McLaren Vale Preservation District boundary and the</p>

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> Beach is not adequately monitored and has provided evidence to support this. 		<p>identification of Sellicks Beach as Planned Urban Lands. The EPA has identified potential interface issues within or outside of a 500-metre radius of the quarry. The Structure Plan recognises the operation of the quarry and the need to ensure good residential amenity. This will be a matter for further review as part of any Code Amendments, however, the Structure Plan provides for a substantial mounding and buffer along this interface along with minimum allotments of 1,000m². The Department of Mines, Industry Regulation and Safety have raised no concern with the Structure Plan. Detailed planning for the interface area will be undertaken as part of any Code Amendment.</p>
24	<ul style="list-style-type: none"> Opposed to 'small lot proposals' and further development. 	Noted and part agreed	<p>The Structure Plan has been amended to recommend a minimum allotment size of 750m² within the Future Living Area, 1,000m² in an expanded Gateway Living Area and no further division of land within the existing Residential Zone. Some small lot housing has been retained in the Housing Choice Area that spatially has been reduced in size and allocated to north of Sellicks Beach Road only. This is considered appropriate to allow for some diversity of housing choice taking into account current demographic statistics at Sellicks Beach which has a high proportion of two or less person households.</p>
25	<ul style="list-style-type: none"> Refers to his submission dated 31st January where questioned the use of photos in the draft Plan and if complied or did not comply with consumer law and/or the Local Government Act and whether these photos reflect Council's intentions. 	Noted	<p>The Structure Plan includes a range of images including photographs of current Sellicks Beach and its environs. This is commonplace for a Structure Plan and contextually sets the existing environment to help inform the reader.</p>
26	Sent through copy of his posts replicated on YourSay page. Includes the following comments (in addition to any of the above):	Noted and part agreed	<p>The Structure Plan has been amended to include a new section on sustainable design principles. This is intended to set the message that Sellicks Beach should be exemplar and achieve high quality design outcomes, good tree cover, integrated conservation</p>

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> • Include climate appropriate design guidelines with future built form outcomes, street and allotment layouts • Use carbon neutral building materials • Concern with tree planting for shade • Increase in carbon emissions as a result of car usage and resulting rising sea levels • Concern that almond trees and 2 storey houses will block the views in the gateway area, and Sellicks Beach Road – could have part underground houses with flat roofs and plantings. 		<p>and biodiversity, comfortable urban environments and promote a coastal ethos.</p> <p>The Structure Plan recognises the importance of views and vistas in the coastal and undulating environs of Sellicks Beach. The Structure Plan sets out design principles for future to respond to key views and vistas in detailed planning. The amended Structure Plan has expanded the Gateway Living Area where future development is encouraged to achieve larger setbacks and achieve a layout that allows for filtered views to Sellicks Hill and environs to the south.</p>
27	<p>Sent through copy of his posts. Includes the following comments (in addition to any of the above):</p> <ul style="list-style-type: none"> • Concern over allowing infill development within existing parts of Sellicks Beach 	Noted and agreed	<p>The Structure Plan has been amended to remove reference to infill development within the existing Sellicks Beach Residential Zone. The Structure Plan recommends that no land division be permitted for additional dwelling development. This will be a matter for inclusion in any Code Amendment.</p>
28	<p>The following comments are in addition to any of the above:</p> <ul style="list-style-type: none"> • Structure Plan should be re-written (disconnect between the acknowledgement of country and use of photos) • Urbanisation increases risk of sea level rise • DSP doesn't mention climate change as a planning issue • 'Yellow Sledge' should read 'Yellow Sedge' butterfly 	Noted and part agreed	<p>Council is currently reviewing the potential impacts of climate change and sea level rise as part of a Coastal Scoping Study and considering its holistic response to this issue. This will be a matter of further investigation and will inform, if necessary, future detailed planning for Sellicks Beach.</p> <p>Additional recognition of climate change has been incorporated into the amended Structure Plan.</p> <p>It is noted that the amended Structure Plan recommends no infill within existing residential areas which are closest to the foreshore. Further, climate change and planning for sea level rise are assessment matters in the Planning and Design Code</p> <p>The reference to the Yellow Sledge butterfly has been corrected.</p>

Sub No.	Submission Summary	Comment	Council Response
29	<p>The following comments are in addition to any of the above:</p> <ul style="list-style-type: none"> • Council to indicate how the plan to increase traffic emissions meshes with their climate resilience / reducing carbon footprint goals and commitments • Suggest property values will be depressed • Considers if 1000m² block would be 'more resilient to climate change?' 	Noted	<p>The Structure Plan responds to strategic direction for future housing at Sellicks Beach in the 30 Year Plan for Greater Adelaide. The revised Structure Plan has revised downwards the potential dwelling density and therefore possible dwelling yield if rezoning was to occur consistent with Structure Plan outcomes (note: this will ultimately be a matter for State Government to determine if they want higher dwelling yields on this land). The question of traffic emissions is not a matter to prevent potential future rezoning, however, the Structure Plan does advocate for better active transport connections, more sustainable dwellings and encourages future dialogue with State Government for improved public transport links.</p> <p>The future of property values is not a matter that can be determined as part of this structure planning process and is subject to matters outside of the urban planning sphere.</p> <p>The Structure Plan has been revised to lower potential future densities, incorporate design guidelines for sustainable housing, increased tree planting and lower levels of allotment site coverage and more space between dwellings.</p>
29-32	<p>Collated response: 'In the event that my posts on the Council Have Your Say website may not be regarded as formal submissions I have collated the posts in date order to form this submission. The posts have been edited / corrected as necessary. I've added titles to each post. My emails to the Mayor, local Councillors, Council officers and Intermethod should be read as part of this formal submission.'</p>	Noted	No response required
33	<p>The following comments regarding the Draft Sellicks Beach Structure Plan are made:</p> <ul style="list-style-type: none"> • We accept that some additional urban development is all but inevitable at Sellicks 	Noted and part agreed	<p>General support comments noted and recognition of longstanding strategic intent for housing at Sellicks Beach.</p> <p>In relation to matters raised in the response, it is agreed that Sellicks Beach should be developed</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>Beach given the Deferred Urban zoning that has been in place to for some years.</p> <ul style="list-style-type: none"> • Sellicks Beach needs to be distinguished from and planned differently to the urban area around Aldinga to the north. • On account of its location, it also needs to be recognised that Sellicks Beach will only ever offer a relatively low level of services as compared to more suburban locations. • Sellicks Beach should be set up for a future which is different from suburban Adelaide, During community consultation, a minimum lot size of 700 sqm to 750 sqm was spoken of and suggests that this is appropriate – including in the established areas of Sellicks Beach. This approach would clearly mean that future planning would target a lower (+/-2,500) rather than a higher (4,000+) population, which is appropriate given the relatively low level of services likely to be available. • Wastewater is a matter for resolution and we urge Council and other relevant authorities to consider alternatives to simply extending a trunk main from Aldinga. SA Water land on Plains Rd may provide a suitable site for a localised solution. • Due the prevalence of strong south easterly winds in this area and need for extensive dust buffering between Sellicks Beach and the quarry, the 'buffering load' will fall to the Character Preservation District Interface Area, which may therefore need to be widened; • A premise behind providing an area for 'housing choices' but questions, firstly, the validity of providing aged care in such an isolated location and, secondly, whether this zone is anything more than a cloak for 		<p>differently to other parts of the Council such as Aldinga. For this, the Structure Plan does advocate for a 750sqm minimum lot area in the Future Living Area (as well as existing residential areas), has a set of Design Principles and emerging Design Guidelines that establishes a preference for a lower density, coastal character underpinned by high quality, environmentally sustainable built form outcomes.</p> <p>The Structure Plan identifies that the delivery of wastewater infrastructure should be agreed prior to any future rezoning of land. It is anticipated that a range of options will be explored as this critical infrastructure question is addressed.</p> <p>The Structure Plan has been amended with a wider, landscaped buffer designed as one element of mitigation for dust or other effects from the existing quarry. Support for the location of an activity centre and rehabilitation of the creeks is noted.</p>

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	<p>the provision of an area of higher density housing than would or should be allowed in the rest of Sellicks Beach – and, in this latter regard, suggest that more work is required to make the case for this zone;</p> <ul style="list-style-type: none"> • Agrees that the best location for an activity centre is as shown on the February Discussion Version of the plan; and • Supports the rehabilitation of the principal creek lines and their retention as open space. 		
34	<p>Family are owners in Lot 6 Sellicks Beach Road, Sellicks Beach.</p> <p>SUPPORT FOR FUTURE DEVELOPMENT The development of Sellicks Beach is long overdue. The sheer volume of research and due diligence undertaken by the council in relation to this draft plan went much further than I ever would have anticipated and the people who have put in the work must be congratulated. From our viewpoint, Sellicks Beach is not an 'exclusive resort' for a few privileged but should be a place to be lived in and enjoyed by the broader community. The outlook of some who spoke at the community sessions was one of 'no development' so that they could keep Sellicks as exclusively theirs. If someone owns a property at Sellicks Beach, they have not purchased the whole region and the surrounds do not belong to them. Few desirable regions would ever progress if the 'it's mine' attitude of a few local residents, was allowed to prevail.</p> <p>DENSITY OF DEVELOPMENT We are concerned that the density of development does not allocate enough proportion of space to the</p>	Noted and part agreed	Comments in support of the Structure Plan and perceptions regarding 'exclusivity' are noted.

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	<p>'Future Housing Choice Area' (housing allotments around the 350m2 size).</p> <p>This seems to go against the grain of development within the broader Adelaide region for the past few decades. Any new development should have a broad mix of housing allotment sizes to ensure that prospect of being able to move into the area is appealing to a variety of future residents, including those who prefer smaller land parcels due to reasons such as lifestyle, affordability or their stage in life.</p> <p>When we looked at the draft plan, we found it odd that the land which we presently own, has been designated for such low-density housing considering its proximity to the proposed future centre. We would certainly be in favour of the council reconsidering the zoning for our property for the density reason noted above, whilst also giving more people the opportunity to be within walking distance of the future centre.</p> <p>In regards to our own situation, we are landowners in the area because our parents had a wish to retire to the land on Sellicks Beach Road, but for family reasons this hope was not realized. My parents would still like to realize this hope, albeit in a slightly different format, however they are now at the stage of life where they don't want a 700m2 parcel of land and would like to be close to the convenience of a neighbourhood centre. Ideally the new dream would be to live on a parcel of land within the block we currently own. Current proposed zoning would not result in this becoming reality, however.</p> <p>Development should not be for an 'exclusive' portion of the population who want and can afford large land allotments at the expense of other members of the community who may not fit into that demographic. If there are not enough smaller</p>		

Sub No.	Submission Summary	Comment	Council Response
	<p>allotments proposed into the future plan, demand for these land parcels will far outstrip supply, inflating prices, to the detriment of many who would want to consider making Sellicks Beach their home. Future development must be for the benefit of a broad range of the community and we urge the council to reconsider the current balance within the plan which is in our opinion skewed with a bit too much allowance for 'Future Living Area' allotment sizes.</p> <p>Note that the above comment in relation to density is something we would like council to reconsider but is not a 'deal breaker' which should result in the halting or postponement of development. We are in favour of this plan proceeding to the next stage and support the council in their efforts to progress.</p>		
Landowners			
35	<p>As owners of several allotments in Sellicks Beach response submitted (edited) that:</p> <ol style="list-style-type: none"> 1. Given the landscape and character values of the study area, the significant constraints on urban development within the study area and the lack of strategic imperative (including the sufficient present supply of existing "broadhectare land" suitable for urban development in southern metropolitan Adelaide), structure planning which contemplates or facilitates urban development of the Structure Plan study area (as defined) is premature. 2. In particular, the study area is unsuitable for urban development while amenity impacts of the existing Sellicks Hill Quarry affect the study area (and other nearby areas). These impacts have increased over 	Noted	<p>As identified in the Structure Plan, a driver for this strategic planning exercise is to be ready in the event that a Code Amendment is put forward by other land owner(s) in the Structure Plan area.</p> <p>The Structure Plan provides a basis for Council to respond to a Code Amendment that has been fully informed and tested with the community.</p> <p>The Structure Plan does not advocate for Council to instigate a Code Amendment, nor sets a timeframe for any future development of new housing. It is noted that other land owners and their representatives have attended consultation events and Council considers there is significant interest in progressing the zoning regime affecting the Structure Plan area (specifically the Deferred Urban and Primary Production Zones).</p>

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	<p>time as the quarry operations have expanded. Despite active engagement by the family with the quarry operators and the Environment Protection Authority, the impacts are of a nature, scale and frequency which are fundamentally inconsistent with standards and reasonable expectations of amenity for residential communities.</p> <p>The background to these submissions and further detail is as follows:</p> <p>Background We recognise that the south-east facing boundary of the study area is determined by a section of the boundary of the McLaren Vale Character Preservation District, which itself was earlier delineated by a 500-metre buffer to the existing Sellicks Hill Quarry, operated by Southern Quarries Pty Ltd. Despite the location of the boundary, the family land, and other land to the west of Main South Road which has not been included within the boundary, is for practical purposes part of the same broad locality as land within the study area:</p> <p>Visually and topographically, Main South Road is the boundary between higher, steeper land to the east and the land to the west, including the family land and the study area, which slopes gently towards the existing Sellicks Beach township and the sea.</p> <p>In land use terms, Main South Road is the boundary between the extensive quarrying operations undertaken at the Sellicks Hill Quarry, and land in rural, residential or agricultural use to the west.</p> <p><u>Strategic Context</u></p>		<p>It is not agreed that amenity impacts from the Southern Quarry makes the area unsuitable for residential development. The Department for Energy and Mining consider the separation distance of 500m to be appropriate and also identifies a Resource Extraction Protection Overlay due in 2022 that would for part of any Code Amendment investigations and potential Code update. It is noted that the EPA recognises amenity impacts and this is a matter for further investigation at any Code Amendment stage. In any case, the Structure Plan recognises the potential impacts of the quarry at identifies macro level solutions in terms of buffer requirements, density, dwelling form and landscaping. These would be explored in more details as part of investigations for any Code Amendment(s).</p> <p>As noted, the 30 Year Plan for Greater Adelaide recognises the Sellicks Beach area as Planned Urban Lands to 2045. The 30 Year Plan targets new housing in both established urban areas and fringe and township growth areas and does not specifically reference Sellicks Beach for either short, medium or long term rezoning or development.</p> <p>In accordance with 30 Year Plan Policy A2, Council worked with the State Planning Commission and Renewal SA as part of the Onkaparinga Local Area Plan - Metropolitan Growth Management Program Pilot. This considered growth needs for the next 10+10 years with an increased population of between 22,000 and 30,000 by 2040. This more fully explored Council wide staging of greenfield and brownfield areas cognisant of 30 Year Plan policies. In all, scenarios, there is residential development recommended at Sellicks Beach.</p>

Sub No.	Submission Summary	Comment	Council Response
	<p>Reference to the 30-Year plan for Greater Adelaide and the 2017 update is made together with mapping of metro/fringe/township areas nominated. The government has set targets as part of the Update 2017.</p> <p>These strategic policies do not indicate support for urban development in the study area in the short or medium term. In fact, they indicate that the study area is a small area at the “outer limits” of what should be considered for urban development before 2045, and that there is a strong policy preference for housing to be built in established urban areas.</p> <p>Orderly planning in the study area should only proceed once suitable land in the metropolitan area is nearing exhaustion. This is not presently the case.</p> <p>Existing areas mentioned such as Aldinga, Seaford, Port Noarlunga and Hackham are growth areas and located closer to the existing urban area. All strategic considerations weigh against planning for development within the study area where ample land supply already exists.</p> <p>The study area is affected by significant constraints that will disadvantage development in this area over others.</p> <p><u>Character and landscape value</u> While the study area does not include land within the McLaren Vale Character Preservation District, the relationship between land within and outside the District means that urban development in the study area will have a materially detrimental impact on the values that the Act seeks to protect.</p> <p>Concerns held regarding the loss of sweeping views to the coast from Main South Road or views towards the hills. The existing developed area is</p>		<p>OLAP recommendations and outcomes have informed the preparation of the Structure Plan. Again, the Structure Plan is not mandating a requirement for rezoning to occur against any timescales.</p> <p>The Structure Plan recognises constraints at Sellicks Beach such as wastewater management and also opportunities for future development. The Structure Plan has been informed by transport, stormwater, ecology and aboriginal heritage investigations to help inform Council's strategic thinking.</p> <p>It is not agreed that the Structure Plan is premature or that it should only cover a portion of the area. This would leave both community and Council at a disadvantageous position if a Code Amendment was lodged.</p>

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	<p>unobtrusive to the predominantly rural area. This is not consistent with the preservation of the rural, natural or scenic character of the adjoining Character Preservation District (CPD).</p> <p>Suggested measures to provide a buffer to the CPD will not be effective nor screen views of the new development as they would be over any realistic height of the mound.</p> <p><u>Amenity impacts of Sellicks Hill Quarry</u> Continuing and expanding operations of the quarry remain of serious nuisance to the detriment of the environment by creation of noise and dust emissions.</p> <p>The quarry is not a minor element of the landscape or character. Existing mounding on the western boundary is artificial and impact the visual landscape.</p> <p><u>Infrastructure and servicing constraints</u> The study area is poorly serviced by infrastructure and is not well serviced by public transport , increasing car dependence. Strategic work for Aldinga should become the preferred focus rather than Sellicks Beach due to proximity of the new train line proposed.</p> <p>There is a lack of wastewater infrastructure compared to other suburbs closer to the metropolitan area.</p> <p><u>Structure planning is premature</u> Until such time that clear solutions and timelines are provided structure planning is inappropriate at this time and contrary to good orderly land use planning. Council should not proceed with the Structure Plan.</p> <p><u>Possible staged approach to development</u></p>		

Sub No.	Submission Summary	Comment	Council Response
	<p>If structure planning continues then urban development should only be considered in portion of the study area immediately south of Sellicks Beach Road with the remainder deferred for later consideration.</p> <p>The study area should be re-defined representing a moderate extension of the existing urban area. This ensures development should remain as infill in the existing urban areas, enable more efficient use of infrastructure, improve amenity and located on land better suited for urban development. Visual intrusion will be minimised and the number of new residents affected by the quarry operations will be minimised.</p>		
36	<p>Not part of Structure Plan area, the land is located within the McLaren Vale Character Preservation District, the Primary Production Zone and will be zoned Rural in the Code</p> <p>Consider our client's land as an area for future residential growth for the following reasons:</p> <ul style="list-style-type: none"> • Extension of the existing residential zone for population growth the land is not an economically viable primary production parcel of land • Sole vehicle access to the land is via the residential area to the south • The land has two (2) interfaces with residentially zoned land, • The land does not contain any significant natural landscape features or important environmental resources; • Boundaries of the character preservation district can be altered as part of the ministerial review every five (5) years. 	Not agreed	<p>The subject land is located outside of the Structure Plan area within the McLaren Vale Character Preservation District.</p> <p>The District's boundaries are established pursuant to the <i>Character Preservation (McLaren Vale) Act 2012</i> with a general intent to restrict new residential development within its spatial area. Council supports this intent and does not consider advocating for boundary change as matter for current consideration.</p>

Sub No.	Submission Summary	Comment	Council Response
	Request Council consider and promote a (MVPD) boundary amendment as it relates to our client's property to include our client's land as part of the Sellicks Beach Structure Plan.		
37	<ul style="list-style-type: none"> • Sellicks Hill Quarry was established in 1971 and has been quarried continuously over the past 50 years. The site is regulated by both the Department for Energy and Mining (DEM) and Environmental Protection Agency (EPA) and identified by the DEM as a strategic extractive quarry for South Australia, within a Strategic Resource Area (SRA) in the Greater Adelaide region. • This SRA is currently experiencing urban encroachment or is likely to experience such issues in the near future, so a buffer zone has been secured between the Quarry and potential sensitive receptors and the company has been proactive in trying to secure large parcels of land around the quarry to ensure the long-term future of the resource is enhanced and protected (150 years of quarry life remains) • At completion of extraction activities, the entire Sellicks Hill Quarry will be returned to grazing, as was the case prior to extraction. • Has considered nearby residential and environmental receptors potentially experiencing environmental impacts through visual amenity, noise, air quality (dust), blasting vibration and adjacent land use. Developed a large Western Screening Mound (WSM) adjacent to Main South Road to improve visual amenity and assist with reduction of noise and dust. 	Noted and part agreed	<p>The history of Sellicks Hill Quarry is recognised and the actions of quarry management to mitigate amenity impacts. The Department for Energy and Mining identifies that the 500m buffer is appropriate and encourages Council to adopt the future Resource Extraction Protection Overlay as part of planning policy amendments. Council will work with both the quarry and DEM in this matter as requested.</p> <p>In response the 10 key points raised in the letter, Council responds as follows:</p> <ol style="list-style-type: none"> 1. Noted 2. The Structure Plan boundary aligns with the McLaren Vale Character Preservation District boundary which was established with a 500m separation distance from the quarry and partly along current zone boundaries. It is intended to maintain this existing separation distance. 3. The Structure Plan incorporates a buffer area comprising mounding, landscaping, shared use path, roads and very low-density housing to minimise sensitive areas in this part of Sellicks Beach. 4. See response to point 4. A section diagram will be included in the revised Structure Plan. 5. See response to point 4. A section diagram will be included in the revised Structure Plan. 6. The general density of housing has been reduced from the consultation version of the Structure Plan. The minimum allotment size in the Future Living Area which

Sub No.	Submission Summary	Comment	Council Response
	<p>Of matters referred to in the consultation documents, the follow key points are provided as comment:</p> <ol style="list-style-type: none"> 1. Southern Quarries overall would prefer not to have additional sensitive receptors within close proximity to the Quarry and support considering this area returning to nature. If residential development is to occur: 2. Maintaining the required minimum residential development area of at least 500m from Main South Road and the mining tenement boundary. 3. Further to this 500m buffer area, additional land distance described as the Character Preservation District Interface area to be developed. 4. The Character Preservation District Interface area to include a heaped earthen mound to provide a direct buffer to further minimise potential environmental impacts from the quarry (namely noise, dust and visual amenity). The height and width of the earthen mound should be as large as practically possible. 5. The earthen mound should be substantially planted with tree, plants and grasses to further enhance and minimise potential environmental impacts from the quarry. 6. Existing residential area minimum block size should be maintained to restrict further development in these already established areas. 7. New residential living areas within close proximity to the quarry having a minimum block size of 750m to support additional vegetation throughout the development. 8. All development initiatives to be sustainable and to consider environmental 		<p>primarily covers land south of Sellicks Beach Road has been increased to 700sqm. This aligns with average allotment size in Sellicks Beach, The Gateway Living Area has been expanded and this has a higher minimum allotment size of 1000sqm. The Housing Choice Area has been reduced in area and is generally sought to be north of Sellicks Beach Road only.</p> <ol style="list-style-type: none"> 7. New residential development with buffer area should be at least 1000sqm. 8. Design Principles and Design Guidelines recognise the importance of sustainable design and delivering built form outcomes that response to place, including prevailing wind conditions. 9. The Structure Plan identifies that the local road network requires improvement to accommodate future residential development. The Plan emphasises the need for infrastructure to support active travel. Additional shared path links are identified in the revised Structure Plan. 10. Transport investigations to inform the Structure Plan identify existing and future safety and design issues with intersections connecting to Main South Road. This includes safe movement of heavy vehicles and design requirements to balance all user needs. The Structure Plan encourages continued working the State Government to achieve desired outcomes potentially as part of the South Road duplication project.

Sub No.	Submission Summary	Comment	Council Response
	<p>conditions at Sellicks Beach, namely strong winds through summer.</p> <p>9. Improvement of local roads and footpaths throughout existing residential areas.</p> <p>10. Consideration to the intersections off Main South Road and interaction with heavy vehicles.</p>		
Community			
38	<ul style="list-style-type: none"> • We don't believe there is a village or community feel at all hope any development would provide this, e.g. Aldinga village (rather than shopping centre) • Community Plan 2030 for the City of Onkaparinga should be at the centre of the Structure Plan • What is the demographic Council is looking to attract? The idea of more, big two storey, frequently vacant homes is not attractive, nor conducive to creating a sense of community. • Question demand for development • Sewer infrastructure does not support more dwellings • 'Beyond Today' a good example • No block sizes of less than 500m² • Lower cost, smaller affordable blocks interspersed around the area • Renters vs owners – should be no difference • Infrastructure including roads and connections to services are part of the development, not earmarked for future stages 	Noted and part agreed.	<p>See response to 1A, 1B and 1E In addition:</p> <ul style="list-style-type: none"> • Council agrees that any Neighbourhood Centre would be developed as an inclusive, welcoming and community-based space. Council sets out aspiration for the centre in the Structure Plan and Design Guidelines reflecting this intent. • The Structure Plan is a high-level document and sets a strategic framework for any future development of the area. Existing population characteristics have been reviewed as part of plan preparation. In that, there is a high proportion of smaller households at Sellicks Beach. In one test, this could be a driver for smaller allotments at Sellicks Beach, however based on community feedback, character and design aspirations and an overall vision of Sellicks Beach it is considered that lower density housing should be the primary dwelling choice. Whom buys are future housing and how they occupy or rent their residence is not a matter for Council to control. • The Community Plan 2030 sets a vision for the council area supported by key result areas and outcomes. The Structure Plan support the 2030 Plan under People, Place and Prosperity themes

Sub No.	Submission Summary	Comment	Council Response
			<ul style="list-style-type: none"> Council will review the Beyond Today land division at Port Elliot. It is noted that the average allotment size is 600sqm which is below that recommended for the Future Living Area. The Structure Plan identifies a Housing Choice Area where smaller, more affordable allotments may be developed.
39	<ul style="list-style-type: none"> Future centre development to showcase rural, yet modern and ecologically sustainable design (ESD principles) with community areas, local plants and food sources, an open 'village green', shops and if appropriate, a petrol station. Open land must be given over for recreation New housing developed along the lines of an eco-village Native flora regeneration and wildlife corridors to link the Washpool and Aldinga scrub to Sellicks Beach 	Noted and part agreed	<p>The Structure Plan identifies that a centre should be accommodated within Sellicks Beach to provide for local shopping and services for a potential larger population. The Structure Plan envisages a high-quality centre that incorporates good design, placemaking and local distinctiveness. Ideas such as a village green, local produce and types of uses are all possible and will be subject to more detailed planning and ultimately commercial choices by any future operators.</p> <p>The Structure Plan envisages a significant network of upgraded existing public open space, passive and recreation spaces and areas for conservation/biodiversity within Sellicks Beach.</p> <p>The amended Structure Plan incorporates an expanded set of design principles including reference to Sunday Aldinga and Beyond Today Port Elliott as good examples of land divisions within coastal environs.</p> <p>The Structure Plan recommends further consideration of incorporating encumbrances or other equivalent measures in future land division proposals applying a set of guidelines for Sellicks Beach.</p> <p>The amended Structure Plan has significantly expanded the area recommended for conservation adjacent existing creek lines with an intent to develop green links along biodiversity corridors.</p>

Sub No.	Submission Summary	Comment	Council Response
40	<p>(In addition to points raised in 9 above):</p> <ul style="list-style-type: none"> • A commercial hub could have an information centre celebrating the indigenous history of the area, a native botanic garden, no fast-food conglomerates, no fuel station/supermarkets, just a small supermarket. • Supports smaller lots near the commercial hub for elderly residents offered to a reputable retirement village business for ageing in place • Supports a greened ring with the mound on the quarry/ south road at least twice the width (perhaps three times) to create a compacted walking/ biking path, a dirt track for mountain biking and enough room for native bush and animals. • Suggests wildlife corridor from the scrub to the foreshore and up into the hills • No development until Infrastructure is put into place – mains and roads 	Agreed	All points are agreed. The Structure Plan and Design Guidelines reflect the matters raised in this representation.
41	Suggest cameras on the beach for people to be able to view the beach (for parents and also elderly or disabled people) connecting to 'multi-receivers installed throughout Sellicks by residents at a cost to either rent or buy a license to view the beach from their homes'.	Noted.	Thank you for your suggestion. This is not a matter for the Structure Plan but can be further considered by council.
Agencies			
42	<p>Of primary interest is the proximity of the affected area to the Sellicks Hill Quarry.</p> <p>Key issues that are of significant concern to local residents and the primary source of complaints to EPA include:</p> <ul style="list-style-type: none"> • Dust • Noise • Blasting, which occurs about every two weeks 	Noted	The history of Sellicks Hill Quarry is recognised and the actions of quarry management to mitigate amenity impacts. The Department for Energy and Mining identifies that the 500m buffer is appropriate and encourages Council to adopt the future Resource Extraction Protection Overlay as part of planning policy amendments. Council will work with both the quarry and DEM in this matter as requested.

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> • Heavy truck movements, of which there are approximately 200 (100 in + 100 out) per day along Main South Road • Light spill. <p>Although Southern Quarries Pty Ltd must take 'all reasonable and practicable measures to prevent or minimise environmental harm' (which includes offsite impacts (such as dust and noise) to residents), residents can still receive some degree of impact from dust and noise.</p> <p>EPA remains concerned that additional residential development in the Sellicks Beach area, especially to within approximately 500m of a large major quarry, will further exacerbate incompatible land use issues and further increase existing tensions within the local community. Potential new residents to the Sellicks Beach area may be unaware of the presence and magnitude of such a large extractive operation and their likely exposure to dust and noise.</p> <p>The EPA supports Council's approach as stated in the Structure Plan (particularly in coastal areas) that further land division and development will not occur until the issue of wastewater management is able to be resolved, and to be serviced by a reticulated sewerage system for the older parts of Sellicks Beach and any future areas. The EPA has concerns about the potential in coastal areas for creation of a high nitrogen loads in the soil and shallow groundwater that may enter into nearby marine waters.</p>		
43	<ul style="list-style-type: none"> • Notes that the draft Plan recognises the quarry as a key feature of the study area. • Notes that the quarry is recognised as a Strategic Resource Area that requires protection. 	Noted	The history of Sellicks Hill Quarry is recognised and the actions of quarry management to mitigate amenity impacts. The Department for Energy and Mining identifies that the 500m buffer is appropriate and encourages Council to adopt the future Resource

Sub No.	Submission Summary	Comment	Council Response
	<ul style="list-style-type: none"> • Boundary of the study area sits 500 metres from the quarry which is considered a generally appropriate separation distance. • There are no immediate concerns presented by the draft Plan • Recommends that council incorporates the future Resource Extraction Protection Overlay due in 2022 into any master planning in order to ensure the successful co-existence of the activities over the long term. 		Extraction Protection Overlay as part of planning policy amendments. Council will work with both the quarry and DEM in this matter as requested.
44	The submitters assets will not be affected by the proposed amendments (Structure Plan)	Noted	Support for the proposal is noted.
45	Supportive of Council's position to promote good community and environmental outcomes, and positively shape the urban form	Noted	The Structure Plan has been amended to include a new section on sustainable design principles. This is intended to set the message that Sellicks Beach should be exemplar and achieve high quality design outcomes, good tree cover, integrated conservation and biodiversity, comfortable urban environments and promote a coastal ethos.

Attachment B – Full YourSay discussion extracts

A copy of all YourSay comments is provided below organised under the three topic themes:

- What are the issues and opportunities that need to be considered?
- What should Sellicks Beach look like in the future?
- What should guide future Sellicks Beach development

No changes have been made to comments or editing/ corrections of the responses.

Topic: What are the issues and opportunities that need to be considered?

All comments as uploaded onto Council's YourSay page by respondents:

All of the above points are welcomed for consideration in developing a structure plan for Sellicks. Attention is drawn to dot point 6 - Housing demand and strategic growth targets, infill development The Local Area Plan considers 3 population scenarios along with 3 development models that varying greenfield with infill. Given Sellicks detached location and lack of infrastructure it could be argued that a Structure plan need to respond to 9 options. That said it could plan a framework for 10 or 20 years but not in one step enable re-zoning that allows for an increase in deferred urban. The LAP looks at a 22,000 population increase being aligned with recent growth which may diminish but is unlikely to be exceeded in the current climate. It then reviews where such population can be accommodated across the whole Council area, principally between Hackham, Christies, Noarlunga, Seaford, Aldinga and also Sellicks at the far Southern extremity of the Council area. It then considers where this development can be built on either greenfield or infill. Sellicks is ill-equipped to cope with significant development. Development should lean toward infill rather than greenfield as this uses existing infrastructure that can be augmented. With this in mind, the Sellicks Structure Plan should be draft toward OLAP - Scenario 1b - 22,000 population - 60% infill and 35% greenfield (5% township) with a review in 2030

It is premature to transform Sellicks from a seaside village to suburbia. Adelaide already sprawls over a vast span of the coast of St Vincent's gulf, such a long sprawling form makes the provision of public transport, wastewater and all the other infrastructure far more expensive and makes for a more unliveable city. The issue of wastewater must be resolved before further development occurs. A significant increase in population in the absence of local employment is highly problematic - any downturn in tourism or the wine industry (currently happening) could be very serious for local employment. In time it will become inevitable that car parking on the beach will be progressively limited. It is imperative that abundant off beach parking adjacent to the coast is provided for in any development changes.

We agree with the comment below "It is premature to transform Sellicks from a seaside village to suburbia. Adelaide already sprawls over a vast span of the coast of St Vincent's gulf...more unliveable city". Why develop Sellicks Beach at all when there are so many coastal areas already under significant development (eg Moana, Seaford, Aldinga)? A significant population surge means increased traffic, increased employment needs, waste and storm water requirements, and heavy infrastructure - in other words suburbia. Can't South Australia retain any seaside villages? #wearesellicks

As mentioned above, prior to considering any urban sprawl into greenfield sites, existing infrastructure must be maintained better, and wastewater mains or CWMS system installed. Direct cycle route should be created to Aldinga Beach, and a high-speed bus service to Seaford Railway Station.

I believe all owners of Sellicks Beach need to be moved to Torrens title first and not be on the community title if this kind of large-scale work will be carried out. The rates we pay in Sellicks Beach are also very high compared to other suburbs of South Adelaide this should be addressed. Mains wastewater system needs to be in Sellicks Beach so residents can come off the common effluent system to improve the infrastructure. TRANSPORT SA is very poor in Sellicks beach it takes about an hour to get to Seaford railway station so this will need to be upgraded. A decent park for children to play safely in will be great as well as a skate park and BMX track/jumps.

I agree. Let's not turn Sellicks into just another beachside suburb. The Character Preservation District status should protect us from ugly overdevelopment and resulting overpopulation. As noted in other comments, sewage remains a problem for Sellicks, and the infrastructure needs of the existing 2600 residents are not met. Keep Sellicks clean, quiet and semi-rural. That is Sellicks character!! I want that noted in the Character Preservation District rulings. I appreciate that development will occur, but think it should be thoughtful, measured, slow, and sensitive to the rural coastal character that makes Sellicks appeal to residents and tourists alike. Don't turn Sellicks into another Seaford Meadows.

<p>Couldn't agree more Sellicks Local. The only way we can keep Sellicks clean, quiet, and semi-rural, and evolve slowly, thoughtfully, and in a measured way is for the Council to take these views into consideration. Our perspective is that Sellicks Beach and surrounds should be a protected area for biodiversity, wildlife, wetlands, and historic significance. This will support tourism, employment, and local economy whilst retaining the character of Sellicks Beach - without the need for mass development.</p>
<p>Our creeks should not be seen as a problem to development but rather an enhancement. We could look at Peter Andrew's approach to water retention and rehabilitation and see the development plan as just part of the Sellicks Beach ecosystem which includes the community of people, the flora, fauna and marine life. The creeks must be retained not turned into underground stormwater that will spill out into the sea after heavy rain. We live in a fragile environment and this must be considered with future development.</p>
<p>Totally agree with this comment. The Character Preservation District must be retained to maintain a semi-rural coastal district. The diversity of Sellicks Beach to other Coastal areas within the City of Onkaparinga should be the Councils number one priority.</p>
<p>Agreed!!</p>
<p>Regarding employment opportunities: Our world has changed, employment is no longer focussed on bricks and mortar places of employment. COVID has shown us that we can live locally and work globally from home. Design and planning into the future must reflect this. Building a supermarket and a few shops is not going to increase employment opportunities in Sellicks Beach (regardless of whether we need them or not). Most of Sellicks has the luxury of NBN fibre to the premises. We have great opportunity to create community hubs, shared outdoor workspaces that take in our beautiful place, a community that is connected globally. Let's look at the big picture, let's make Sellicks an enviable place to live where people can live and work from home or run a business from home. Planning should embrace the opportunity to add detached workplaces to existing homes rather than subdividing blocks for more people to live who in turn will have to leave home in their cars early in the morning for the commute to their distant workplaces.</p>
<p>In order to further develop Sellicks Beach there are significant areas that would need to be addressed, firstly being wastewater. All of Sellicks would need to be transitioned to a mains wastewater system. Also travel times would be a problem. At current traffic levels in peak hours travel time to Sellicks beach can be extensive and if there was to be further development this would increase drastically, and a south road upgrade would be a must have. There are also very limited facilities in Sellicks and the local deli would struggle to cope with such an increase in residence, more facilities would be required. I strongly believe there is significant need to increase the facilities in the area before you can increase the residences on this kind of scale.</p>
<p>Personally, I feel although I love Sellicks Beach there are a few issues needing to be addressed. Besides the obvious one being sewer being connected. I feel before spending so much money building more houses and estates that some money and care should be put into the already existing community who has been here for many years and plan to stick around for many years. I have two small children and a dog, we like to do family walks but we don't feel safe waking the streets as there a no foot paths. We are in the top section of Sellicks entering via Perth Street and a lot of traffic comes through the area during peak time and it's unsafe having to walk on uneven ground and roads. I also feel like some care could be done to our streets, nicer trees, sidewalks and streetlamps. You walk through the estates and they have pathways and lights and landscaping but it feels as though the rest of Sellicks has been forgotten.</p>
<p>The issue is that OCC seem to want to turn Sellicks Beach into another Aldinga or Seaford. If OCC are intent on spending money why not improve the existing infrastructure for the people who already live here, especially those who have been paying rates for many years.</p>
<p>Instead of creating a 2-hectare shopping mall, medical centre, and petrol station, why not turn the same area into a beach side botanical garden? Showcase native coastal plants, bees, butterflies, and dragonflies. You could employ gardeners and landscapers, offer an outside coffee hub, run gardening workshops, painting classes, even have a small plant nursery. There are better things to do with the same area of land than put up what will essentially be 2 hectares of concrete parking lot.</p>
<p>I can only echo what my previous fellow residents have written. Before any expansion to Sellicks Beach is considered, Sellicks Beach as it stands today needs investment. We have street roads that are not suitable with potholes throughout, we have pavements that are not complete, we have street lighting that is substandard and we have an Esplanade pavement from the shops to the top lookout that is completely unsuitable for any pushchairs or wheelchairs, so they have to use the road. The water drainage on the side of Sellicks Beach Road as you drive down into Sellicks Beach has had a series of cheap attempts to fix over the years, rather than a long term engineered drainage solution. We also have a dangerous BMX track and bowl that is</p>

City of Onkaparinga
Attachment B – Full YourSay Discussion Extracts

unusable for children. I am sure my fellow residents will have many other current issues that they would like dealt with before any expansion to the area takes place.

Whilst it is commendable to see the council remembering Sellicks is actually in their region as we seem to miss out on so much that can be done now and is being in other suburbs just 5 minutes away, I cannot see any findings being relevant when the opportunity to consider and act on the final report happens. I think this whole investigation is a move from council to look like they are doing something as to be honest, nothing will change in Sellicks Beach in many of our lifetimes. I do not say this lightly but use the information within the reports and documents noted as references on this page and would like to add the below in support of my opinion. A read of all of the documents listed on that site clearly say until Sellicks Beach has a mains waste water (septic) system for all properties there is no way development can proceed.

There is a report on there from SA Water as a result of their investigations in 2010 and there was a shortfall of \$13mil plus \$1.15 mil ongoing yearly costs that needed to be found from outside of SA Water. Now let's move onto 2020 and consider those amounts would now be probably \$20 mil plus \$2 mil ongoing costs each year. Now also the SA government has just tabled a budget that has a massive deficit to be funded by borrowings and that without the chance to be financially balanced for many years to come so there is no chance of the government funding any part of that amount anytime soon even if they wanted to which I doubt they would be.

That therefore leaves the council who indicated back in 2010 it was not in a position to fund that shortfall and well now in 2020 that would be even more of a problem with increasing costs overall and a assumed shortfall in their own available funds.

Now on top of these costs to establish a waste water system, all rate payers in Sellicks would also be up for a \$5,935 + application fees at the 2010/11 financial year to connect to the system plus the private costs of connecting from your property internally to the roadside connection point. As it is now again 2020 those fees will be increased and therefore would be around \$10,000 per ratepayer to connect and join the new system. as of 2010 so say \$15,000 in 2020 money and growing every year it is delayed which it will be.

There is also a requirement for 2/3s of the ratepayers to accept the proposal for the suburb to be joined to the new waste water system so even if the funding was available, if a group of ratepayers chose to not join above a 1/3rd level then it also would not be able to proceed.

The government and council do not have the sort of spare money to do it, I have many doubts many rate payers would have the extra money to connect to the system and there also needs to be greater than 2/3rds wanting to connect which could be directly related to the large cost it would cost them to if the vote was to do it.

Based on all of this Sellicks Beach will not be being developed anytime soon and for many not in our lifetimes as the costs are prohibitive unless something majorly changes.

I'm all for development as it will bring more funds to the council which in turn will keep our rates down and the ability for council to upkeep the area much better The one thing that's a priority is the sewage situation Let's get it updated ASAP

How Sellicks Beach interacts with the highway (Main South road) will have an increasing significance in future times. We know there is a plan for the improvement of Main south road that relates to the State government. I feel it's very important that consideration of how the approaches to Sellicks Beach are constructed and managed as well as the "visitor experience". For example, the intersection of Sellicks Beach road and Main south road, the scene of so many accidents, should be closed. Entry from the highway is then focused on Norman road, Perth street and Country road intersections. Gateways that reflect the pride and self-esteem of a suburb should be constructed on Justs road just up from Button road and another near the top of Country road.

Hi, firstly, I'm presuming that the 'open evenings' that were being planned will now be re-scheduled and you will let us know accordingly when these are? Secondly, as I walked around Sellicks Beach this morning, I was again struck by the small community atmosphere, which I suspect is why many chose to live here, rather than further up the coast in subdivision suburbs. I also noted the investment needed before there is any consideration of new development - in pavements (some in awful condition, some not even built), in roading (many in a terrible condition), in street lighting, in sewerage, in children's parks, skate parks, and BMX tracks. There is so much to do Onkaparinga before you even consider growth.

As a Sellicks resident since 2006, my family of 4 humans & 2 canines enjoy the location, freedom, beach, peacefulness & fresh air. We like the Rural/semi-rural and coastal character, these need to be preserved. We Say "no" to the subdivision of large allotments as we don't have the infrastructure needed for the current population, this must be addressed before any more developments are considered. Saying "no" to over-development, we have totally inadequate roads, footpaths, stormwater drainage, lighting at present. Sellicks has a large population of retirees, as well as increasing numbers of young families; without good roads, footpaths, drainage & lighting it is unsafe for all. People using walking frames or pushing babies in prams & have to walk on the roads because in many cases there are no adequate footpaths. Creeks & watercourses are Natural habitats & must be supported to encourage biodiversity. Marine life must be protected by encouraging more marine parks. We need more Open spaces & greenery in the form of Hills, paddocks, and natural vegetation. I'm really concerned that Sellicks will lose its character & open space if the proposed housing

<p>development proceeds. We don't want to be another little city, that's why we're out here. We all pay our Council Rates, yet don't receive the same benefits as other Onkaparinga Council residents. Adequate, regular public transport is a must both for current residents and it will need to improve massively if there is to be any further development. I'd like to see the train coming out to Sellicks, this could encourage people to reduce their reliance on private cars & be more environmentally friendly.</p>
<p>We need proper public transportation and better roads if the area is to increase. Better planning of infrastructure prior to increasing the amount of new housing or zone changes. The quarry dust is without a doubt an issue. Before subjecting new residents to this ongoing problem this health issue should be addressed.</p>
<p>You had my total support Ananta until you stated a train should come to Sellicks Beach, this would totally work against any "rural/semi-rural " location. Y view would be let the train stop at Aldinga and let buses connect Sellicks to the trains. Trains historically bring in the riff raff and graffiti issues. However, I agree with you on most points.</p>
<p>A great discussion topic, hopefully our council actually spends the time to actually read and acknowledge our points. There are so many issues we can and will discuss but I believe one thing is a must and needs to be addressed asap is a local shop/ supermarket. Our general store is great but lacks variety and quantity and in all honesty a little expensive. We definitely need a local supermarket as a matter of urgency. Although it's not a huge distance away Aldinga I wouldn't say is convenient for that quick shop run we all need to do around tea time to grab some bread, milk, dog/cat food or our kids lunch box food for the next day that we forgot as we drove past Aldinga. Possibly an OTR petrol station on the Shahin property would be appropriate and convenient location lol (we all know that won't happen), I am sure they will have any final say on what happens in OUR piece of paradise.</p>
<p>I forgot to point out that I would be more in favour of a Drakes or a IGA rather than the big shop corporations, this would keep our town feeling like a small community that it currently is.</p>
<p>IGA or Drakes is a good idea, happy to have the train stop at Aldinga so long as the connecting buses are REGULAR. It currently takes about an hour by bus to Seaford Railway Station, then nearly another hour via train Seaford to Adelaide. Buses are currently too infrequent to be really useful. I have 2 teens requiring regular transport for school & Uni, the current set up is dreadful. Better public transport leads to less reliance on private cars & can be more environmentally friendly. No OTR thanks.</p>
<p>Cat management we need Minton Farm Animal rescue to continue operational and not close due to lack of direction from council in passing laws to keep cats inside at night at least.</p>
<p>Problem with that? No revenue</p>
<p>Would love a grassed amphitheatre with tiered grasses seating for live music events. Also, a larger area allotted for our own Sellicks Farmers Market. Also, a greater amount of land for a proper Sellicks Community Garden with a Grow Free outlet</p>
<p>With an indigenous focus ... sounds Brilliant.</p>
<p>Surely it would be far cheaper to subsidise bio systems for all rate payers than piping in mains sewerage. Surely then we could enjoy lush gardens using our own wastewater instead of piping it out of Sellicks for the council to on sell to the grape growers, on selling water that we have already paid for.</p>
<p>Totally agree with that</p>
<p>I am really afraid that this lovely town my partner and I have bought our first home in will be turned into another suburban development like in the northern suburbs where the urban sprawl is ugly and oppressive (the suburbs I grew up in). As there is a hub in Aldinga already, I am very keen to keep multinational stores out of Sellicks Beach and to keep it as the quiet coastal town that it is. I wish to preserve the local business, which currently sits on the waterfront. I think it will be a shame to relocate the 'town centre' to the middle of the suburb when it is so characteristic on the water front: it is a life style, getting fish and chips from the local and sitting on the benches to watch a sunset or strolling down onto the sand to eat. It would be sad to lose this. I also take a lot of joy in seeing the green hills designated for pasture and farmland along Country and Gulf View road and wish that a significant piece of this farmland could be preserved. It is a rural coastal</p>

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town and it would be very sad to lose this character. I'm sure most who live here live an hour out of the city for a reason, it is a choice to get away from urbanisation and to enjoy the natural surrounds. The other day I saw a huge seal on the beach and I feel worried that overpopulation and over-developing will really destroy this beautiful coastal habitat. I would really like to see the canyon and the cliffs, as well as the reserve and catchment protected as a conservation area. I know that development needs to happen but it seems so absurd when many of the houses in the new section of Sellicks and along the water front sit empty for most of the year. So, who will really benefit from new housing in this area? Property managers or first homeowners who want to live in the area? This is a beautiful piece of SA that should be preserved. There is a reef out from the coast which many locals fish on. Part of Sellick's Beach character is the sharp hills at the back which look down onto waterfront views... I would like to see more improvement in terms of improving green spaces, including a fenced dog park in the park already established on Napier Avenue, supporting local businesses and keeping developers and multinationals out.

As a Former resident of Willunga for 21 years and current resident of Aberfoyle Park for the past 25 years I would not like to see the destruction of the natural beauty of Sellicks Beach I particularly find the subdivision of land into tiny blocks of 350 square metres or even less This is happening at a rapid rate in Aberfoyle Park and is destroying the leafy pleasant suburb Three houses on an area previously occupied by 1 means that it is near impossible to have a garden and backyards are almost non-existent The tree cover in Adelaide is being compromised by this infilling practice which seems designed to reap the maximum rates for the area without regard to lifestyle Multi story apartment buildings also destroy beachside suburbs This has happened at Victor Harbour to its detriment and has destroyed its seaside in the country ambience We do NOT need a Gold Coast here in Southern Adelaide

Consider acquiring a portion of the property adjoining Sellicks Beach road into Sellicks from Main South Rd, create an additional road alongside that would allow saving the trees and create a grand entrance to the town. If a school is proposed in this area ensure that all entrances and exits do not connect with the main road. Consider a coastal walk to the Buddha Temple.

Aldinga has a large shopping complex, it is no more than 10 minutes drive to get there and it has many empty spaces. We do not need to have a similar complex in Sellicks Beach.

What we do need as a regional community is for Aldinga to provide more working hours by being open at more convenient times. Look at Mt Barker stores and the times they operate, Seven days a week and from 0700 to 2000. This is a minimum time and they allow different times as the weather changes also. They are closer to the CBD than we are, yet they have these hours.

We could give the local youth some work, have the time to do those missed shopping trips and not have to create a place that becomes a hangout for misguided youths on holiday. Part of the reason Sellicks is what it is and has the charm is that there are no shopping malls, no hangout places, just the beach. I agree about the regular public transport, the current situation is quite hopeless. Oh, FYI...Today 17/12/20 I saw the first test train run-up to Flinders uni and back. I'm not sure which trains you catch to Adelaide, but if I do use them, it's always after 9 and it is around 40 minutes to the city from Seaford, plus 20 by car from Sellicks.

'@Sandi, if that were true then the council would not be borrowing money to go on these grand ideas. Our council rates are high because the council borrows money to run a foolish plan, it fails and somebody has got to pay. The CEO is not going to take a pay cut or give back his company car and fuel card now, is he? Nor are any of the other engineers and other highly paid people who are providing a... well it is not a service if they don't finish it all if they leave you out until they want to make money out of your area, so I am not sure what they are providing...Oh, I have it, waste management. That is what we get at Sellicks Beach and the odd lawn cutting of the little park at the top of the hill. The sewage situation is not going to be fixed in my lifetime, why? See Steve's nicely worded writeup, although knowing government procurement I think he may have underestimated the 10-year difference in costs. Onkaparinga rates will not drop unless they stop borrowing to do projects like this and concentrate on fixing the problems they already have, finishing the unfinished jobs etc. How many people were invited to the council survey on what they should do regarding finances and infrastructure? It was evident that they are open to the community, but will they listen?

Main South Road, Ingress and Egress. This has to be one of the biggest ongoing jokes of the Sellicks Community! You may all be aware that we recently were subjected to metro car insurance ratings, to which I took deference too. First and foremost, the government requirement is that we must be inside the 40km radius of the GPO as the crow flies, we are 49.7km, so we are country by that statute. Next, they tried to tell me we have had more than 10,000 claims on CTP in Sellicks beach alone, a figure I find hard to believe, even over ten years. Then when taken up with Mr Biggles our local MP, he got back to me and the answer was there have been too many accidents in this area, so the CTP had to go up. SO, as residents of Sellicks Beach, we are paying for everyone else to have an accident on South road?? I could understand this may involve residents, because both Sellicks Beach road, Norman Victory Hotel and Perth Street are all in points of either blind or dangerous entry points. Country road is simply bad for vehicles exiting when southbound. The road has been reduced to 90km/h but I assure you that most mornings the traffic is anything but 90km/h and you enter from the first three listed and you risk your life if you do not flog your car to accelerate away from them, risking a speeding ticket by the police who wait down the road. What a joke. So, what is the answer? To do what is done at Aldinga and we have more right to it as well. 70 km/h 100mtr before Sellicks Beach road until

150 meters past Perth street. That would be good for a start, Permanent cameras like the entry points on the V/H road at Willunga! This would be a good interim measure until this duplication is in effect, then proper merging lanes, not these damn SA ones with 600 meters of a lane to join.
 Some signs to educate both here and Aldinga, lanes with a dotted line means you give way to through traffic, irrespective of your position, no lines mean whoever is in the front has right of way. I don't know if the Council is responsible or Hwy Dept, but I do know that they can work together collaboratively to achieve this. I use Perth street and I remember the day the timber truck came down too fast and lost control. There was no way past as there were logs, truck and tray all across South road. Thankfully we have Justs Rd upgraded now and Norman Rd as the alternative to get out but imagine if that were not there. Head south around the back of Sellicks hill etc. So, proper speed limits as our "Country Town" is on the damn Main road, Perth street is not suitable as one of the main entry points for visitors as alluded to earlier! A proper intersection or roundabout at Sellicks Beach Rd with appropriate speed restrictions before it, plus camera warnings. This allows patrons of the hotel to exit and enter safely as well. Country road needs an Exit lane on southbound and an entry merge lane southbound as well. Perth Street needs a length of road for merging with traffic, commensurate with the speed and Norman Rd also needs a Merging lane that is longer because the merging speed is higher. We are paying higher CTP, we should have a say!

Agreed

Great points plus mains gas would be good

I essentially commend the Structure Plan footprint with maybe a few modifications. eg extend the Future housing choice zone North of Sellicks Beach road to provide for Retirement Living. However, my concern relates to the logistics of implementing the Plan as we go forward. In particular, the selection of a viable solution to the Sewerage infrastructure and the timing of its construction either in whole or part.
 It appears to me that some, or possibly all, of the Utility providers are assuming that, before they did anything, that the Land would have been Rezoned and that a Major Developer would be on Board with a proposed Staging Plan????

So my question is, 'Where do we go from here?'

Can the Land be rezoned in advance of finalising of the Infrastructure requirements?. That would then enable interested parties to get serious about further Development and the utility authorities could more meaningfully 'Do their sums'.

A few comments about Sewerage infrastructure.

There is a serious environmental problem with the existing Septic systems at Sellicks beach. The Flinders University study found that 45% of the existing septic systems were defective and causing problems. The fact is, that the soil at Sellicks is not suitable for septic systems. Overflows and smells are common and have created a Health hazard.

SA Water is the regulatory authority for Septic systems, and they have allowed this predicament to prevail. Surely there is justification for some action from SA Water and the State Government do resolve the problem by Constructing a total sewerage system connecting to Aldinga.

The SA Water Study in 2010 indicated a shortfall in funds to even think of doing anything.

The debate about who pays could go on for ever. The Council and SA Water have obviously been doing a lot to try and resolve the problem .I believe that the time is right to get the water Minister and the State Government directly involved to expedite a resolution in the interest of the Community at large, particularly with regard to the Health issue.

The Tonkin Report indicates that SA Power Network (SAPN) has advised that they can only service a further 200 dwellings in Sellicks Beach. SAPN seeks Council assistance in getting a 100mx100m piece of land in Maslins Beach for a new Substation which would service additional Development in Sellicks Beach. Given the timeline in dealing with this issue and constructing a new Substation it is imperative that Council and SAPN act on this critical issue. The other comment that I would like to make here relates to orderly Development of Sellicks .Prior to 2004 ,the land currently Zoned, 'Deferred Urban', was 'Residential'. The SA Government produced a report entitled ' Southern Metropolitan Growth Management Plan Amendment report 2004'. That report created the 'Deferred Urban ' classification. With regard to orderly development, or 'Staging', that report proposed a 3 Stage Development of 'Deferred urban' land based on the following criteria. 'No stage should proceed until 60% of the previous stage reached a building application stage', or words to that effect. I personally believe that this has merit to avoid the creation of unoccupied allotments and the 'Leap frogging ' of one section over another. In summary, I believe that the Structure Plan and eventual Plan Amendment report (PAR) should include provision for appropriate Staged Development. The 2004 Report indicated first stage development North of Sellicks Beach Road. I note that the Tonkin report indicates a preference by the NBN to start here.

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I am fortunate to live backing onto the open space between the Quarry and the current extent of development. Until recently the "end of Adelaide" boundary was up to a fence close to our property, it has now been extended to a diagonal line roughly from the base of the Church to the other side of Alistair Just's Southern Paddock. This Land is primarily NOT suited for any form of high to medium density housing!! I say this from a number of perspectives however the constant dust output from the quarry aided by the extreme Gully Winds that drive into this area as Southerly's try to catch up to themselves after accelerating off the ranges makes this a very unattractive place to live. I am sure there would be any number of developers who would completely ignore these factors and dump a totally unsuited set of dwellings on this hillside. This area should have very considered development and is ideal for Green Planting and open space development. Not concepts that turn a short-term dollar however concepts that WILL reward the entire district with very long-term gains. We don't need another Heat Sink dumped in the wrong place for short term financial gain. I climbed on my roof last weekend and sat and contemplated as openly as I could what development in this area would look like, and no version of any considered approach worked. Grow it out, but don't build it out!!

Totally agree! Well said 👍

The South Australian Hang gliding and Paragliding Association have been flying from the cliffs at Sellicks Beach for over forty years. More recently we are required to operate under a permit agreement with Council. Whilst we have no issues with that, we would like to reinforce the point that free and unimpeded access to the coastal reserve area, cliffs and beach (ie all the sea side land adjacent the esplanade) for members of the public, as well as (of course) residents, is a key principle that should be promoted in any planning policies or documents prepared by Council. The DSP should reinforce that point. It should also include greater recognition of the diverse and rich recreational uses of the area (including hang gliding and paragliding) that the beach and coastal areas support – these uses by residents (yes a number of our members are also residents) and visitors place additional pressures on the infrastructure of the area that needs to be accommodated into the future.

An increasingly urgent issue is the impact of climate change on the both the local population and the environment. We require long term thinking around climate adaptation for protection from these impacts (coastal inundation, average temperature increase in the region, reduced rainfall and possible water shortages). We need to keep natural buffers to protect our assets from these impacts as well as keep & restore as many parts of remnant vegetation as possible to reduce human inputs to climate change & preserve biodiversity. There are some very special natural features and important Kurna cultural sites in the Sellicks & Aldinga Beach areas that have become fragmented due to development of the area over the years, but they need to be strengthened for our long term benefit and to ensure we are doing our bit to keep the worst of climate change at bay. Nature corridors that are linked help to improve the natural functions (and services) of ecosystems and are higher in biodiversity. Instead of building 1000+ new homes that create a heat island effect, create runoff and erosion issues and huge amounts of emissions (due to inadequate State Planning & Development laws not mandating climate & environmentally conscious policies) we should be restoring the environment in the area. Creating a protected, linked nature corridor that allows for the movement of native species, protects against the loss of species and provides us with cooler ground surface temperatures, cleaner air & water, carbon sinks, increased wildlife and better mental health. It also ensures the natural character of the area is preserved, which is why so many people choose to live in this naturally breathtaking part of SA.

I totally agree. I believe council needs to include this in there planning future as a top priority not just say the state government is going to put something out in March so we don't have to think of it Council is in the position to safeguard a lovable future by prioritising the effects of climate heating ,water scarcity and environmental footprint in ALL levels of planning

Absolutely

Also, the upgrading of the power grid to take more solar into the grid is needed presently No more housing till upgrading of grid

The Flinders plan did not survey all systems. It decided not to go ahead with several that I know of including our own when we answered one of their initial questions that we were satisfied with our system and had no problems This raises a very important question as to the accuracy of the 45% In asking the SA Water re what were the nature of the failures at the time it was revealed a large percentage of them were minor failures like signage and some droppers or sprays leaking or blocked. We and several of our neighbours have had 20 years of well-maintained and serviced systems with no failures The savings on water to irrigate our trees is a significant saving We have heavy clay soil and many of those years a full family of 4-6 living in our house. A

sufficient sized block with enough garden is needed to have the systems work properly. So 500 blocks are not big enough

I support the revegetation of all waterways through the area as open space, wide enough to restore biodiversity around the area. I am concerned that it appears that the current township has been built over the natural waterways and that land currently owned by Water SA is possibly part of the natural catchment area and might be sold for more housing. I ask that consideration be given to restoring these waterways and biodiversity from the hills to the sea and Washpool area.

I support the concept of the Character Preservation Area however I note that the agricultural land in this location has been cleared and eroded over many years and would be revitalised using regenerative farming principles. This area is an ideal location to showcase sustainable farming practices.

I support the consideration being given to the entrance to Sellicks from South Road and would like to add that consideration be given to building a safe crossing (bridge or underpass) for pedestrians and cyclists at this point.

Topic: What should guide future Sellicks Beach development

All comments

<p>It would be pleasing to avoid the suburbanisation of the township. An opportunity to avoid the typical suburban housing estate planning.</p>
<p>We might want to encourage a network of roads and paths that is not dominated by vehicles. A walkable neighbourhood where kids can ride their bikes on the street while parent push a pram in safety. If you make roads 'too easy' for traffic flow it has a habit of speeding and dominating. Better to landscaped slow points to make the public space a pleasant place to be and not fearful of cars.</p>
<p>Sellicks should retain the coastal seaside character for which it is treasured. This does not mean to keep it unchanged, but manage the look and feel of public space, roads, paths, stormwater detention wetlands, recreation and infrastructure that does not have to be just concrete kerbs and gutters, rather some can be better landscaped to separate vehicles and people</p>
<p>The provision of off beach car parking to deal with a future where there is far more restriction of access to the beach by cars.</p>
<p>The future MUST be carbon constrained to deal with climate change, thus development that is heavily car dependent will become nonviable. Until there is access to excellent public transport development must be limited to a seaside village.</p>
<p>Family should be the guide to the future Sellicks. Paths lighting better roads to drive on. And cars should remain on beaches.</p>
<p>Our feedback is keep open spaces, keep large blocks, don't overpopulate with sub-divisions, consider biodiversity as well as noise and light pollution. Whilst we appreciate that the area will naturally evolve with time, we don't have to become overpopulated in the space of a few years living on each other's doorsteps. Sellicks is "Sellicks Beach" because its quiet, people care about each other, it's safe, it's chilled out. Please don't ruin that by taking away what's unique. There are plenty of other places to develop that are already in development. We'd like to see any potential development be thoughtful, considered, and evolve over time in consultation with the community. People don't move to Sellicks Beach for a Henley Beach lifestyle #wearesellicks</p>
<p>Everyone is important, the guide to the future of Sellicks Beach should be families, individuals, couples, native species plants and wildlife.</p>
<p>The first priority needs to be securing mains sewer for The Southern part of Sellicks Beach, which would enable sub-division (still keeping relatively large block sizes) and reduce the need for urban sprawl into the beautiful greenfield sites surrounding Sellicks. Another priority should be creating safe cycle routes around Sellicks and connecting to Aldinga. Currently cycling is out unless you take your life in your hands on high speed routes. There should be no urban expansion unless these basic amenities are provided. Onkaparinga also needs to recognise that ratepayers in Sellicks Beach pay the same rates as Port Noarlunga, Christies Beach & Aldinga, and invest in our infrastructure accordingly. Road maintenance is severely lacking, lots of areas have no kerb & gutter, and it takes over three months, and lots of chasing to get washed out verges repaired.</p>
<p>We need a decent supermarket here with reasonably priced stuff, so we don't have to travel 10 km just to go shopping. Something like a Mt Compass IGA</p>
<p>Agreed. Sellicks is Sellicks because it has a rural coastal vibe. It doesn't have shops and bars and cafes and junk food outlets. It's not overdeveloped and indistinguishable from the next suburban beach. Please protect our community and beautiful coastal environment from ugly thoughtless overdevelopment. Keep Sellicks clean, quiet and beautiful.</p>

The push to get wastewater management connection is the focus of OCC. It would be a shame to see the beautiful large allotments in the old survey area become subdivided and infilled with poorly designed unsustainable homes. Reduced block sizes mean less space for substantial trees thereby causing heat sinks within the area as well as more cars and noise. In turn this place greater pressure on the marine environment. We don't want to see our creeks turned into underground storm water drains flooding our remaking sea grass beds. OCC has a great opportunity to lead the way with a sustainable development plan that is unique to the coastal village of Sellicks Beach not a cookie cutter approach seen up and down the council area. OCC does not need to bend to the pressure of Hickinbottom homes who are selling outdated packages. In 2020 the world changed, housing and urban design must reflect this. We do not want outdated house and land packages marring our beautiful area. There has to be a new plan. Sellicks Beach should be a display village for the world where people can say 'the council got it right'

The above response is spot on. It is indeed an opportunity for OCC to lead the change in South Australia and stand behind their own narrative - leadership, honesty and innovation. Leadership - lead the way by making Sellicks Beach a protected coastal community that isn't open to large-scale development. Honesty - listen to the community; be honest about the feedback you receive even if it doesn't align with the intention of developers to sub-divide our land to within an inch of its life. Innovation - promote Sellicks Beach as a protected area for dragonflies, bees, native plants and wildlife, enable Sellicks Beach as 'the' tourist destination of the South. OCC - be the change that South Australia needs #wearesellicks

Things to encourage: - solar passive housing- safe bike and walking routes- native plants for low water use and to encourage beneficial insects- open space- community hubs- include water sensitive urban designs- create a vegetation buffer around the Washpool to help protect it- create vegetation buffers around primary production land and residential land- maintain coastal character of new housing

Things to discourage:

- houses which will cost occupants a lot in cooling/heating due to poor design e.g. black roof; too close to neighbours so lack of air flow etc

Today, 12 Nov, it was sad to hear that RMIT studies show that S.A. Councils have the highest failure rate in retaining umbrella cover or regrowth thereof. I higher priority is to condense housing due to the pressure of developers and their careless attitude of trees and sustainable growth. Every piece of land in their eyes must have housing packed onto it so maximum dollars can be achieved and councils also see the revenue aspect of this. I am a long way from being what is known as a GREENIE, but I do believe in having trees, parks and for every three housing blocks there should be an allocated block of equal size to that area. Whether that be used in spacing between housing or in a park area for the families to gather. Roads should be divided by and equal width strip equal to a lane with grassed and trees lining it. Also worthy of note was the fact that surveyors are already out on "Country road and Gulfview road" 11/11/20. Are we in discussion or is it full steam ahead for them? So many people have already covered some very astute aspect about Sellicks Beach in this already, but the one fact that is not stated is, Sellicks Beach is not Urban, it is country. To be considered Urban we must be 40km or less as the crow flies and we are not. We are paying Metropolitan registration rates now because they say that local residents have made to many claims, yet this is impractical. Then when I queried it further they said that there were far too many accidents out this way, so we are paying for someone else, but we are still a country town and as such, Urban development of a country town should be in line with that and not with the metropolitan ideals. Keep it simple, with respect to the seaside, no matchbox buildings stacked up and plant some trees. Developers should be fined for any damage to these trees. The two that were planted cross from me have been completely destroyed by a housing developer, simply because they drove over them every day, four feet high and surrounded by tree protectors, totally destroyed.

Approving the zone from rural to residential will give the opportunity to young families to buy and build a modest home. Bring economic growth and provide jobs to the area

The new areas opened up must be large blocks 1000 Sam that allow living for families that is sustainable with gardens chooks perhaps rainwater catchment that cool the environment with trees and gardens in our heating climate. Working from home capacity or small businesses that are more sustainable in our post vivid world. This lessens dependence on car transport on dangerous roads. Blocks like the Bluewater blocks must NOT eventuate. Do not go the direction of Seaford. Ugly restricted space for healthy family life. Open space in the new areas must be adequate It is not sufficient to call bike paths open space. Children need to run kick a ball play. This planning with healthy family life in mind prevents crime in bored children. Why sacrifice the wonderful community centre area with its great hall for classes it's community garden, play groups etc for a tiny area next to commercial car parks and higher density apartments Not an adequate substitute for an area that has potential to meet the needs of current and growing community Look at the comparison with the area Aldinga has that includes community centre garden childcare opshops and open

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<p>space and adequate parking for community events. The old survey area must not go the path of multiple houses on 700 -800 blocks This would turn a seaside village with character and amenity into an ugly inadequately serviced packed in suburb Keep the uniqueness and character of the Sellicks village in whole old survey area not just esplanade The bike tracks and walking tracks are a great addition to the area hopefully with plantings. The creeks planted and environmental support is great but do not underground one use all 3 to create a beautiful place to live and work with larger blocks</p>
<p>Absolutely agree</p>
<p>Very important statements We have the opportunity to create a suburb that is a support to families to the environment and helps with future climate mitigation rather than hot box suburb that needs huge cooling</p>
<p>We couldn't agree more and we're prepared to stand with the old Sellicks Beach area to persuade OCC that urbanisation is not the way to go. Sellicks Beach is indeed country, its semi-rural and that's why we moved here. If we wanted a shopping mall and cafes we would have moved to Aldinga, Seaford, or Moana.</p>
<p>Another point of particular importance, as I understand, the OCC Steering Group did not include any residents of Sellicks Beach. Moreover, the two Counsellors that represent our area are also not from Sellicks Beach. Our question is how can you be invested in the discussion if you don't live here? OCC seem to have missed a key consideration in the planning, design and steering process and we feel that because of this the process should start again with owner representation.</p>
<p>Prevent - open spaces and farmland being used for more houses. Encourage - footpaths, more lighting, verge planting, retention of country town feel of Sellicks.</p>
<p>I think Sellicks Beach has the potential to become a "boutique suburb". It's possible to imagine the place in 50 to 100 years and it could be amazing (not that it isn't already). So we would want to facilitate everything that is health-giving, respectful of the planet (are you reading this dumpers?), and cultural. We would also need to pay respect to some elements of acknowledging the efforts of those who have gone before us too. Cultural means having the imagination, support and resources to invite Community art, celebration and sculpture into the fabric of Sellicks. Respect also applies to the ocean. Future activities surely must include intelligent conversation that informs the interaction between us and the sea through monitoring, education and accepting responsibility and best practice. Health-giving means implementing policies that facilitate everyone who spends time here, leaving the place in better condition than they found it.</p>
<p>'@Milton Trott, sir, Sellicks Beach is not a SUBURB of any kind, it is a country town in its own right and should not be included in the fabric of the SUBURBAN culture. I do agree with certain points you raise, regards dumpers and leaving the place as you found it. You cannot leave it better than you found it. Your "Pie in the Sky" dreams for 50 to 100 years is admirable but consider this, if they just left it alone and made the small necessary adjustments to the infrastructure, this wonderful town that we all came too, to avoid the suburban rat race society would still be just as enjoyable. I still put it to you, the country zone for the government is 40km as the crow flies yet now they are charging us Metropolitan rates for registration. Surely this is illegal. Yet when I have a parcel sent from Adelaide, it is \$15.00 to Seaford, but \$65.00 to Sellicks Beach because we are located in the country. I moved here from Mt Barker, when I first moved to Mt Barker it was a population of 5,000 now because of failed insight and developers push to put housing in prime land, there is no Hospital facility, roads are choked all the time, schools are inadequate, public transport is inadequate, effluent is a joke, stormwater flooding is regular, shopping centres are nightmares and roadworks are continuously being done. Sellicks Beach does not deserve this for some elite city dwellers who will just cause traffic increase and you can bet there will not be any forethought into the housing and green belts. Cram as many houses as they can, yard size does not matter, it is all about the "Sea View"...!</p>
<p>Respect for Sellicks? Great. Let's not overdevelop it and cityfy the place.</p>
<p>Agree!! Strongly.</p>
<p>Excellent point. Consultation if properly conducted must include Sellicks representatives.</p>
<p>Yes!! This is exactly why I moved here and paid rates here for the past two decades. I live in a semi-rural coastal village. I love it here. I don't want the beautiful coastal town I have invested in to be spoiled. Keep it country</p>

I wholeheartedly agree. The consultation report by Tonkin noted that 750 m blocks would preserve Sellicks character but council asked them to consider block sizes of 400 m. No Aldingafication of Sellicks!
Perhaps you could do so at other suburbs if a suburban lifestyle is what you seek. Sellicks: not a suburb
Missed the point totally. Open more housing up, hence affordable houses more money to local businesses employment more infrastructure.
I 100 percent agree. The Council's Plan clearly states that allotments will be sub-divided as small as 350sqm (see page 46, Sellicks Beach Structure Plan).
Absolutely agree
Absolutely agree with you Spartan1 - Sellicks Beach does not deserve to be urbanised and have its charm, character, and uniqueness ruined so that Council can meet their targets and State Government can meet theirs. And, remember, nobody on the Council steering committee (as far as I understand) lives in Sellicks Beach.
Creating higher density suburbs all the way down in Sellicks Beach seems both unnecessary and difficult to understand. The population of Adelaide is only slowly increasing, so why is there this push for thousands of small allotments and houses? Isn't that already happening in Seaford, Port Noarlunga, Moana, and elsewhere? Sellicks Beach should be supported for its country feel, its relaxed lifestyle, and the proximity to the beach and nature, not turned into yet another suburb in 5e name of cheap house and metropolitan expansion.
I agree, although I accidentally pressed the thumb down button thinking it was for @Milton trott, very sorry for that. The problem will be, we have no representation, Council wants their way, SA Gov want their way and the Developers will lie their way into it.
We are not creating a suburb, this is a country town.
My question to both local councils and State Govt, why is it that you take the best fertile land from our primary producers and at times even force them to sell under the Govt acquisition law. Just so you can increase the Urban Sprawl? 1) Your foresight lacks infrastructure studies,2) it lacks consultation with the people who live locally,3) It reduces our dependence on primary sustenance,4) It cost lives because of road accident increase,5) Emergency services access and Egress because of complicated roads, but they look nice.6) Dense proximity housing breeds higher rates for criminal action,7) The noise pollution, currently, when in normal operation the northern side of Sellicks Beach is never quiet, Sth road can be heard for 500 to 800 mtrs veh dependant.8) Beach occupation, I have lived in China and we laugh at photographs people post on social media of them at the beach, strangely, here is no different now, will council sell passes to access the beach as well? Sellicks, Silver Sands are the last drive on local beaches in the local area. I am not opposed to this but believe control is also warranted. A lot of people are very well behaved and it does away with the need for huge tracts of parking up top. I personally do not because I like my car and salt is not good for it. But others make their choice and as long as they are respectful that is fine by me. 800 more houses mean a whole lot more locals wanting to drive onto the beach and none with any experience.9) This leads to education and accidents, make it safe by slowing vehicles and you impede emergency vehicles. make it right for Emergency vehicles and generic motorist will inevitably speed.10) Local council have been wasting money on the beach road water diversion eastern side for three years now, causing traffic delays, but using the same flawed method, sand hessian and whatever. The first decent rain and the sand is all down the road and crossing to the other side. Then repairs start again and the contractors have the road blocked while they spend most of the day on their bums. Why not do it right the first time, even if you just bituminised it with rubbish grates instead of sandbags. It's not rocket science people.!11) back to (1) Infrastructure, No Council I have ever known has planned the infrastructure before putting the approval out to developers. This should be done with the consultation of the local people and not the greed and need for revenue by the council. What type of power poles if any are to be used? What type of roads and how are they separated? Adhere to the block sizing the was agreed to for the area, do not make changes, No shopping centre required, alternate roads in and out should a road be blocked by an accident, reduced speed through the town on South road for safe entry and exit (Should be in force now) like Aldinga has, stormwater drains, where they are placed and where they join to flow out, where is the rubbish stopper going to be to prevent pollution of our pristine seawater? All the above need to be done before a single thought goes into any agreement with developers. It has been said repeatedly, there is no representation from Sellicks Beach on any of the discussions. This is total disrespect for the community, and you are treating us as if we are just another suburb in your control. WE ARE NOT, we were unlucky enough to fall

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on the wrong side of the boundary and in your council. We are a COUNTRY TOWN and as a council, you should acknowledge this fact. You cannot merge us with Aldinga because of the lands between being somewhat water encroached. We are separate and always will be a township, not a SUBURB, don't tread on us!

Fantastic response Spartan19, well-articulated, couldn't agree more, some poignant points made. The feeling I get, through multiple conversations with OCC, is that Council have already decided on what they're doing and this "consultation" is a box ticking exercise - this is my perception. Through my conversations, it seems that Council think the people of Sellicks Beach: 1) don't understand the plans and documents, 2) can be railroaded, 3) are not able to stand up to Council, State Government, or Developers. We're coming together as a neighbourhood and a community and we will stand together against development that does not serve the interests of the existing community. Council, we are doctors, nurses, business people, miners, retailers, researchers, policy makers, support workers, child carers - we are intelligent, informed, and more than capable of forming our own opinion and standing by it.

The fact that nobody from Sellicks Beach is on the Steering Committee is a massive oversight. I feel like the process needs to start again, with the right representation.

Exactly. There is a perception that Sellicks locals are not educated or professionals. Some are. Some are not. What we share as local residents is respect and appreciation for the Sellicks we live in. Not a suburb. Not just another suburb. A pristine coastal environment. Don't allow OCC and the developers to spoil it and strip it of all its character and beauty. The failure to consult before the fact proves that this have your say forum is little more than a cynical "we consulted" tick the box exercise. It will be a case of "we consulted and did it anyway" despite vocal local opposition. This is about money and rates. Concerns about conserving the environment or selling off prime productive land or Kurna cultural uses of the lands and waterways will simply be footnotes in a development process that's already underway. They did it at Aldinga and at Pt Elliot. They will do it here too. Council calls it "activating Sellicks" and it's because we have beautiful views of the Gulf. I've stood next to them as they say the words. The agenda is clear.

It's worth noting that a number of Victorian Surf Coast towns have limited residential development to preserve their coastal character: Skenes, Angelsea and Lorne. Also, while Torquay has been overdeveloped with lots of supermarkets and banks, making it resemble the Gold Coast--according to friends who reside there--suburbs of Torquay such as Jan Jac which is not allowed any further developments or supermarkets have higher land and house values. This suggests that limiting development has an economic value, which is noteworthy because development is always reduced to false arguments about money from development bringing supposed 'benefits' to the community. Money for councils, money for developers, money for infrastructure development, money in increased property values. This is a false argument. Imagine that increasing the value of an area by not subjecting it to over development and suburbanisation is possible, as the Victorian Surf Coast towns already prove. Think differently. See the worth and beauty of the Sellicks coast. Don't spoil it.

I am concerned about Stormwater and the effect on the Bay. An oversupply of housing on very small block sizes with no room for play, recreation no backyards and trees. The car ports would be too small to accommodate a SUV. Most carports in the CBD City are small NOT used for cars are used as a GYM, business, or a room. Thus, cars parked in very narrow streets. It must be conditional the carport is for a Car. In some subdivisions the Garbage trucks and traverse especially when 2 cars are parked opposite side of the road. If the land that is shown is for Agricultural use it should remain, we need the grain to eat, the sheep need grazing land we need olives for oil etc not to mention the Vines for wine, vinegar, creme of Tarta etc The road infrastructure is poor now need roundabouts etc, playgrounds now have no shade cloth so children can play Will there be designated bike tracks? where will the sewerage go? Why should existing ratepayers fork out more monies to be connected to sewerage when their environmental units work efficiently the cost of possibly \$20,000 per household would be outrageous and we should not have to pay any monies in my humble opinion. I wish to know answers to all of the above and I await the Public meeting that must occur. The amenity of the area will change dramatically and this is detrimental to the Health Mental and Physical of the residents who chose to live in this current environment and location.

Bringing Sellicks in-line with the basic amenities of proper sewerage. To continue with a rural township feel and planning allotment sizes to continue that feel. Two new housing developments has occurred in the last 10 years. One has encumbrances of large 650sqm allotments with properties having 16m frontages and the other development allowing the developers to create small 350sqm allot that gives a feeling of overcrowding. I'm for development but not greedy small blocks that create all sorts of issues. We are far enough from the CBD that tiny allotments aren't in keeping.

<p>Most people love Sellicks Beach because of its peaceful, natural beauty. This quality needs to be an important guide to future development. How to retain the natural beauty and yet add some development will be a challenge. Here are some suggestions, keep and extend public green space, limit building heights, no small subdivisions where dwellings are crammed close to one another without flora, develop a coastal walkway from Sellicks to Aldinga.</p>
<p>I would love to see larger allotment sizes, around 1000sqm and have them as sustainable lots. Where you can have a veggie patch, chooks, rainwater tanks etc. A coastal walk to Aldinga or a riding track to the new high school to link Sellicks beach Aldinga together for our children. A large entrance from south road unlike the entrance to Aldinga near OTR which is very small and congested. I would not like to see small blocks and narrow roads.</p>
<p>I agree that retaining the natural beauty while allowing future development will be a challenge. Keeping and extending green space is a good place to start.</p>
<p>Get SA Water to connect mains sewerage to this suburb a.s.a.p.! This is not a small country town, it's a suburb, and this type of infrastructure should be provided by default. I know this is not council's responsibility, but council should advocate hard to make this happen.</p>
<p>Spare a thought for those of us who paid thousands of dollars for an aerobic septic system which recycles all our wastewater and goes to water our gardens. If we are forced onto mains sewerage all that water would go down the drain and we would be forced to buy water for our gardens.</p>
<p>1000 sqm is unrealistic</p>
<p>A space for some shops to be built will be great creating jobs and adding something to Sellicks other than just a general store but of course the resident outspoken people that think that they speak for the whole of Sellicks will block anything like that</p>
<p>Ensure that all development follows a coastal theme and ensure the town develops a place branding strategy reflecting its coastal position.</p>
<p>It would behove many of you advocating the sewerage idea to read the four-month articles, in particular one written by a gentleman named Steve. He has provided excellent information on why this has not happened, but I think he has underestimated the current figures by at least 100%. If you want sewerage here please state that you are prepared to pay for it, I am happy to pay for my own system and do not wish to pay rates for your sewerage. I only guess that the council would increase either everyone's rates in the council by 25% or those who stand to benefit by 500%. It would be a brave council to take that on. Then, of course, you would have a divided community, those who have it and those with their own systems. We are not going to pay twice for the sewerage, you can go swim in it. So it will cause a huge issue for the council, put everyone on sewerage and reimburse those with their own tanks (Never happen), or two different sets of rates, (Yep, when hell freezes over), anyhow read the article first.</p>
<p>Normal city type sewerage should be available to ALL blocks n houses...both present n future...to proceed with only selected new blocks would be, simply, UNFAIR...fair go for the oldies!</p>
<p>Encourage the coastal seaside atmosphere while preserving the local environment. Maintain the relaxed holiday vibe that our children and future generations can enjoy. We do not need another seaside suburbia! The reason people like visiting Sellicks is to get away from the city hustle and bustle.</p>
<p>There is only one metric we need to discuss: the size of the blocks. This one metric will be the difference between a success and a disaster. Clearly, the smaller the blocks the bigger the disaster. And with no plan to widen the roads that lead to the Sellicks Beach Ramp to cater for the traffic increase then I see a disaster waiting to happen.</p>
<p>No small blocks or affordable housing. More playgrounds Coastal bike track to Aldinga.</p>
<p>People should not have to pay to be connected to sewerage at all. Water is valuable - particularly so in this part of Aus. - and SA Water should pay people to take their wastewater, not the other way around. Any houses with enviocycle-type water recycling systems should not be forced to give their water to SA Water. After all, we pay SA Water for it in the first place. Another issue which needs to be considered (and possibly researched) in relation to sewerage is that currently waste water ends up in the ground here (after passing through a septic) and removing it to be recycled elsewhere may make this area drier. I don't know</p>

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if any research has been done into this issue, but if it hasn't it should be properly researched before sewerage is installed anywhere with a dry climate like ours.

The development of Sellicks Beach must be driven by the principles of ecological sustainable development. That is, a commitment to sustainable housing and infrastructure, community development, the care and sustainable use of the natural world and economically sustainable incentives. Sellicks must not become like the recent developments at Aldinga and other southern suburbs. If housing is to be added to the suburb, then it must be sustainable housing. Landscaping, agricultural land and native flora and fauna must be encouraged. Bike paths, walkways and water retention is paramount. Planners and developers cannot be the same vandals which have concreted over the miles of fertile land in the last decades. New thinking (actually its been around for a very long time it's just that councils and governments have ignored it) and modern environmentally sound designs will enhance the region. A village green like structure where markets and small businesses can operate would be a good solution to commerce sector. There must not be an OTR / Hungry Jacks etc. This would destroy the Sellicks Beach atmosphere. Any development must be built on a human scale and take into account the town like feel of Sellicks. There is an opportunity to do something very special here. The challenge is for the council and government to show they can make a meaningful, environmentally sound development worthy of the region.

The council seems to be rushing into this. There are a number of concerns that the local residents need to address. Upgrading infrastructure such as roads (South Road is dangerous), sewerage problems including the current smells, & ongoing quarry dust/health issues are to mention a few. Allotment sizes and what local residents want as to innkeeping with a coastal feel should be discussed correctly and not rushed. I would suggest that the council slow down and listen to its constituents rather than chase the extra dollar revenue that would be generated by just subdividing. The council can be assured that the extra dollar revenue will come eventually but creating a great community environment is more important at the planning stage.

This discussion forum's title is "What should guide future Sellicks Beach development" and I think it is fair to answer: "Preferably not the draft Structure Plan (DSP)." Apologies about the length of this post but I think it all needs to be out there in the public domain. A few days ago I posted a comment on the "What should Sellicks Beach look like in the future?" page about the way photos are used in the DSP. Most of the photos, used to present and market the Structure Plan, are of scenes Council (i.e. Councillors and Council officers) know / plan and intend to have bulldozed which is, at best, a very weird use of the photos – other stronger words should probably be used too. One wonders whether it is worth reporting that use of photos to the ACCC because (except for a minority of photos) they present Sellicks Beach as it WON'T look like if the DSP is adopted. In addition to the photos there are other issues in the DSP that, to be responsible, should be highlighted. One of them is this: The time frame for implementation of the draft Structure Plan (from 2021 to, as I understand it, the mid 2040s) meshes rather neatly (like 100%) with the tightening time frame to reduce carbon emissions otherwise things will tend to go more pear shaped than we would like. As it specifically relates to Sellicks Beach the width of the beach is one of the things that will go pear shaped as sea levels rise, the beach possibly becoming close to unusable during the lifetime of younger people currently living here. The State Government (in its publication Directions for a Climate Smart South Australia) refers to a projected sea level rise of 800mm by 2100 so this is not just greenie speak (FYI sea levels in 2000 are used as the base year). Stand on the beach and visualise the sea 800mm higher - actually a tad less than that because about 70 or 80mm of the rise from 2000 to 2100 has already happened so visualise the sea only about 720mm higher. Much better! The numbers are based on global averages so who knows what will actually happen here at Sellicks Beach – it could be less or it could be more. It is all happening slowly and, for a whole lot of complex reasons, at varying rates around the planet – the thinking is that by round about 2030* it will become clearly noticeable on the east coast – by about 2040 in Western Australia. When sea level rise becomes clearly obvious perhaps my brother-in-law will stop denying it is happening (true). * See: <https://theconversation.com/15-years-from-now-our-impact-on-regional-sea-level-will-be-clear-31821> So, assuming things (such as usability of the beach) have the potential to go pear shaped one would have thought that a document which aims to set "high level design guidelines to inform future built form outcomes." * might actually include design guidelines about "future built form outcomes" i.e. the whole shape of things – the streets, allotment layouts and homes. Does it? Nope – except for a guideline to plant climate appropriate trees so they will shade the streets. This is strangely true see page 47 "Plant appropriate trees for the local climate that result in a healthy and large street canopy." * The statement about design guidelines is made in video #1 on the Council website – the audio drops off so I may not have transcribed it absolutely correctly. What about guidelines, as mentioned, about climate appropriate street and allotment layouts to enable design of, say, passive solar homes (possibly a bit more about that in a post later about infill development) and what about guidelines to preferably use carbon neutral building materials some of which are a bit of a problem from a carbon

emissions point of view. For example: "Cement production is the world's single biggest industrial cause of carbon pollution." Globally cement and concrete account for about 8% of carbon emissions – less here. Is it worth mentioning some guidelines? Obviously it was not thought necessary to include guidelines "to inform future built form outcomes" - in a structural plan for development from 2021 into the 2040s! But trees – plant those climate appropriate trees.* Source of quote: https://bze.org.au/research_release/rethinking-cement/ In many ways planting large shady trees on streets can actually be counterproductive if they shade north facing windows and roofs (think solar panels) in winter and if they shade existing front garden planting. Some people have fruit trees and veggies that will not take kindly to Council planting shade trees in existing streets – if that is part of the plan. The tree planting for shade sounds like a bit of a not-all-that-well-thought-through guideline. I'm aware that tree planting to shade streets it is part of current generic master planning ideas and certainly is applicable in some circumstances but that doesn't make it well thought through in this DSP - and in any event the DSP says it is not about using generic master planning ideas (see p. 29). So why propose a generic master planning idea? Who knows what species of large shady trees Council has in mind - if the idea is to plant large native trees along the streets that is a great idea from a bushfire perspective. C'mon! Think about it. Is there anything in the Structure Plan about carbon emissions? Yes there is - there is a passing mention on page 20 that one of the outcomes of the Onkaparinga Community Plan 2030 will be "reducing carbon footprint" but to counter that on page 25 Council happily announces as a good and progressive part of urbanising Sellicks Beach that there will be a 3 to 4 times INCREASE in carbon emissions from traffic. The words 'carbon emissions' are not used on page 25 but, unless the paragraph is referring to electric / hydrogen vehicles (unlikely), the implication is an increase in carbon emissions. It is such good stuff that Council appears to be unconcerned about the disconnect between those two statements in the DSP – a 3 -4 times increase in carbon emissions is just what should (not) be done if we want our kids and grandkids to have a beach to use. There is a useful graph (if anyone want to see the latest info) if you scroll down on the below US Government website (also not a greenie website). Info on the website indicates that, if we are exceptionally good (locally and globally) at reducing carbon emissions (good luck with that), there is a slight chance of keeping average global sea level rise to about 300mm by 2100 which would be good – the beach will be narrower but still ok to use. But a more likely scenario is sea level rise in the 500 to 800mm range – and over 1m if we are collectively stupid (surely not). See: <https://www.climate.gov/news-features/understanding-climate/climate-change-global-sea-level>.

As a follow up to a previous post, about the draft Structure Plan not exactly covering itself in glory as regards climate smart planning and development, this is an example of what could be but, as it stands, sure isn't world class planning. Again apologies for the length of the post - it just has to be said: On page 17 of the draft Structure Plan (DSP) there is one of the photos of a lovely rural scene that Council plans to have bulldozed. It is a black and white photo of the almond trees that currently grow in what is referred to in the DSP as the "gateway housing area" at the top of Sellicks Beach Road. The intention is that area will "provide an appropriate transition [from Main South Road] and [a] setting for vistas when entering Sellicks Beach and viewing the Sellicks Hill escarpment which forms a backdrop to the area" (see p. 36). The gateway area, and Sellicks Beach Road generally, come in for a bit of an arty treatment: "Future Main South Road duplication works and any associated intersection upgrades with Sellicks Beach Road provide the opportunity for installation of a new gateway anchored by public art and other features / sculptural elements to create a welcoming and distinct entry" (p. 39). The mind boggles a bit but let's give the DSP the benefit of the doubt and assume it will be a world class gateway area with public art and sculptures and that the vistas of Sellicks Hill escarpment will be good too. But . . . presumably the almond trees won't survive which, in this case, is just as well because, at least in a normal height car, the almond trees currently block the vistas of Sellicks Hill escarpment. Did no one check on site that the almond trees currently block the views? Will houses (some two storey?) and gardens with trees and shrubs hide the views as well, or better, than the almonds trees even if the allotments in that area are larger, wider and have larger side setbacks (see p. 36)? Perhaps tree and shrub planting in those gardens could be banned. Whatever, the views of the Sellicks Hill escarpment from Aldinga and Main South Road will actually be better! To be a bit flippant (but actually not) if the views are important (as they are) then perhaps part underground houses should be the plan for the gateway area - with no trees and tall shrubs in the gardens. Flat roofs could be planted with native grasses and sedges to attractive native butterflies - those Yellow Sledge Skipper Butterflies mentioned in the DSP perhaps (see p. 27)? Has the spelling of the Yellow Sledge Skipper Butterfly's name been corrected? Strangely, if an area of part underground housing was done well, it very likely would result in Sellicks Beach being featured as an example of world class urban planning. Instead of focusing on public art, sculptures and views that are already hidden by almond trees how about focusing on what can and should be done to ensure Sellicks Beach remains a gem.

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"What should guide future Sellicks Beach development?" As I said in a previous post - preferably not the draft Structure Plan (DSP). It is difficult to know which is the worst thing about the draft Structure Plan (DSP): 1. Is it the use of photos of lovely country Sellicks Beach to sell a plan that Council knows will trash those exact scenes? Probably something that as a community we should run past the ACCC because the photos are used to market a plan for Sellicks as Council knows it will not look like. That use of photos of country on death row being made worse given that they are in the same document which acknowledges Council will remember / commemorate / recognise the spirituality of country in decisions it takes. I trust that disconnect will be there to forever haunt and embarrass Council. 2. Is it the failure to check, in a high-level planning document, whether the vistas of the hills (see p. 36) in the grand gateway area at the top of Sellicks Beach Road will actually be visible (they are currently are hidden by almond trees).3. Is it the failure to acknowledge that future development at this time needs to be climate smart? The DSP covers development from 2021 to the 2040s meshing with the time frame to reduce carbon emissions to "net zero." Despite all of those negatives, perhaps the most destructive part of the DSP, as it impacts on the fabric and lifestyle of Sellicks Beach, is the proposal to allow infill development pretty much everywhere. "Subject to resolution of this key element [wastewater disposal], there is potential for infill development within existing parts of Sellicks Beach" (see p. 34). That sounds pretty much like a proposal to allow infill development pretty much everywhere "within existing parts of Sellicks Beach." With some, but with not too much infill, along the Esplanade (see p. 33).This post needs to be longer than it is already so I'll divide it into two or three posts in an attempt to make it more readable – the next post has some questions for Council to answer about infill development. It will be good if Council answers those question in this public forum so everyone knows what is going on and what the infill proposal will mean for Sellicks Beach. Will Council plough ahead despite all the negative responses? Probably. But at least all this stuff will be out there on the public record.

Regarding allotment sizes, you are missing two important points here. 1. The Draft Structure Plan (pg 29 item 3) indicates that 60% of existing houses have 2 or less occupants so why waste valuable land. 2.The area is ripe for retirement living which generally have small footprints and a Community centre.

Well said

Well said

yes. I am extremely concerned about the increase in traffic flows because Sellicks will be turned into just another suburb. SB Road will be just like Marion Rd or Dyson Rd. This is the last unspoilt patch of open space on the metro coast. We have the last wetland on this coast. Dumping 1500 to 4200 new houses here and the associated runoff and rubbish threaten all the amazing rural aspects of our lives here. Don't develop Sellicks at all. It's not an improvement. It's wrecking Sellicks for all who live here and for the future. Hands off!!

There is a proposal by SWANN to turn it into a conservation park. That would be a much better outcome than turning it into some kind of ugly Hickinb....am Heights.

Exactly!

This is a follow up to a post yesterday about infill development. It consists of questions, answers to which I think Council should give to the community, so everyone is aware how potentially destructive to the fabric of life infill "within [all] existing" Sellicks Beach could be. Apologies, this is far too long again but I think what is in it needs to be out there in a public forum. I think the community deserves direct upfront answers from Council without spin.1. Will the infill development provisions in the DSP allow my (hypothetical) neighbours to demolish their old house and replace it with two x two storey dwellings providing the new dwellings look nice from the street? Reference for this see page 34 of the DSP.2. On what basis will a decision be made whether the proposed two x two storey development is a "well designed two storey development that enhances streetscape character" (p. 34) and, in making that judgement, will the generic (inner city type) design criteria in the State Planning Commission guidelines apply or will Council develop overriding coastal character design guidelines? 3. Will my neighbours' proposal receive "guaranteed planning consent within five business days of lodgement" if it meets State Planning Commission's "deemed to satisfy criteria - with no requirement to advise me or other neighbours of their plans and with no provisions for neighbour or community objections?" A simple straightforward answer would be much appreciated by all in the community one feels.

The deemed to comply and other info is from the State Planning Commissions publication, Raising the bar on Residential Infill in the Planning and Design Code. 4. How close to the front, side and rear boundaries can my neighbours' proposed two x two storey dwelling be?

It is worth mentioning that under Onkaparinga private open space requirements the plan is that kids living in the new two storey development will have a minimum 50m2 of garden (not necessarily in one piece) a touch too small to kick a footy or play backyard cricket in a meaningful way but then sport is so yesterday. Is the idea that kids should have more screen time? 5. If my (hypothetical) house is a passive solar design relying on extensive winter time solar gain will I be able to seek compensation from Council if my

neighbour's two x two storey dwelling blocks the sun from my north facing windows in winter except for a period of 3 hours sometime between 9am and 3pm – and what does it mean that only “portion” of the surface of those windows need to receive sunlight? Does that mean only the top 10% (or whatever) of the windows will be exposed to the sun? A precise answer would be appreciated for the community.

Overshadowing info is from the Onkaparinga Council Development Plan July 2020.6. What does it mean that my solar panels and solar hot water system should not be subjected to “unreasonable overshadowing” but only if that can be “avoided.” What percentage of their efficiency is it ok for my neighbour’s new 2 x 2 storey house to reduce? And what happens if my neighbour says the overshadowing can’t be avoided? Will Council be liable for allowing my neighbours development to render my solar systems (and passive solar house) useless? Again, precise clear answers for the community would be good.7. As it relates to my garden, fruit trees and veggies will I be able to claim compensation from Council if my neighbours development blocks sunshine from most (more than half) of my old fashioned (100m2) garden and if the less than half portion (that does receive sun) only receives 2 hours of sun in mid-winter? 8. Is all of the above appropriate at a time when climate smart development is imperative? A no spin answer to that question would be good.9. And . . . why in a suburb that is close to 100% reliant on car (SUV, ute and truck) transport (and in light of question 7), is it thought appropriate for the DSP to propose Sellicks Beach should become a suburb of de facto mostly small and smaller allotments? I’m aware that technically infill development of say a 760m2 allotment (the average size of existing allotments at Sellicks) will not be classed as subdivision (what will ownership arrangements be?) but de facto each dwelling created by infill development will sit on $1/2 \times 760 = 380\text{m}^2$ of ground = small. De facto the infill development small ‘allotments’ plus all the other sub 550m2 (and smaller) allotments in the Housing Choice Living Area means that the DSP actually suggests most of Sellicks Beach should consist of small and smaller allotments and those not subdivided infill ‘allotments.’ 10. What will all of the proposed development do to carbon emissions (see an earlier post from me about that)? An honest, no spin answer would be appreciated! In some senses it could be regarded as black humour that Council seems happy to take Sellicks Beach down the track of a narrower and finally unusable beach if carbon emissions are not smartly reduced (see earlier posts). Life here will be ok but in other parts of Adelaide and other parts of the world rising sea levels will not be such fun. As mentioned flippantly to Council, young folk – grandkids of current young people living in Sellicks if we don't do the right thing, might enjoy jumping from the cliffs straight into the sea. But, seriously, is it responsible in 2021 to be happy about high carbon emission dense small lot development with nothing in the DSP to suggest development and building should be climate smart? That is something for Councillors and Council officers to think about bearing in mind that responsibility (and liability) is handballed to them in the disclaimer on page 3 of the DSP.

We have a unique opportunity to guide any development at Sellicks from a sustainable and ecologically intelligent perspective. To keep it simple money and financial gain should not be the prime directive. We need to consider The Landscape, how it was before we played with it, how it is now and what it could be Green Spaces Community involvement/engagement, a place to live, not a place to exist Sustainability and that it encompasses Keep it simple, keep it ethical, keep it grounded in sustainable principles.

It is evident that no residents of Sellicks Beach are in favour of the 'Structure Plan', and are opposed to infill development, particularly of the kind proposed, which is completely inappropriate to the nature and amenity of the area. It is unclear whether the views of residents are of any interest though, or whether this forum is simply somewhere to vent. I would like to see the Council actively and urgently involved in lobbying through State Government ministers to reject this proposal, or at least defer it until further consultation has been achieved. After all, it is not necessary to develop this area. There is not a need for further urban development in this area - it is simply the greed of developers. Infrastructure is totally lacking to support such development. I would urge the Council, in the name of environmental custodianship, and in the light of the climate and ecological crisis we are facing, to instead consider the proposal for an extended conservation park, from Aldinga Scrub, through the Washpool and to the foothills. This would also help recognise and preserve indigenous heritage.

I agree with the above comment

And SWANN's proposal for a conservation park from the wash pool to cactus canyon would improve the amenity for local residents (current and future) as well as providing climate resilience, positive environmental outcomes and the ability to engage the community in coastal and marine knowledge and stewardship.

City of Onkaparinga
Attachment B – Full YourSay Discussion Extracts

I am a resident of Sellicks Beach and was appalled at the structure plan for Sellicks Beach. The draft clearly states that they are yet to communicate with the first nations people, and that further surveys investigations need to be done in proceeding the draft of the structure plan. The structure plan that was developed for Sellicks Beach around 60years ago is outdated. Climate change was not a factor back then. Climate change in 2021 should be on the forefront of the new draft of the structure plan, not development. The Indigenous peoples should be communicated with before a new draft is put forward. I am in favour of the SWANN proposal. It should be put forward as the way to go for Sellicks Beach. I am all for restoring the land to what it used to be before it was destroyed and cleared. I am in full support of the SWANN proposal and would like to see biodiversity protected and conservation key in the future of Sellicks Beach.

I have lived on Button Rd at Sellicks Beach for the past 17 years. I have rescued birds and mammals that have been injured from urban development. The Washpool has a large amount of birds species visit it every year. My property is 200m from the Washpool and I get an overflow of fauna onto my property. I am in favour of the SWANN proposal. It should be put forward as the way to go for Sellicks Beach. I am all for restoring the land to what it used to be before it was destroyed and cleared. I am in full support of the SWANN proposal and would like to see biodiversity protected and conservation key in the future of Sellicks Beach. SWANN's proposal for a conservation park from the wash pool to cactus canyon. It is important to give our native fauna more space not just small pockets of land. Save the Washpool and surrounding areas please. Regards Jodie

I agree wholeheartedly. State government is a powerful beast, and one that may not care so much about the opinion of the small pocket of residents.

The Washpool area must be preserved; it is possible that a proposed C.E.Scheme with S.A.Water could be developed there & the treated water used in a "wetlands" No housing in the drainage area even if S.A.Water do sell a number of blocks of land there. very thoughtful consideration be given to the provision of large housing blocks (very close to the traditional 1/4 acre blocks; for purchase by "Tradespersons" & Professional people. Tradespersons are always searching for larger blocks & professional persons & others like to put Tennis Courts & recreational facilities on larger blocks. This will also preserve the land/rate value of the area. NO LOW SOCIO-ECONOMIC housing in the area.. Of course all the points raised in the proposed plan will need to be addressed.

The South Australian Hang gliding and Paragliding Association have been flying from the cliffs at Sellicks Beach for over forty years. We support the retention of the natural character of the Sellicks Beach area and in particular the beach, cliffs, coastal reserve, watercourses and remnant natural areas. Whilst some of these areas lie adjacent the DSP study area, they can be adversely impacted by development. Any infrastructure changes that may be proposed need to have regard to and protect the natural coastal environment.

'A number of interconnected factors should underpin any plan for an area which all pertain to the three pillars of environment, culture & economy. Historically, environment & climate costs and benefits have not had equal footing in planning & development decisions, when in fact a healthy environment is a necessity for all of us.

Environment:

- what are the significant natural environmental features of the area?
- what services does the natural environment provide to the local population?
- what stresses does the natural environment experience already?
- what are potential issues that the removal of the natural environment could cause?
- what are the issues that a housing development could pose to the natural environment and resources?
- what economic impacts does the current natural environment create?
- what economic impacts would the loss of natural environment create?
- what are the local biological impacts from any changes made to an area?
- what are the global biological impacts from any changes made to an area? (Eg: climate change)

Culture:

- what are the significant cultural links for First Nations (Kurna & possibly neighbouring groups in this case) people to an area?
- what are the cultural features of the area that are important to local residents?
- what aspects of the current cultural features of the area impact negatively or positively on the natural environment and climate?
- what issues could a housing development could cause for the current cultural aspects of the area?
- what economic impacts do the current local cultural aspects create?
- what economic impact does a development in the area create?

Economy:

- what are the significant economic features of an area?

- what services does the local economic activity provide to the local population?
- what impact does the current local economic activity have on the natural environment?
- what impact does the local economic activity have on the current local culture?
- what changes to economic activity in the area have on the natural environment?
- what changes to economic activity in the area have on the local culture?
- what costs would be borne by local residents by any development in the area?
- what costs would be borne by local/state/federal govt by any development in the area?
- what changes in costs and responsibilities would a development create?

Any development in an any area has the potential to create massive changes to any of the three pillars mentioned above, which in an area such as Sellicks (and surrounds) could be irrevocably damaging, or enhance the features and quality of life for everyone, depending on the process and scope of reference.

Sellicks has a defined local profile that embraces the natural environment and laid-back, rural type of lifestyle for many. A lot of people consider this place as an escape from the city - an important factor in their mental wellbeing.

Please ensure future impacts are considered, especially in relation to climate change, health & wellbeing (for residents as well as Traditional Owners), biodiversity and economic equality.

The climate resilience needs and environments for healthy family living both mentally and physically of our future must be the prime motivation around the considerations in any planning No to urban crowding of Sellicks Beach The best outcome is to look to the proposal by SWWAN as a conservation park linking the Aldinga scrub through wash pool to cactus canyon Job creating health creating for the greater community and balancing of loss from climate future Culture links around First Nations people and development of education in and around conservation park important Water and waste ,power and internet and the upgrading of grid to receive more solar from current houses still needs work to be sustainable in our future climate so no adding extra houses but balancing and upgrading with environmental issues in mind first Not development for developments sake Do not impose past and present development habits but rather totally recoil at real needs for future An example brought up at Thursday’s meeting was in port Elliot where a development had 45 percent green space and the varied block sizes could be considered: This is the needs of the future

It is very important that any future Sellicks Beach development is guided by its unique location bounded by the sea to the west, the Washpool wetlands and Aldinga Scrub to the north, the McLaren Vale Character Preservation Area to the east and northeast and where the Willunga Hills meet the sea to the south.

Any built development must take into account the preservation and restoration of this natural landscape and productive agricultural land, especially at a time of great climate crisis.

I support the plan for a buffer zone between the town and the agricultural land and would welcome this to be a revegetated native woodland space wide enough for a bush walking trail.

Topic: What should Sellicks Beach look like in the future?

All comments

<p>Planning for Sellick should retain the coastal seaside character for which it is treasured. This does not mean no change, but manage the look and feel of the space between houses, road, paths open space public infrastructure does not have to be all concrete kerbs and gutter, some can be better landscaped to separate vehicle and people</p>
<p>Planning for Sellick should retain the coastal seaside character for which it is treasured. This does not mean no change, but manage the look and feel of the space between houses, road, paths open space public infrastructure does not have to be all concrete kerbs and gutter, some can be better landscaped to separate vehicle and people</p>
<p>Strongly agree</p>
<p>Sellicks Beach should remain a coastal seaside village. We don't support the Council redeveloping the entire South Australian coastline, some areas of the coast need to be protected from overdevelopment like Sellicks Beach. We have bees, hooded plovers, a rich habitat for local wildlife and migratory bird species. Our seaside village and coastline is stunning - let's keep it this way by being thoughtful, gentle and considered #wearesellicks</p>
<p>I fully agree. The last thing I want to see is the Aldingafication of Sellicks Beach. Suburbanisation of Sellicks will strip it of its character and impact our lifestyle and environment. Will dragonflies still breed at the washpool if 4200 new houses go up? Our village is stunning as is our coastline. We should be protected from ugly development / overdevelopment by the District Preservation Status. Can't we leave one patch of coast out of the hands of the developers? Just one? To protect our pristine natural environment. Laura. Sellicks local for 20 years. Leaving if you turn Sellicks into another Seaford Meadows!! I don't want junk food places or shops. I moved here to get away from all of those urban "conveniences". I live here because it isn't overdeveloped! I live here because of the beautiful coastal environment and the peace and quiet. Priceless.</p>
<p>We moved to Sellicks Beach because it's semi-rural and quiet, we don't support the Henleyfication of Sellicks Beach. There is so much biodiversity here - bees, dragonflies, hooded plovers, butterflies, native plants - make Sellicks Beach a protected biodiversity sanctuary. Protect our coastline from overdevelopment. #wearesellicks</p>
<p>Strongly agree</p>
<p>I agree!</p>
<p>I moved to Sellicks 44 years ago and I came here because it was sleepy little seaside village. I hated living in the suburbs and that is what this is going to become. I will be devastated if this goes ahead.</p>
<p>Land prices are very expensive and short on supply for young families. More house blocks!! More conveniences eg supermarket Parks/ walking tracks for young children/families. We are the forgotten South with roads. When Aldinga super school opens. Roads will be over congested. We need double roads to Sellicks</p>
<p>I second that! Leave Sellicks Beach alone. I moved here for the same reason. I don't care that I have to drive 10 km to shop. We do not need expansion of cookie cutter blocks and housing.</p>
<p>Sellicks Beach should look very much like a seaside village in the future. Large blocks should be protected from infill housing and future builds should have strict sustainable design requirements for planning approval. Sellicks Beach could be the sought after location to live and work from home for young families, tech entrepreneurs and anyone else hooked into a global workplace, young or old. Traffic calming, bike paths and walking tracks with outdoor work hubs for people to hook into Wi-Fi...why not?</p>
<p>All proposals to rezone any more land in Sellicks Beach should go to popular vote of referendum by the people who live there. No to more development. What's the point of building more roads if the population increases? You cannot stop the government's endless need to increase the population by crowded allotments, and more development will have zero effect on decreasing the cost of housing. It's all clearly benefiting the people upstairs, with zero benefit to the citizens and the council workers are just the local enforcers for these people. I've moved 3 times to avoid massive housing developments. In every suburb the area was completely ruined by 2 story houses crammed in, and all the trees cut down, no space, constant noise, give the people a chance to say no.</p>

Absolutely agree with that
Absolutely agree, it's shameful that people making these decisions don't even live here.
We moved here precisely because there were no shopping malls, petrol stations, or cafes
It's possible to imagine that through an ongoing relationship with the quarry, Sellicks beach could be festooned with sculpture. On street corners, in parks and carparks and the ponds area. It could become a tourist attraction. Like a similar project undertaken in the Adelaide hills, artist/sculpture folk could come from around the world to stay and create works that are given to the local community. It worked up there, so it could work here too. There could be commemoration and historic works too. And of course, the place won't end up looking like a giant cemetery.
If you want convenience move to a "suburb". We are a small coastal town and moved here for that reason. Not for the convenience of schools, shops and walking trails.
spot on Cindy, Sellicks beach should retain its character and urban atmosphere, and not become an inner city "burb" with shops and commercial activity
spot on Cindy, Sellicks beach should retain its character and urban atmosphere, and not become an inner city "burb" with shops and commercial activity
agree Laura, the council likes modernizing areas and laying concrete paths to the detriment of the natural atmosphere that exists. Aldinga Beach residents horrified at spread of garish concrete extending to boat ramp and subdivision of housing blocks to scorched earth position., all in name of more ratepayers dollars.
Move to Christies Beach if that's what you are worried about
I agree with both Gaz and Cindy. Sellicks character should be retained as it is based in its coastal village lifestyle and semi-rural location. I have lived here for 19 years and it never bothered me that I have to shop on the way in. It's not far.
Exactly Kaysi and Cindy. I moved here 19 years ago to get away from the urban/ suburban life. It will be soul destroying if OCC suburbanises our beautiful coastal village. And the development will likely be soulless and generic with a junk food corner on the way in. We are Sellicks. Not Aldinga. Not Reynella. Not Hackham. What damage will be done to our beautiful pristine coastal environment if the population swells by 10 or 20 thousand people?
I moved to Sellicks for a peaceful and quiet existence. If I wanted shops, takeaways, cafes, Coles, Woolies, and petrol stations on my doorstep I would have moved to Aldinga, Seaford, Moana, Noarlunga, Christie's Beach, or Hackham. Why can't we have different types of areas? Every area does not have to be exactly the same up and down the coast of South Australia. Ultimately this comes down to Council standing up to State Government and State Government standing up to Developers.
Sellicks has the country feeling and energy, I moved the extra distance and don't mind the travel , keep Sellicks as it is , listen to the people , the tax payers the voters , Sellicks is unique and attracts people who want a slower pace of life please give the locals a thought
I agree
Sellicks is a very unique and special place. Please leave it alone.
I agree. Another Sellicks local! We seem to share the same username with the most minor of variations. Leave Sellicks alone. Preserve our lifestyle and coastal amenity.
I don't know anyone who wants Sellicks Beach to become a 'tourist attraction'! We are a coastal, semi-rural RESIDENTIAL community ... let's keep it that way! The focus should be on improving facilities that enhance living in Sellicks ... sculptures/artwork MAY be part of that but way down the list of priorities and certainly not for the purpose of attracting tourists.

City of Onkaparinga
Attachment B – Full YourSay Discussion Extracts

If it's not broken... We only moved to the area a couple of months ago (from Brighton) for ALL the same reasons pretty much everyone on here did! Got sick and tired on the noise, hassle, stress, Etc. of suburban Adelaide. We loved it before we moved and love it more so now, we are here! We really ought to have paid attention to our searches during conveyance as it saddens me to say we probably would NOT have moved here if we had prior knowledge of what OCC had planned for Sellicks...

Great idea

We moved to Sellicks in 2001 from our property - (7.5 acres) at Blewitt Springs. We chose a block in the older section as my Husband wanted/needed a large block. I worked as a In Home Care worker. I was a Carer to 2 of the elderly long-term residents of Sellicks Beach. In conversation with them, they told me many stories of their time living in Sellicks which I cherish. They both called Sellicks their SEASIDE VILLAGE. Not that I knew that at the time of purchasing our block here though but that is precisely why we chose to come and settle in Sellicks. My Husband is a fisherman, so the beach was another reason to move. To build in Sellicks what we have been discussed is well and truly out of character for Sellicks. Shoebox housing etc, small blocks, not that I've experienced this but with houses being so close, you can probably hear the toilet flush! Do not destroy our beautiful SEASIDE VILLAGE with what has been presented. We have travelled quite a bit in and around Australia and we are in awe as to how some of the places visited are kept in the way of how they were years ago.

In case nobody has noticed, there has been fencing erected and trees planted on the south side of Sellicks Beach road on what was formerly the lambing paddock and the vineyard on the north side appears to have been abandoned. I think this plan has already started and as somebody else has pointed out they are just ticking the boxes

As a Port Willunga resident of over 30 years what I am hearing is very familiar. Look at us, overrun with tourists, surrounded by noisy short term rentals, streets clogged with cars due to the subdivision of housing blocks, and crucially we have a situation where the locals are being priced out of their own neighbourhood by the elites of Adelaide. Our character is being destroyed in the process! Council will not be happy until we are just another densely populated piece of bland suburbia! I fear council are just going through a process as I have yet to see any evidence to the contrary. You only need to look at Port Willunga/ Aldinga to see the future! Keep up the fight!

Was I naive to hope they were just planting trees to give the sheep / lambs some shade?

It is clear from the hundreds of comments on this webpage that few people want the Aldingafication of Sellicks Beach to go ahead. Will Council listen?

I strongly support Sellicks Woodlands & Wetlands Action Network ideas. Please please please no further housing/shops development! You have the opportunity to keep this precious area as it is, with improved scrub/wetlands, and can be remembered for doing the right thing. This area is unique and it will be a sin to urbanise it! Please have some integrity, councillors. Come here and see what we have and please do not ruin it. Please.

In connection with the wetlands, Council may or may not have been made aware that the "Yellow Sledge (it really does say that - see page 27) Skipper Butterfly [that] is also found in the Study Area" is, of course, the Yellow Sedge Skipper Butterfly. Is it a serious mistake - only if the naming mistake is not thought important enough to correct. If the butterfly's name is not corrected that will tell a story about how seriously environmental issues are taken.

While thinking about environmental issues, some questions for Council, i.e. Councillors and Council officers, with regard to the photos used in the draft Structure Plan (DSP). Only one, the street scene on page 43, shows what Council actually has in mind for Sellicks Beach, the others mostly show lovely country scenes which is, of course, what Council DOESN'T want Sellicks to look like in the future. Is that a weird way to use photos in a high-level planning document? Is it within ACCC guidelines*?* See: <https://www.accc.gov.au/consumers/advertising-promotions/false-or-misleading-claims> Using those photos of lovely country actually gets weirder because most of the photos (about 11 out of 15*) are of country scenes Council intends and plans to have bulldozed / trashed / gone forever. Is it an ok level of greenwash (Google will offer definitions of greenwash) to use photos of lovely scenes to present and market a planning scheme which is all about how good and progressive it will be to have those exact scenes bulldozed and trashed? Think about that for a moment. Is that a touch macabre and disturbing? * Some photos are used more than once.

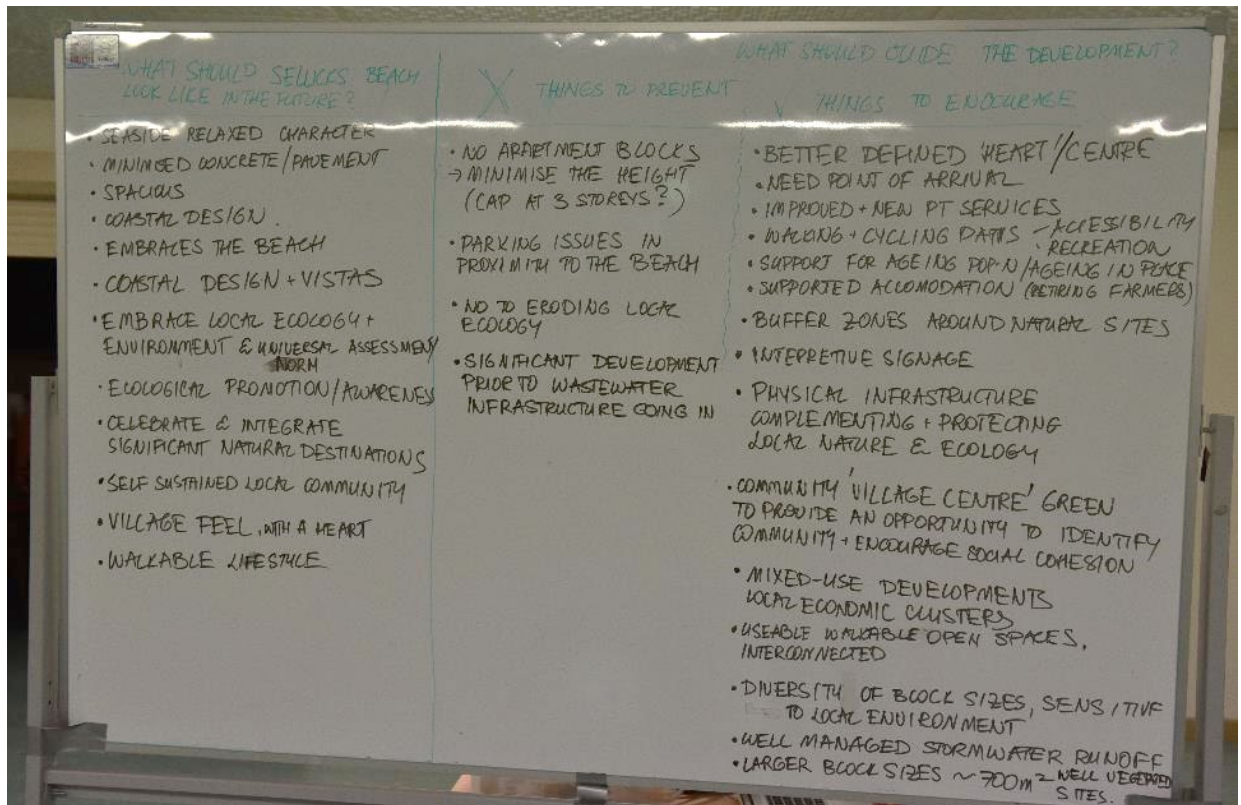
At a deeper level how does the use of what are effectively photos of country on death row mesh with

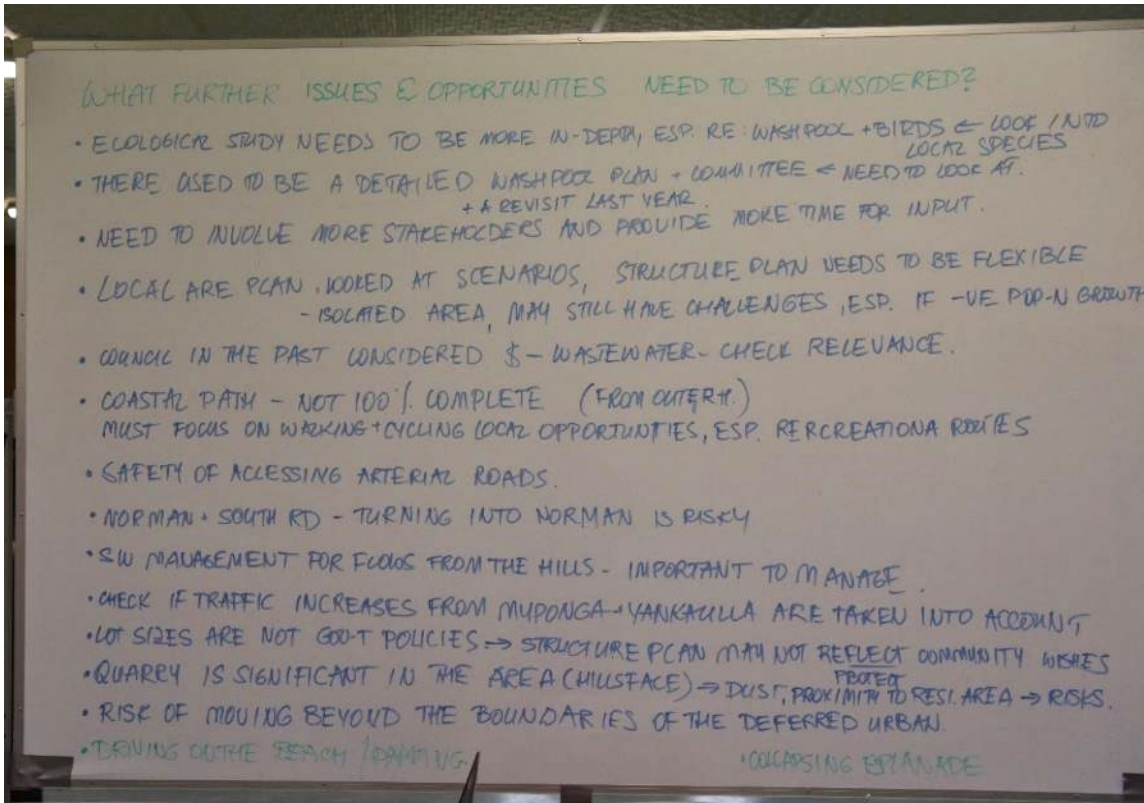
<p>Council's commitment to remember the spirituality of ". . . country when we make decisions about our region?"* * See page 2 of the DSP.</p>
<p>I've just been made aware of the Sellicks Woodlands and Wetlands proposal - at last something sensible and positive. What an excellent positive and forward looking idea.</p>
<p>Totally agree!!!</p>
<p>GreenOpenFriendlyA slow, gentle, ecologically sensitive end to Greater Adelaide NOT a loud and abrupt STOP made of excessive bricks and Mortar with little consideration!</p>
<p>Sellick's is so beautiful as it is. Any development would have to be very careful, and look to preserve the uniqueness of the place.</p>
<p>The overwhelming responses to this question might be summarised by saying that it should NOT look like the Mount Barker developments or those that litter South Rd with roof gutter to roof gutter homes. Take a drive down to Port Elliot and look at Beyond Today https://www.beyondtoday.com.au/development.htm or The Cape - Cape Paterson Sustainable Development underway in VIC - https://www.liveatthecape.com.au/about.html</p> <p>What about the work done by Nightingale - A Social housing company out of Melbourne - https://nightingalehousing.org/ - this is the group building a sustainable social housing development in Bowden.</p> <p>This is what it should look like. It would be wonderful to see this type of cohesive sustainable development at Sellicks with guidelines rather than more of the same ugly sprawl already built in the new areas.... notwithstanding the blurb from any large-scale developer focused on the metric of squeezing as many homes as possible per x sq metre.</p> <p>This is a beautiful part of the world.... and people should be able to live there, but in a way that respects the beauty of the place.</p> <p>Richard</p>
<p>I am a resident of Sellicks Beach and was appalled at the structure plan for Sellicks Beach. The draft clearly states that they are yet to communicate with the first nations people, and that further surveys investigations need to be done in proceeding the draft of the structure plan. The structure plan that was developed for Sellicks Beach around 60years ago is outdated. Climate change was not a factor back then. Climate change in 2021 should be on the forefront of the new draft of the structure plan, not development. The Indigenous peoples should be communicated with before a new draft is put forward. I am in favour of the SWANN proposal. It should be put forward as the way to go for Sellicks Beach. I am all for restoring the land to what it used to be before it was destroyed and cleared. I am in full support of the SWANN proposal and would like to see biodiversity protected and conservation key in the future of Sellicks Beach.</p>
<p>Although not directly on the plan I believe that Sellicks Beach should be signposted on South Rd. at Norman Road as this is the route take by many residents as the Sellicks Beach Road /South Road junction is very dangerous due to visibility.</p>
<p>I totally agree</p>
<p>Absolutely agree Thank you for examples of good planning Please council you must look at these examples and not go ahead with the very old thinking of structure plan</p>
<p>I hope that Sellicks Beach will retain its unique characteristic of a town bounded by the sea and coastal dunes, productive agricultural land and wetlands. It will have a network of restored and revegetated waterways providing habitat for wildlife and bushland for residents to experience. It will be a community that recognises and celebrates the significance of this place for the Kaurna people.</p>

Attachment C – Community Leaders Forum



Image of Forum session – note COVID-19 social distancing limits restricted number of attendees





Attachment D – Individual Submissions/Proforma letters



Environment Protection Authority
GPO Box 2607 Adelaide SA 5001
211 Victoria Square Adelaide SA 5000
T (08) 8204 2000 F (08) 8204 2020
Country areas 1800 623 445

EPA 519-327

Ms Clare Wright
Senior Development Policy
PlannerCity Of Onkaparinga
PO Box 1
NOARLUNGA CENTRE SA 5168

Dear Ms Wright

Draft Sellicks Beach Structure Plan

Thank you for giving the Environment Protection Authority (EPA) the opportunity to comment on the Draft Sellicks Beach Structure Plan.

When reviewing documents such as this Structure Plan, the key interest of the EPA is to ensure that all environmental issues within the scope of the objects of the *Environment Protection Act 1993* are identified and considered. The EPA is primarily interested in the potential environmental and human health impacts that would result from any development that may be proposed subsequent to this Structure Plan.

In respect of this Structure Plan, the EPA is interested in potential interfaces with existing sources of noise and air emissions and wastewater management.

Interface

Of primary interest in respect of potential interface issues is the proximity of the affected area to the Sellicks Hill Quarry.

The Sellicks Hill Quarry is licensed by the EPA in accordance with the *Environment Protection Act 1993* and has been identified as a Strategic Mineral Resource for the State. The life of the mine is expected to be greater than 150 years.

The quarry site is a large operational site and is currently producing 1,000,000 tonnes per year and has done so for past 5 years. This production rate is forecast to continue.

Hours of Operation are approved by the Department of Energy and Mining (DEM) for 24/7 operation, but Southern Quarries Pty Ltd currently elects to operate M-F 6am-6pm and Sat 6am-12.00.

Over the past 5 years, the EPA has spent considerable resources responding to a high number of complaints from Sellicks Beach residents, some of which are up to 2km away from the quarry.

Key issues that are of significant concern to local residents and the primary source of complaints to EPA include:

- Dust
- Noise
- Blasting, which occurs about every two weeks
- Heavy truck movements, of which there are approximately 200 (100 in + 100 out) per day along Main South Road
- Light spill.

Some of these issues are not administered by the EPA under the *Environment Protection Act 1993* and are the responsibility of other Agencies.

The EPA has heavily invested resources, including significant regulatory actions, to ensure that Southern Quarries Pty Ltd minimises their offsite impacts to the Sellicks Beach community. The EPA has also been active in managing public expectations regarding the quarry's obligations.

It is important to understand that although Southern Quarries Pty Ltd may operate in compliance with their General Environmental Duty under the *Environment Protection Act* in that they must take 'all reasonable and practicable measures to prevent or minimise environmental harm' (which includes offsite impacts (such as dust and noise) to residents), this does not mean a total absence of environmental impact. Residents can still receive some degree of impact from dust and noise.

The EPA remains concerned that additional residential development in the Sellicks Beach area, especially to within approximately 500m of a large major quarry, will further exacerbate incompatible land use issues and further increase existing tensions within the local community. Potential new residents to the Sellicks Beach area may be unaware of the presence and magnitude of such a large extractive operation and their likely exposure to dust and noise.

Wastewater

The *Sellicks Beach Structure Plan Utilities Infrastructure Assessment* (8 September 2020) was prepared by Tonkin and identifies that wastewater in the Sellicks Beach area is managed through a combination of on-site disposal and collection through a community wastewater management system (CWMS) and treatment at the Sellicks Beach wastewater treatment plant.

The infrastructure assessment also identifies that the Sellicks Beach wastewater treatment plant is nearing capacity and discusses the potential for treatment of wastewater at the Aldinga or Willunga wastewater treatment plants. However, both those treatment plants would need to be upgraded.

It is stated in the Structure Plan that further land division and development will not occur at Sellicks Beach until the issue of wastewater management is able to be resolved. Council acknowledges the need for the Sellicks Beach area to be serviced by a reticulated sewerage system for the older parts of Sellicks Beach and any future areas.

This approach is supported by the EPA, particularly in respect of concerns about on-site wastewater disposal in coastal areas where there may be a high density of such systems. The EPA has concerns about the potential in such areas for creation of a high nitrogen loads in the soil and shallow groundwater that may enter into nearby marine waters.

For further information on this matter, please contact Geoff Bradford on 8204 9821 or geoffrey.bradford@epa.sa.gov.au.

Yours sincerely

James Cother

**PRINCIPAL ADVISER, PLANNING POLICY &
PROJECTS PLANNING AND IMPACT
ASSESSMENT ENVIRONMENT PROTECTION
AUTHORITY**

9 December 2020

Clare Wright

From: [REDACTED]
Sent: Friday, 29 January 2021 9:19 AM
To: Erin Thompson; Richard Peat; Simon McMahon; Clare Wright; Craig Jones; Paul Vivian
Subject: Sellicks Beach Structure Plan - 3

Dear Mayor, Councillors, Intermethod and Council officers,

As stated previously because the draft Structure Plan impacts on the lives, homes and property investments of thousands of people, it seems important to copy those posts as I'm doing

As also stated previously I don't expect replies unless anything I've written is really inaccurate. It would be irresponsible not to put these thoughts out there on public record.

Sincerely,

[REDACTED]

AS POSTED ON THE COUNCIL WEBSITE

[REDACTED] (29th Jan)

"What should guide future Sellicks Beach development?" As I said in a previous post - preferably not the draft Structure Plan (DSP).

It is difficult to know which is the worst thing about the draft Structure Plan (DSP):

1. Is it the use of photos of lovely country Sellicks Beach to sell a plan that Council knows will trash those exact scenes? Probably something that as a community we should run past the ACCC because the photos are used to market a plan for Sellicks as Council knows it will not look like. That use of photos of country on death row being made worse given that they are in the same document which acknowledges Council will remember / commemorate / recognise the spirituality of country in decisions it takes. I trust that disconnect will be there to forever haunt and embarrass Council.
2. Is it the failure to check, in a high-level planning document, whether the vistas of the hills (see p. 36) in the grand gateway area at the top of Sellicks Beach Road will actually be visible (they are currently are hidden by almond trees).
3. Is it the failure to acknowledge that future development at this time needs to be climate smart? The DSP covers development from 2021 to the 2040s meshing with the time frame to reduce carbon emissions to "net zero."

Despite all of those negatives, perhaps the most destructive part of the DSP, as it impacts on the fabric and lifestyle of Sellicks Beach, is the proposal to allow infill development pretty much everywhere. The DSP reads: "Subject to resolution of this key element [waste water disposal], there is potential for infill development within existing parts of Sellicks Beach" (see p. 34). That sounds pretty much like a proposal to allow infill development pretty much everywhere "within existing parts of Sellicks Beach." With some, but with not too much infill, along the Esplanade (see p. 33).

This post needs to be longer than it is already so I'll divide it into two or three posts in an attempt to make it more readable – the next post has some questions for Council to answer about infill development. It will be good if Council answers those questions in this public forum so everyone knows what is going on and what the infill proposal will mean for Sellicks Beach.

Will Council plough ahead despite all the negative responses? Probably. But at least all this stuff will be out there on the public record.

Clare Wright

From: [REDACTED]

Sent: Friday, 29 January 2021 9:19 AM

To: Erin Thompson; Richard Peat; Simon McMahon; Clare Wright; Craig Jones; Paul Vivian

Subject: Sellicks Beach Structure Plan - 3

Dear Mayor, Councillors, Intermethod and Council officers,

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Clare Wright

From: [REDACTED]
Sent: Saturday, 30 January 2021 12:46 PM
To: Erin Thompson; Richard Peat; Simon McMahon; Clare Wright; Craig Jones; Paul Vivian
Subject: Sellicks Beach Structure Plan - Final thoughts

Dear Mayor, Councillors, Intermethod and Council officers,

You will be pleased to know this is a copy of probably my last post on the Council website. It consists of questions about infill development that I trust Councillors or Council officers will take the time to answer -not to me because I think I know most but not all of the likely answers The community generally, though, deserves up front answers with no spin and no greenwash - answers on the Have Your Say page would be the way to go one feels.

I think Councillors should pause and quietly reflect on the disconnect between their promise to remember the spirituality of country when making decisions about Sellicks Beach and the use of death row / dead man walking type photos to illustrate and market the draft plan. That should haunt everyone forever. I should run the use of photos used to present the structure plan which patently show what Council intends Sellicks not to look like past the ACCC but perhaps not. Maybe someone else will.

The proposed majority of small lot proposals (i.e. including infill development non-subdivided small 'allotments') for Sellicks Beach have been accurately, with apologies to everyone in Aldinga, been called by a respondent as the Aldingafication of Sellicks and so it is but in some senses that is wrong – it is both Aldingafication on steroids and Aldingafication without the benefits of living at Aldinga – shopping, sports facilities, schools, eating out, churches, medical facilities etc.

In case you think I care, I do and I don't - in some senses it is probably too late to care. Councillors and Council officers will no doubt decide to go full steam ahead with the trashing of Sellicks Beach. It will be ok to live here in the short term (perhaps) and there will be (hopefully) other places to live.

But . . . those pesky laws of physics will do things to the beach here that will mean living at Sellicks will, over time, lose its gloss (its Golden Goose) unless we collectively back off our fixation with more of the same, business as usual urban development (i.e, high levels of carbon emissions) pretty smartly. I can't see Council doing that.

As the disclaimer in at the start of the Structure Plan reads, responsibility and liability is handballed to Council.

Sincerely,

[REDACTED]

AS POSTED ON THE COUNCIL WEBSITE

[REDACTED] (30th Jan)

This is a follow up to a post yesterday about infill development. It consists of questions, answers to which I think Council should give to the community, so everyone is aware how potentially destructive to the fabric

of life infill “within [all] existing” Sellicks Beach could be. Apologies, this is far too long again but I think what is in it needs to be out there in a public forum.

I think the community deserves direct upfront answers from Council without spin.

1. Will the infill development provisions in the DSP allow my (hypothetical) neighbours to demolish their old house and replace it with two x two storey dwellings providing the new dwellings look nice from the street? Reference for this see page 34 of the DSP.

2. On what basis will a decision be made whether the proposed two x two storey development is a “well designed two storey development that enhances streetscape character” (p. 34) and, in making that judgement, will the generic (inner city type) design criteria in the State Planning Commission guidelines apply or will Council develop overriding coastal character design guidelines?

3. Will my neighbours’ proposal receive “guaranteed planning consent within five business days of lodgement” if it meets State Planning Commission’s “deemed to satisfy criteria - with no requirement to advise me or other neighbours of their plans and with no provisions for neighbour or community objections?” A simple straightforward answer would be much appreciated by all in the community one feels. The deemed to comply and other info is from the State Planning Commissions publication, Raising the bar on Residential Infill in the Planning and Design Code.

4. How close to the front, side and rear boundaries can my neighbours’ proposed two x two storey dwelling be? It is worth mentioning that under Onkaparinga private open space requirements the plan is that kids living in the new two storey development will have a minimum 50m² of garden (not necessarily in one piece) a touch too small to kick a footy or play backyard cricket in a meaningful way but then sport is so yesterday. Is the idea that kids should have more screen time?

5. If my (hypothetical) house is a passive solar design relying on extensive winter time solar gain will I be able to seek compensation from Council if my neighbour’s two x two storey dwelling blocks the sun from my north facing windows in winter except for a period of 3 hours sometime between 9am and 3pm – and what does it mean that only “portion” of the surface of those windows need to receive sunlight? Does that mean only the top 10% (or whatever) of the windows will be exposed to the sun? A precise answer would be appreciated for the community. Overshadowing info is from the Onkaparinga Council Development Plan July 2020.

6. What does it mean that my solar panels and solar hot water system should not be subjected to “unreasonable overshadowing” but only if that can be “avoided.” What percentage of their efficiency is it ok for my neighbour’s new 2 x 2 storey house to reduce? And what happens if my neighbour says the overshadowing can’t be avoided? Will Council be liable for allowing my neighbours development to render my solar systems (and passive solar house) useless? Again, precise clear answers for the community would be good.

7. As it relates to my garden, fruit trees and veggies will I be able to claim compensation from Council if my neighbours development blocks sunshine from most (more than half) of my old fashioned (100m²) garden and if the less than half portion (that does receive sun) only receives 2 hours of sun in mid-winter?

8. Is all of the above appropriate at a time when climate smart development is imperative? A no spin answer to that question would be good.

9. And . . . why in a suburb that is close to 100% reliant on car (SUV, ute and truck) transport (and in light of question 7), is it thought appropriate for the DSP to propose Sellicks Beach should become a suburb of

de facto mostly small and smaller allotments? I'm aware that technically infill development of say a 760m² allotment (the average size of existing allotments at Sellicks) will not be classed as subdivision (what will ownership arrangements be?) but de facto each dwelling created by infill development will sit on 1/2 x 760 = 380m² of ground = small. De facto the infill development small 'allotments' plus all the other sub 550m² (and smaller) allotments in the Housing Choice Living Area means that the DSP actually suggests most of Sellicks Beach should consist of small and smaller allotments and those not subdivided infill 'allotments.'

10. What will all of the proposed development do to carbon emissions (see an earlier post from me about that)? An honest, no spin answer would be appreciated!

In some senses it could be regarded as black humour that Council seems happy to take Sellicks Beach down the track of a narrower and finally unusable beach if carbon emissions are not smartly reduced (see earlier posts). Life here will be ok but in other parts of Adelaide and other parts of the world rising sea levels will not be such fun.

As mentioned flippantly to Council, young folk – grandkids of current young people living in Sellicks if we don't do the right thing, might enjoy jumping from the cliffs straight into the sea. But, seriously, is it responsible in 2021 to be happy about high carbon emission dense small lot development with nothing in the DSP to suggest development and building should be climate smart?

That is something for Councillors and Council officers to think about bearing in mind that responsibility (and liability) is handballed to them in the disclaimer on page 3 of the DSP.

Clare Wright

From: Development Policy
Sent: Thursday, 4 February 2021 10:07 AM
To: Clare Wright
Subject: FW: Sellicks Beach Draft Structure Plan

FYI

Hayley Donnell
Executive Assistant
Director Planning & Regulatory Services
P: 8384 0507

www.onkaparingacity.com



From: [REDACTED]
Sent: Wednesday, 3 February 2021 2:49 PM
To: Development Policy <developmentpolicy@onkaparinga.sa.gov.au>
Subject: Sellicks Beach Draft Structure Plan

Submission to City of
Onkaparinga Development
Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au

RE: Draft Sellicks Beach Structure Plan

In my submission dated 31st January I floated the idea of whether the use of photos in the draft Plan complied or did not comply with consumer law but, on the basis of background reading,¹ it seems consumer law doesn't apply. However, I was referred to the Local Government Act which does apply and the Chapter 2 requirements² seem significantly more demanding, at some levels, than consumer law.

Without wishing to labour a point (more than I've done already!), I raised the way photos are used in the draft Structure Plan because research shows the old wisdom about a picture being worth a thousand words is true: *"Pictures can instantly change your mood and leave impressions much faster and much more accurately than words can . . . Do you want to associate a positive feeling with the product you're selling? Then insert a picture . . . that invokes a positive feeling?"*³

So . . . presenting the Structure Plan with graphic content that is predominantly photos of lovely country has an immediate positive / nice / environmentally friendly impact on whoever reads the document while there would be a very different mood / mind impact if the graphic content showed the country as bulldozed and covered with small allotment suburbia. Which is accurate? Well, both uses of photos could be accurate but under different circumstances. Which would more accurately reflect Council's intentions? Very hopefully the environmentally friendly ones.

Sellicks is, quite remarkably, still a gem (even with its gradually narrowing beach). More of the same suburbia here would be a sadly missed opportunity to do something world class.

I would be grateful if you would append this email to my earlier submission. Thank you



Australian Consumer Law to Government Commercial Activities, Justice John Griffiths 16 September 2016

2. South Australia Local Government Act 1999 Chapter 2 sections 6, 7 & 8.

3. Source: <https://www.linkedin.com/pulse/5-reasons-why-images-speak-louder-than-words-gabe-arnold>

I share the feelings (and depression) of respondents who are not happy that the draft Structure Plan aims to transform Sellicks from “*non-urban land to urban . . . [in a] process for an orderly extension of the existing urban area*” (that info is in the Introduction). Why want to even think about doing that at this time when there is a growing awareness that we need to seriously get off the ‘business as usual’ treadmill including the ‘business as usual, more of the same’ planning track.

Climate change really is the mega elephant in the planning room which will for sure get us with some not nice things if we stay committed to the ‘business as usual’ planning track. The plan says (it really does) that our Council should drive “*resilience to climate change*” and work to achieve a reduced “*carbon footprint*” (see pages 19 and 20) but and I can’t see any indication in the plan that either of those were regarded as top level issues when the draft plan was prepared. Maybe they were but I don’t think so.

It is worth thinking for a moment what will Sellicks look like if we ignore / deny things what climate change will do. For example the CSIRO says (there are graphs on their website) that sea levels already have gone up and there is general agreement that under a ‘business as usual planning (and other)’ regime sea level rise will not be a nice thing. The golden goose of Sellicks (the beach) will have a gradually narrowing beach for her golden egg. Oh well . . . what can one do or say? But the welfare of future generations really should be taken into account.

The State Government (and all other State and Territory Governments) actually do have a goal to reach zero net emissions by 2050 (I can provide the website reference if anyone doesn’t believe that) so being climate smart is no longer just whacko greenie stuff.

I’d be really really happy if Council could indicate how the plan to increase traffic emissions here by 3 to 4 times (see p. 25) meshes with their climate resilience / reducing carbon footprint goals and commitments. I suspect there is a disconnect in the Council mindset between the good climate smart things Council is doing and what appears to be a very much less climate smart planning mindset. I’m assuming that the plan to increase traffic volumes on Sellicks Beach Road does not mean a 3 to 4 times increase in the use of electric / hydrogen vehicles!

A detailed analysis of the plan will take a few pages but it would be irresponsible not to write briefly that once the pandora’s box of uncontrolled infill development (starting with conversion of “*older housing stock*” into 2 dwelling – see p. 33 & 34) is opened it will be massively difficult to control. I mean, let’s all do it everywhere and make a lot of money! But could a doubling of people and cars in an unplanned way actually depress property values – and do nasty things to Sellicks golden goose?

Something for Council to think about more seriously one feels.

At least it is nice to be able to poke a finger at some things in the plan – one is a bit amusing (sort of) and one is very sad and sick.

It is sick good planning people to use photos of lovely country scenes in the draft knowing full well those areas of loveliness will be wiped off the face of the earth if the plan is implemented. Sick! There are 8 and perhaps another 3 of what it is legitimate to call ‘dead man walking’ photos. There was a 1990s movie and book called *Dead Man Walking* about a person on death row in the US which some (older) readers may recall? To market the draft plan as ever so lovely and green by using ‘dead man walking’ photos is at best sick – it is just plain wrong. A whole lot of other words could be used too.

There is a thing called ‘greenwash’ which doesn’t get a good rap in internet definitions.

Another truly bizarre idea – amusing if it wasn't also sad, is the very small area of allegedly 'larger' (atad over 1/4 acre but less than 1/2 acre) allotments at the top of Sellicks Beach road which are intended, the draft says, to give everyone a warm and fuzzy feeling as they drive down into suburbiaand urban "infill development." Page 32 gives info about that "gateway area" if you want a sick chuckle about the draft plan. The views of the hills in the distance that are supposed to give us that warm, green and fuzzy feeling are (at least when driving a normal size car) currently blocked by almond trees until further down the road (after the old church building). And, those lovely view to remind us of what Sellicks used to be like will certainly be blocked when there are houses (at least some double storey), trees and shrubs. Is that amusing or it is sick greenwash? Can Council explain what is going on?

It is worth including this info about allotment sizes. There are details on page 46 defining what 'small' and 'large' allotment sizes are in the draft. To understand things the good old 1/4 acre block with a Hills Hoist, a lawn for kids to kick a footie / play cricket and with some space over for the family to grow some veggies, grow a fruit tree and keep a chook or two was a tad over 1000m² (1011.7m² if youwant to be precise). That lifestyle is so 1950s but will it make a comeback if we have to be more "*resilient to climate change*"?

That old 1/4 acre is what the draft report regards as large allotments. Really? How times have changed

– I though large was, well, large. Generally, the suburban allotments will be "*in the order of 550sqm to 800sqm except within buffer areas where allotments should be a minimum of 800sqm.*" 550m² is a tadover 1/8th of an acre. Buffer areas are where the planned suburbia meets farmland – important to be nice to the neighbouring sheep. What can one say?

A sadly missed opportunity to do the right thing!

From : [REDACTED] 29 +1030
[REDACTED] Development
To: Policy

Subject: Draft Sellicks Beach Structure Plan

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au

RE: Draft Sellicks Beach Structure Plan

I'm copying this email, with some personal additions, to Council to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character.

Adopting the SWWAN proposal, at least in part with a meaningful (at least say 50 to 60 hectare) conservation area, would allow the City of Onkaparinga to put in place world class urban planning rather than destroy what Sellicks Beach has to offer the local and wider community forever.

The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues

for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

I'm adding this to the form email too:

A plan to have a conservation area, at least over a significantly large part of the current open land in Sellicks (in addition to those proposed in the draft Structure Plan) could be (depending on how it is done) world class planning and development and would indicate Council acknowledges and takes the need for climate aware, climate smart urban growth seriously. Adopting the draft Structure Plan as it is will indicate the opposite.

Councillors and Council officers will now be 100% aware of, and know, that the window of opportunity to limit the worst impact of climate change is closing very fast. The disclaimer in the draft Structure Plan, wisely for the authors, puts the ball of responsibility and liability firmly in Council's court and that is exactly where it should be.

Yours Sincerely,

A black rectangular redaction box covering the signature of the sender.

From: [REDACTED]
Sent: Sun, 31 Jan 2021 11:15:29 +1030
To: Development Policy
Subject: Draft Sellicks Beach Structure Plan

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E: developmentpolicy@onkaparinga.sa.gov.au

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Yours Sincerely,

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QUARRY DUST

This submission is further to a previous submission and is specifically about the dangers of housing families and senior citizens closer to the quarry than is already the case. The proposal to develop the existing rural land as a world class conservation area seems a more appropriate use.

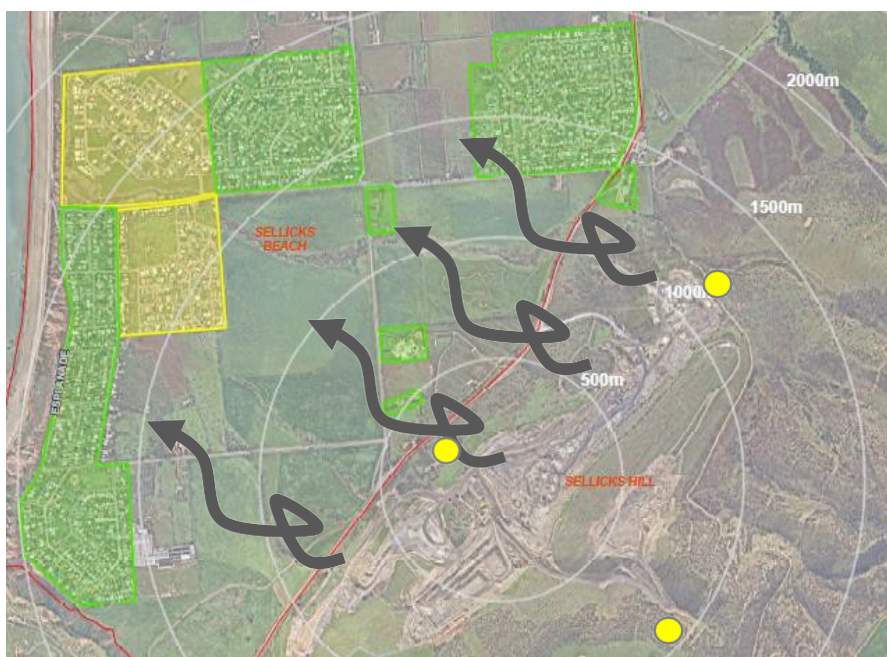
This submission should not be read as criticism per se of the quarry which supplies essential products for a wide range of industries and businesses. At issue is Council's

BACKGROUND

The draft Structure Plan implies it is safe to site houses closer to the quarry because the proposed new residential area “sits 500 metres from the quarry reflecting separation distance requirements”¹ (see distances on the map below). But that oversimplifies complex dust behaviour and also may not be based on a current EPA determination.

Council will know if a recent evaluation distance assessment as required² has been made.

Dust behaviour is not simple and dust does not travel in neat concentric circles or paths: “Actual concentrations of airborne dust are difficult to exactly quantify, as they ebb and flow with turbulent gusts and small-scale shifts of wind.”^{3, 4}

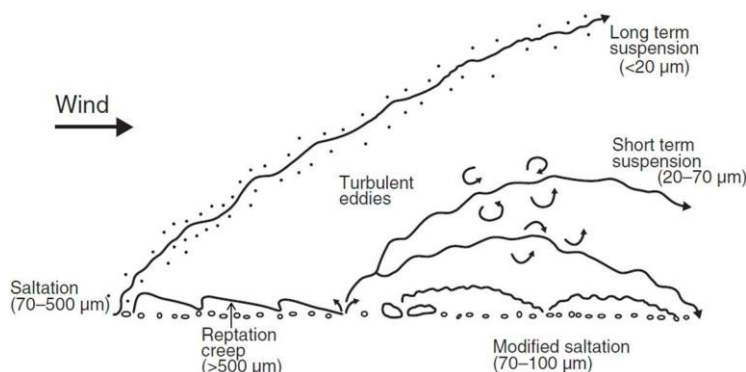


References: Base map and dust sources⁵ - monitoring sites⁶

The grey arrows on the map indicate the direction dust will be blown on days of prevailing south east winds. The exact dust sources at the start of the arrows may not be 100% correct - the purpose of the arrows is to indicate that on days of prevailing wind dust will be blown in wind and topography biased directions towards Sellicks Beach. Approximate positions of on-site dust monitors at the quarry are indicated by the yellow dots on the map below – they are identified as ADR1 (right hand site), ADR 2 (eastern most site) and ADR3 (centre site near Main South Road). Whether airborne dust blown by prevailing winds towards Sellicks Beach is adequately monitored is for Council to decide.

According to the International Standards Organisation ⁷ dust consists of small particles less than 75 μm (75 micron = 0.075 mm) in diameter. Particles of about 50 μm (0.05mm) are the smallest the human eye can see – just because it looks like there is no dust in the air doesn't mean there is none. From a health point of view the most dangerous small particles are invisible.

Depending on wind speed, particles < 20 μm (0.02mm) diameter can remain suspended in the air for several weeks and be transported significant distances. ³ Dust concentration drops in proportion to distance from the source but is also influenced by wind behaviour and topography. The diagram below explains the



behaviour of various sizes of particles:

Schematic of the different modes of airborne dust transport ³

All particles sizes of dust can impact on health and well-being. Invisible particles < 10 μm (0.01mm) diameter are the most dangerous. Inhaled airborne dust particles larger than about 30 μm (0.03mm) tend to lodge somewhere in the nasal passages or larynx (see diagram below), smaller particles are deposited in the tracheobronchial region and the smallest particles go deep into the alveolar region of the lungs. According to World Health Organisation information only about 1% of 10 μm (0.01mm) size particles go deep into the alveolar region explaining why air quality standards set stricter exposure levels for smaller particles < 2.5 μm (0.0025mm) in diameter which are inhaled deep into the lungs. ⁷

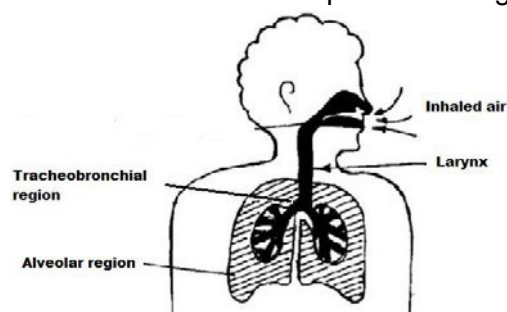


Diagram of respiratory system ⁷

ARE DUST LEVELS AT SELICKS BEACH SAFE?

The data from EPA monitoring in Sellicks Beach in 2016/17 ⁸ and the Southern Quarries 2020 quarterly reports ^{5, 9, 10} indicates that levels of what are termed **PM₁₀** emissions (particles < 10 μm diameter or 0.01mm) were within 24 hour averaged regulatory limits.

Can it be assumed then that airborne dust levels are safe at Sellicks Beach?

Probably not, because the maximum concentration level shown / used in both the EPA and Southern Quarries PM₁₀ datasets relate only to a 24-hour time frame.

Neither datasets provide

information about longer term (one year) exposure. The National Air Quality Standard ¹¹ maximum concentration limit (of 25 µg/m³ for PM₁₀) particles was exceeded at the EPA monitoring site ⁸ and, to a lesser extent, at the quarry. ^{5, 9, 10} Discussion of this follows.

This apparent omission from local data is because the regulatory limit for 1-year PM₁₀ particles is in National ¹¹ but not the South Australian Environment Protection (Air Quality) Policy 2016 ¹² so, as I understand it, there is no requirement to report data, including exceedances of the (National) 1-year average maximum concentration level. Whether it is wise to ignore exceedances of National Air Quality Standards is for Council to decide. As I understand it, it is within current rules to do so.

The greater number of exceedances of the (National) 1-year maximum level at the EPA 2016/17 monitoring site (Arcadia Crescent) compared with 2020 data from Southern Quarries may relate to improved dust mitigation measures at the quarry but equally it indicates that, in a situation such as Sellicks Beach, monitoring should be done for the community in the community. Monitoring at the quarry is unlikely to accurately reflect dust levels in Sellicks Beach residential areas particularly given the location of on-site monitoring stations. That there were exceedance levels further at Arcadia Crescent (more than 1.5km from the quarry) is relevant because Council plans to site houses significantly closer to the sources of dust.

While there appears to be no 1-year South Australian regulatory limit for **PM₁₀** size particles there is one for the smaller **PM_{2.5}** size particles (see below). The significantly lower 12-month regulatory limit was not shown on the PM_{2.5} graph (Fig. 11) in the EPA Final Report ⁸ (as it arguably should have been). If the 12-month (0.008mg/m³ or 8 µm/m³) limit is drawn on the Fig. 11 graph it shows there were several exceedances in 2016/17. Is that acceptable? Again, it is something for Council to decide.

Below: excerpt from the South Australian Environment Protection (Air Quality) Policy

Pollutant	Classification	Averaging time	Maximum concentration (mg/m ³ unless otherwise specified)
Particles as PM₁₀	Toxicity	24 hours	0.05 [50 µm /m ³]
Particles as PM_{2.5}	Toxicity	24 hours	0.025 [25 µm /m ³]
		12 months	0.008 [8 µm /m ³]
Respirable crystalline silica— inhaled in the form of quartz or cristobalite (measured as PM _{2.5})	Group 1 carcinogen (IARC)	3 minutes	0.00036 [0.36 µm /m ³]

Source: *Environment Protection (Air Quality) Policy 2016, Version 9.4.2020, Schedule 2*

The PM₁₀ number (left-hand column) refers to particles < 10 µm in diameter while the right-hand column uses mg/m³. To assist, I've indicated µm /m³ equivalents. To convert mg x 1000 = µm.

Below: excerpt from the National Air Quality Standards

Pollutant	Averaging period	Maximum concentration	Maximum allowable exceedances (goal)
PM₁₀	1 day	50 µg/m ³	no exceedances*
	1 year	25 µg/m ³	
PM_{2.5}	1 day	25 µg/m ³	No exceedances*
	1 year	8 µg/m ³	

Source: *National air quality standards, Ambient air quality (2016)*

* No exceedances are allowed (except in cases of events such as bushfires) in the National Air Quality Standard (see above) but, as I understand, that provision is not included in South Australia standards.

CRYSTALLINE SILICA CONTENT OF DUST FROM THE QUARRY

The allowable average maximum concentration of crystalline silica is very small (see the EPA SA table on the previous page). A tiny speck, 0.00036 milligrams of dust in a cubic metre of air, is impossibly small to visualise indicating the serious health risk to the community from inhaling crystalline silica.

Given the types of rock quarried it is almost certain there will be a crystalline silica content in the quarry dust at Sellicks Beach but whether the crystalline silica content of the dust is in a form which results in exposure in / of the general community within or above the safe limits requires specialist knowledge and possibly finer levels of monitoring.

Crystalline silica is “*measured as PM_{2.5}*” (see the EPA table on the previous page) but information regarding PM_{2.5} particles is not provided in the quarterly reports submitted to the EPA probably because: “*Air Emissions from the Sellicks Quarry are dominated by mineral dust with particle sizes typically larger than PM_{2.5}. Therefore, particulate matter monitoring is focused on measurements of PM₁₀ and TSP**.”⁵

* TSP = total suspended particulates.

The above quote does not mean that there are no particles < 2.5 µm (the most dangerous) in dust from the quarry. Whether, given that there will be some concentration of crystalline silica in dust from the quarry, < 2.5 µm emissions and crystalline silica content should be monitored is for Council to decide.

If the regulatory limit for crystalline silica is drawn on the EPA and Southern Quarries graphs there are exceedances every day (except for blank days in the data) as would be expected with a 0.00036 mg/m³ (0.36 µg /m³) regulatory limit. As mentioned, whether this constitutes a real / acceptable risk is not something a layperson can determine.

Council should know the percentage and particle size of crystalline silica in dust from the quarry.

The following quote about particle size is relevant:

“*Large dust particles of crystalline silica will be coughed up, exhaled or brought up through the mucociliary elevator; however particles which are much smaller, less than 16 microns [16 µm] will be able to reach the inner lining of the lungs.*”¹³ My underlining. As mentioned earlier only about 1% of 10 µm size particles are likely to be inhaled deeper into the respiratory system⁷ – the above quote from a NATA accredited testing company in Australia indicates that airborne particles of crystalline silica slightly (0.006mm) larger than 10 µm “will be able to reach the inner lining of the lungs”¹³ albeit at low percentages.

Crystalline silica content of dust is particularly dangerous because, if particles are inhaled into the alveolar area of the lungs, it destroys the macrophage cells which work to remove dust from the lungs. “*Certain particles, such as silica-containing dusts, are cytotoxic; i.e. they kill the macrophage cells.*”⁷

CHILD & SENIOR CITIZEN ISSUES

Children, young adults (< 18 years) and senior citizens are more vulnerable to short term illness and longer-term diseases from exposure to high levels of airborne particles. There are numerous international studies - quotes from some studies are included on the next page to indicate the serious nature of this issue:

“There is mounting evidence that air pollution has chronic, adverse effects on pulmonary development in children . . . Because children’s lungs and respiratory systems are still developing, they are also more susceptible than healthy adults to fine particles.” ¹⁴

“Ambient fine PM [particulate matter] is associated with intra-uterine growth retardation . . . Concerning infant mortality, exposure to PM is strongly and consistently associated with post neonatal respiratory mortality . . . Exposure to fine PM has been associated with impaired lung function and lung function growth . . . pregnant women, infants and children need specific protection against exposure to fine particles.” ¹⁵

“Older adults are generally considered a susceptible population . . . dosimetric studies show reduced clearance of PM in all regions of the respiratory tract with increasing age beyond young adulthood (U.S. EPA 2009). My underlining.

The continuum of effects from subclinical to cardiovascular- or respiratory-related hospitalization and ultimately death is supported by epidemiological studies showing that older adults (i.e., ≥ 75 years of age in these studies) are more susceptible to nonaccidental mortality upon short-term exposure to PM_{2.5} (e.g., Franklin et al. 2007) and PM₁₀ (e.g., Zeka et al. 2006b) compared with younger ages (i.e., < 75 years of age).” ¹⁶

The above should have convincingly made the point – the plan to house families and the elderly inappropriately closer to a known source of airborne dust seems, at best, inappropriate particularly given that dust levels, at times, are likely to exceed State and National air quality standards. A risk that should be taken?

REFERENCES

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2. *Evaluation distances for effective air quality and noise management (2019 version)*, EPA South Australia
3. *The physics of wind-blown sand and dust*, Jasper F. Kok et al, Department of Earth and Atmospheric Sciences, Cornell University, Ithaca, NY, USA; Departamento de Física, Universidade Federal do Ceará, Fortaleza, Ceará, Brazil; Institute for Multiscale Simulation, Universität Erlangen-Nürnberg, Erlangen, Germany and Southwest Research Institute, Boulder, CO USA; Université Pierre et Marie Curie, CNRS, Paris, France
4. *Airborne dust: A primer for clinicians*, Thomas E. Gill, Department of Geological Sciences, University of Texas, El Paso, TX., 2018
5. *Southern Quarries Dust Management Compliance Plan*, December 2019
6. *EPA Quarterly Monitoring Report, 1st October 2020 to 31st December 2020*, Southern Quarries
7. *Hazard Prevention and Control in the Work Environment: Airborne Dust WHO/SDE/OEH/99.14 1 Chapter 1 - Dust: Definitions and Concepts*, World Health Organisation.
8. *Sellicks Beach air quality final report*, EPA SA, June 2017
9. *EPA Quarterly Monitoring Report, 1st January 2020 to 31st March 2020*, Southern Quarries
10. *EPA Quarterly Monitoring Report, 1st July 2020 to 30th September 2020*, Southern Quarries
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13. *Respirable Crystalline Silica*, Safe Environments P/L (an accredited testing authority)
14. *The effect of air pollution on lung development from 10 to 18 years of age*. W. James Gauderman, Ph.D. et al, New England Journal of Medicine 2004.
15. *Fine particles, a major threat to children*, Joachim Heinrich, Remy Slama, National Research Centre for Environment and Health, Institute of Epidemiology, Neuherberg, Germany and National Institute of Health and Medical Research, U569, Le Kremlin-Bicêtre, France, 2007.
16. *Particulate Matter–Induced Health Effects: Who Is Susceptible?* Jason D. Sacks et al, National Center for Environmental Assessment, Office of Research and Development, U.S. Environmental Protection Agency, Research Triangle Park, North Carolina, USA

Clare Wright

From: [REDACTED]
Sent: Saturday, 30 January 2021 12:46 PM
To: Erin Thompson; Richard Peat; Simon McMahon; Clare Wright; Craig Jones; Paul Vivian
Subject: Sellicks Beach Structure Plan - Final thoughts

Dear Mayor, Councillors, Intermethod and Council officers,

You will be pleased to know this is a copy of probably my last post on the Council website. It consists of questions about infill development that I trust Councillors or Council officers will take the time to answer -not to me because I think I know most but not all of the likely answers The community generally, though, deserves up front answers with no spin and no greenwash - answers on the Have Your Say page would be the way to go one feels.

I think Councillors should pause and quietly reflect on the disconnect between their promise to remember the spirituality of country when making decisions about Sellicks Beach and the use of death row / dead man walking type photos to illustrate and market the draft plan. That should haunt everyone forever. I should run the use of photos used to present the structure plan which patently show what Council intends Sellicks not to look like past the ACCC but perhaps not. Maybe someone else will.

The proposed majority of small lot proposals (i.e. including infill development non-subdivided small 'allotments') for Sellicks Beach have been accurately, with apologies to everyone in Aldinga, been called by a respondent as the Aldingafication of Sellicks and so it is but in some senses that is wrong – it is both Aldingafication on steroids and Aldingafication without the benefits of living at Aldinga – shopping, sports facilities, schools, eating out, churches, medical facilities etc.

In case you think I care, I do and I don't - in some senses it is probably too late to care. Councillors and Council officers will no doubt decide to go full steam ahead with the trashing of Sellicks Beach. It will be ok to live here in the short term (perhaps) and there will be (hopefully) other places to live.

But . . . those pesky laws of physics will do things to the beach here that will mean living at Sellicks will, over time, lose its gloss (its Golden Goose) unless we collectively back off our fixation with more of the same, business as usual urban development (i.e, high levels of carbon emissions) pretty smartly. I can't see Council doing that.

As the disclaimer in at the start of the Structure Plan reads, responsibility and liability is handballed to Council.

Sincerely,

[REDACTED]

AS POSTED ON THE COUNCIL WEBSITE

[REDACTED] (30th Jan)

This is a follow up to a post yesterday about infill development. It consists of questions, answers to which I think Council should give to the community, so everyone is aware how potentially destructive to the fabric

of life infill “within [all] existing” Sellicks Beach could be. Apologies, this is far too long again but I think what is in it needs to be out there in a public forum.

I think the community deserves direct upfront answers from Council without spin.

1. Will the infill development provisions in the DSP allow my (hypothetical) neighbours to demolish their old house and replace it with two x two storey dwellings providing the new dwellings look nice from the street? Reference for this see page 34 of the DSP.
2. On what basis will a decision be made whether the proposed two x two storey development is a “well designed two storey development that enhances streetscape character” (p. 34) and, in making that judgement, will the generic (inner city type) design criteria in the State Planning Commission guidelines apply or will Council develop overriding coastal character design guidelines?
3. Will my neighbours’ proposal receive “guaranteed planning consent within five business days of lodgement” if it meets State Planning Commission’s “deemed to satisfy criteria - with no requirement to advise me or other neighbours of their plans and with no provisions for neighbour or community objections?” A simple straightforward answer would be much appreciated by all in the community one feels. The deemed to comply and other info is from the State Planning Commission’s publication, Raising the bar on Residential Infill in the Planning and Design Code.
4. How close to the front, side and rear boundaries can my neighbours’ proposed two x two storey dwelling be? It is worth mentioning that under Onkaparinga private open space requirements the plan is that kids living in the new two storey development will have a minimum 50m² of garden (not necessarily in one piece) a touch too small to kick a footy or play backyard cricket in a meaningful way but then sport is so yesterday. Is the idea that kids should have more screen time?
5. If my (hypothetical) house is a passive solar design relying on extensive winter time solar gain will I be able to seek compensation from Council if my neighbour’s two x two storey dwelling blocks the sun from my north facing windows in winter except for a period of 3 hours sometime between 9am and 3pm – and what does it mean that only “portion” of the surface of those windows need to receive sunlight? Does that mean only the top 10% (or whatever) of the windows will be exposed to the sun? A precise answer would be appreciated for the community. Overshadowing info is from the Onkaparinga Council Development Plan July 2020.
6. What does it mean that my solar panels and solar hot water system should not be subjected to “unreasonable overshadowing” but only if that can be “avoided.” What percentage of their efficiency is it ok for my neighbour’s new 2 x 2 storey house to reduce? And what happens if my neighbour says the overshadowing can’t be avoided? Will Council be liable for allowing my neighbours development to render my solar systems (and passive solar house) useless? Again, precise clear answers for the community would be good.
7. As it relates to my garden, fruit trees and veggies will I be able to claim compensation from Council if my neighbours development blocks sunshine from most (more than half) of my old fashioned (100m²) garden and if the less than half portion (that does receive sun) only receives 2 hours of sun in mid-winter?
8. Is all of the above appropriate at a time when climate smart development is imperative? A no spin answer to that question would be good.
9. And . . . why in a suburb that is close to 100% reliant on car (SUV, ute and truck) transport (and in light of question 7), is it thought appropriate for the DSP to propose Sellicks Beach should become a suburb of

de facto mostly small and smaller allotments? I'm aware that technically infill development of say a 760m² allotment (the average size of existing allotments at Sellicks) will not be classed as subdivision (what will ownership arrangements be?) but de facto each dwelling created by infill development will sit on 1/2 x 760 = 380m² of ground = small. De facto the infill development small 'allotments' plus all the other sub 550m² (and smaller) allotments in the Housing Choice Living Area means that the DSP actually suggests most of Sellicks Beach should consist of small and smaller allotments and those not subdivided infill 'allotments.'

10. What will all of the proposed development do to carbon emissions (see an earlier post from me about that)? An honest, no spin answer would be appreciated!

In some senses it could be regarded as black humour that Council seems happy to take Sellicks Beach down the track of a narrower and finally unusable beach if carbon emissions are not smartly reduced (see earlier posts). Life here will be ok but in other parts of Adelaide and other parts of the world rising sea levels will not be such fun.

As mentioned flippantly to Council, young folk – grandkids of current young people living in Sellicks if we don't do the right thing, might enjoy jumping from the cliffs straight into the sea. But, seriously, is it responsible in 2021 to be happy about high carbon emission dense small lot development with nothing in the DSP to suggest development and building should be climate smart?

That is something for Councillors and Council officers to think about bearing in mind that responsibility (and liability) is handballed to them in the disclaimer on page 3 of the DSP.

Clare Wright

From: Development Policy
Sent: Friday, 4 December 2020 9:51 AM
To: Clare Wright
Subject: FW: Sellicks Beach
Attachments: Sellicks.docx

From: [REDACTED]
Sent: Friday, 4 December 2020 8:41 AM
To: Development Policy <developmentpolicy@onkaparinga.sa.gov.au>
Subject: Sellicks Beach

Dear People at Council

I won't have time to proof read this and won't have time, until later, to put it on the responses website (so other people can read it) but here it is.

Perhaps answers to some issues can be provided at the meetings would be nice - and no I don't go to those because, largely, they are either shouting matches or depressing 'greenwash.'

See the attached which at this stage is in an unproof read

formRegards

[REDACTED]

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au

RE: Draft Sellicks Beach Structure Plan

I, [REDACTED] from [REDACTED] oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of

the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Clare Wright

From: Hayley Donnell
Sent: Monday, 22 February 2021 4:19 PM
To: Clare Wright
Subject: FW: Community Support Submission Letter

Hi Clare – I have acknowledged and registered this in CIA.

Thanks
Hayley

Hayley Donnell
Executive Assistant
Director Planning & Regulatory Services
P: 8384 0507

www.onkaparingacity.com



From: [REDACTED]
Sent: Friday, 19 February 2021 8:07 PM
To: Development Policy <developmentpolicy@onkaparinga.sa.gov.au>
Subject: Community Support Submission Letter

I/We [REDACTED] write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure [REDACTED]

Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas. "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale.

Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach.

It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price.

Roads will require upgrades to accommodate 3-4 times as much traffic.

Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area.

Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so.

The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area.

The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community. Yours Sincerely,

Name:-

[Redacted Name]

[Redacted Address]

Clare Wright

From: [REDACTED]
Sent: Sunday, 21 February 2021 6:55 PM
To: Clare Wright; Renee Mitchell
Cc: Rino Parrella
Subject: Fwd: Thank you for attending the Sellicks Beach draft Structure Plan community information session
Attachments: 210211 Sellicks community Workshop 3 (19).jpg

Dear Clare & Renee,

Thank you for the opportunity to be part of the conversation surrounding the draft Structure Plan for Sellicks Beach. As ratepayers since 2015, with a plan to be residents by 2023, we are pleased that Council is providing this forum to allow the community to have a voice. We have been holidaying with our children in the Aldinga/Sellicks area for the last 20 years so know the area very well. Our children have grown up on the beach and now as young adults, look forward to future holidays with their children.

In reviewing all of the comments on the Have your Say page, it's clear there are very valid concerns from existing residents in regards to preserving the quiet, coastal feel. There are a few comments referring to the "Seaside Coastal Village" ambience, which in theory is quite lovely, but in reality doesn't exist now; we don't believe there is a village or community feel at all in Sellicks and that is exactly what we would hope any development would provide. A village or sense of community, where people can gather - the Temperance Precinct in Aldinga, being a great example of a space that invites participation, slowing down, gathering together. Such an area in Sellicks could allow local artists a forum for displays and rather than a small shopping centre, a market style square or street/strip of shops that provides a butcher, green grocer, baker, doctor surgery etc would be sufficient, with the larger shopping centre in Aldinga being where residents of Sellicks could continue to shop. It would be a shame to negatively impact that area by recreating a similar centre, albeit smaller, at Sellicks.

We believe the Community Plan 2030 for the City of Onkaparinga should be at the centre of the structure plan. Key focus areas from that plan being:

People - Connecting people and places
Place - Being leaders in recycling
Prosperity - Champion the environment, protect and strengthen vulnerabilities and regenerate losses
Performance - Council being transparent, accountable, efficient, balancing cost and being responsive

Looking at the current demographics of Sellicks Beach from the last census, 22% of the population are renters. Tradespeople make up the majority of professions, with retail, hospitality and social type work providing much of the balance. Higher income earners in senior management or professions are a small percentage of the population, however may be a higher percentage of the owners of long-term or holiday let properties. We know already a good portion of homes are holiday homes, used by the owners for their own holidays as well as rented to people coming to the area for holidays. This means that many of these houses are also vacant for periods during the year. In understanding that, we are keen to understand the demographic Council is looking to attract. The idea of more, big two storey, frequently vacant homes is not attractive, nor conducive to creating a sense of community.

In regards to development generally - is there a demand for it? The current infrastructure (no or little sewer connection for example) does not currently support doubling the population; noting that the SA Water rep on our table did advise that an undisclosed number of additional houses would trigger the connection, but that could take years.

We took a drive to Port Elliot/Hayborough to view the Beyond Today development which many people have referred to. What we saw was pleasing. Large blocks, with encumbrances that require eco-friendly

design and orientation so as not to impede on neighbouring properties. The houses were interesting to look at, used a number

of different materials and blocks were of a size that meant houses weren't gutter to gutter as often occurs in new lower cost developments. Like many people attending the forums, we are not in favour of block sizes of less than 500 square metres - and, if there is a requirement to have lower cost, smaller affordable blocks as part of a development, it would be preferable that they be interspersed around the area, thereby not creating high(er) density pocket.

There was reference that people were afraid the current section of smaller allotment showing on the draft structure would attract investors and renters - it saddens us to think that renters are viewed as lesser class residents than owner occupiers and interesting too given that 22% of the population is already renting. Nationally, 31% of the population was renting on the night of the last census. With the right encumbrances (and good property management), there should be no visible difference between a home that is rented or one that is owner occupied. Both types of residents contribute to the economy of the local community.

We hope the community consultation continues and that the views of the locals and rate payers are considered valid. Ultimately, we would hope that any future development provides connections for people and place; that it creates a coastal village vibe, that the environment and sustainability is a focus and that infrastructure, including road improvements and connections to services are part of the development, not earmarked for future stages.

Best regards

From: Renee Mitchell <Renee.Mitchell@onkaparinga.sa.gov.au>
Sent: Monday, 15 February 2021 10:27 AM
To: Renee Mitchell <Renee.Mitchell@onkaparinga.sa.gov.au>
Subject: Thank you for attending the Sellicks Beach draft Structure Plan community information session

CAUTION: This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Good morning

Thank you for taking the time to come to our third, and final, community information session on the draft Sellicks Beach Structure Plan.

Attached is the outcome of Thursday morning's discussion, as nominated by you. This photo will be uploaded to our [Your Say](#) page, as will the outcomes of the sessions from Thursday 4 February and Tuesday 9 February.

Your submission, combined with the feedback from the other community information sessions and other groups/individuals, will be considered as part of our What We've Heard Report that will be presented to the Council in coming months.

You still have until 21 February to ask us any questions or provide feedback on the draft Structure Plan. I encourage you to take a look at the fantastic interactive mapping tool and other documents on the Your Say page, if you haven't already.

Regards

Renée Mitchell

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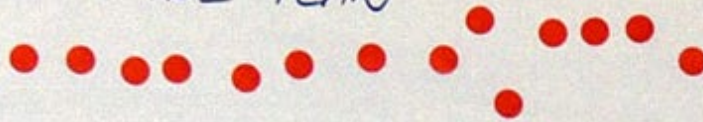


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- SEWER NEEDS TO BE RESOLVED UPFRONT, EXISTING & NEW AREA
- THIS SHOULD BE FRONT & CENTRE OF THE STRUCTURE PLAN



-
- MORE WORK ON HOW TO MITIGATE DUST FROM THE QUARRY



-
- BLOCK SIZE - 750 m² MINIMUM



-
- SUPPORTIVE OF RETIREMENT LIVING




-
- REFLECT COASTAL CHARACTER AREA



Clare Wright

From: Development Policy
Sent: Thursday, 14 January 2021 1:06 PM
To: Clare Wright
Subject: FW: Sellicks Beach Development and Over Development

Hi Clare

You probably already have this but just in case 

Cheers

Joanne

Pratt

From: [REDACTED]
Sent: Saturday, 19 December 2020 8:16 AM
To: Development Policy <developmentpolicy@onkaparinga.sa.gov.au>
Subject: Sellicks Beach Development and Over Development

Support SWAG's Submission to State Government with your

own!!!SUBMISSION DEADLINE: FRIDAY 18 DEC 2020

If you want to let the State Government know you support SWAG's proposal to create a conservation park instead of a concrete jungle around Sellicks Beach, then you have 24 hours to copy the letter below to a word document, fill in the blanks and attach it to an email to;

DIT.planningreformsubmissions@sa.gov.au

Deadline is 5pm Friday 20th Dec.

You can read SAWG's detailed proposal via the link in the post below. Please share and get others to sign if you support the proposal.

The campaign will continue with Onkaparinga Council after this but we need to let the State Government knownow!!! Please make a submission.

Community Support Submission Letter:

Planning and Design Code
Department Planning Transport & Industry

GPO Box 1815, Adelaide SA 5001
E: DIT.planningreformsubmissions@sa.gov.au

16 December 2020

RE: Draft Planning & Design Code

██████████ to strongly oppose the Onkaparinga City Council Sellicks Beach Structure Plan (Draft) proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWAG and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the Onkaparinga City Council must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWAG's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the Onkaparinga Council and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead the SWAG submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely

██████████

From [REDACTED]
: Sun, 31 Jan 2021 14:53:05 +1030
Sent: Development Policy
To: Collated submission, Sellicks Beach Draft Structure Plan
Subject: Sellicks submission.pdf
Attachments:

In the event that my posts on the Council Have Your Say website may not be regarded as formal submissions I have collated the posts in date order to form this submission. The posts have been edited / corrected as necessary. I've added titles to each post.

My emails to the Mayor, local Councillors, Council officers and Intermethod should be read as part of this formal submission.

Please see attached PDF. Sincerely

[REDACTED]

Sellicks Beach Draft Structure Plan Submission to City of Onkaparinga Council to Council

In the event that my posts on the Council Have Your Say website may not be regarded as formal submissions I have collated the posts in date order to form this submission. The posts have been edited / corrected as necessary. I've added titles to each post.

1. Correction of spelling mistake

In connection with the wetlands, Council may or may not have been made aware that the "Yellow Sledge [it really does say that - see page 27] Skipper Butterfly [that] is also found in the Study Area" is, of course, the Yellow Sedge Skipper Butterfly. Is it a serious mistake - only if the naming mistake is not thought important enough to correct. If the butterfly's name is not corrected that will tell a story about how seriously environmental issues are taken.

2. Inappropriate use of photos

While thinking about environmental issues, some questions for Council, i.e. Councillors and Council officers, with regard to the photos used in the draft Structure Plan (DSP). Only one, the street scene on page 43, shows what Council actually has in mind for Sellicks Beach, the others mostly show lovely country scenes which is, of course, what Council DOESN'T want Sellicks to look like in the future. Is that a weird way to use photos in a high-level planning document? Is it within ACCC guidelines*?

* See: <https://www.accc.gov.au/consumers/advertising-promotions/false-or-misleading-claims>

Using those photos of lovely country actually gets weirder because most of the photos (about 11 out of 15*) are of country scenes Council intends and plans to have bulldozed / trashed / gone forever. Is it an ok level of greenwash (Google will offer definitions of greenwash) to use photos of lovely scenes to present and market a planning scheme which is all about how good and progressive it will be to have those exact scenes bulldozed and trashed? Think about that for a moment. Is that a touch macabre and disturbing?

* Some photos are used more than once.

At a deeper level how does the use of what are effectively photos of country on death row mesh with Council's commitment to remember the spirituality of "*. . . country when we make decisions about our region?*"*

* See page 2 of the DSP.

3. Climate and carbon emissions

This discussion forum's title is "What should guide future Sellicks Beach development" and I think it is fair to answer: "Preferably not the draft Structure Plan (DSP)." Apologies about the length of this post but I think it all needs to be out there in the public domain.

A few days ago I posted a comment on the "What should Sellicks Beach look like in the future?" page about the way photos are used in the DSP. Most of the photos, used to present and market the Structure Plan, are of scenes Council (i.e. Councillors and Council officers) know / plan and intend to have bulldozed which is, at best, a very weird use of the photos – other stronger words should probably be used too. One wonders whether it is worth

reporting that use of photos to the ACCC because (except for a minority of photos) they present Sellicks Beach as it WON'T look like if the DSP is adopted.

In addition to the photos there are other issues in the DSP that, to be responsible, should be highlighted. One of them is this:

The time frame for implementation of the draft Structure Plan (from 2021 to, as I understand it, the mid 2040s) meshes rather neatly (like 100%) with the tightening time frame to reduce carbon emissions otherwise things will tend to go more pear shaped than we would like. As it specifically relates to Sellicks Beach the width of the beach is one of the things that will go pear shaped as sea levels rise, the beach possibly becoming close to unusable during the life time of younger people currently living here.

The State Government (in its publication Directions for a Climate Smart South Australia) refers to a projected sea level rise of 800mm by 2100 so this is not just greenie speak (FYI sea levels in 2000 are used as the base year). Stand on the beach and visualise the sea 800mm higher - actually a tad less than that because about 70 or 80mm of the rise from 2000 to 2100 has already happened so visualise the sea only about 720mm higher. Much better! The numbers are based on global averages so who knows what will actually happen here at Sellicks Beach – it could be less or it could be more. It is all happening slowly and, for a whole lot of complex reasons, at varying rates around the planet – the thinking is that by round about 2030* it will become clearly noticeable on the east coast – by about 2040 in Western Australia. When sea level rise becomes clearly obvious perhaps my brother-in-law will stop denying it is happening (true).

* See: <https://theconversation.com/15-years-from-now-our-impact-on-regional-sea-level-will-be-clear-31821>

So, assuming things (such as usability of the beach) have the potential to go pear shaped one would have thought that a document which aims to set “*high level design guidelines to inform future built form outcomes.*” * might actually include design guidelines about “*future built form outcomes*” i.e. the whole shape of things – the streets, allotment layouts and homes.

Does it? Nope – except for a guideline to plant climate appropriate trees so they will shade the streets. This is strangely true see page 47 “*Plant appropriate trees for the local climate that result in a healthy and large street canopy.*”

* The statement about design guidelines is made in video #1 on the Council website – the audio drops off so I may not have transcribed it absolutely correctly.

What about guidelines about climate appropriate street and allotment layouts to enable design of, say, passive solar homes (possibly a bit more about that in a post later about infill development) and what about guidelines to preferably use carbon neutral building materials some of which are a bit of a problem from a carbon emissions point of view. For example: “*Cement production is the world’s single biggest industrial cause of carbon pollution.*” Globally cement and concrete account for about 8% of carbon emissions – less here [in Australia]. Is it worth mentioning some guidelines?

Obviously, it was not thought necessary to include guidelines “to inform future built form outcomes” and this is in a structural plan for development from 2021 into the 2040s! But trees – plant those climate appropriate trees.

* Source of quote: https://bze.org.au/research_release/rethinking-cement/

In many ways planting large shady trees on streets can actually be counterproductive if they shade north facing windows and roofs (think solar panels) in winter and if they shade existing front garden planting. Some people have fruit trees and veggies that will not take kindly to Council planting shade trees in existing streets – if that is part of the plan. The tree planting for shade sounds like a bit of a not-all-that-well-thought-through guideline.

I’m aware that tree planting to shade streets is part of current generic master planning ideas and certainly is applicable in some circumstances but that doesn’t make it well thought through in this DSP - and in any event the DSP says it is not about using generic master planning ideas (see p. 29). So why propose a generic master planning idea? Who knows what species of large shady trees Council has in mind - if the idea is to plant large native trees along the streets that is a great idea from a bushfire perspective? C’mon! Think about it.

Is there anything in the Structure Plan about carbon emissions? Yes, there is - there is a passing mention on page 20 that one of the outcomes of the Onkaparinga Community Plan 2030 will be “*reducing carbon footprint*” but to counter that on page 25 Council happily announces as a good and progressive part of urbanising Sellicks Beach that there will be a 3 to 4 times INCREASE in carbon emissions from traffic. The words ‘carbon emissions’ are not used on page 25 but, unless the paragraph is referring to electric / hydrogen vehicles (unlikely), the implication is that Council is happy with an increase in carbon emissions.

It is such good stuff that Council appears to be unconcerned about the disconnect between those two statements about carbon emissions in the DSP. A 3 -4 times increase in carbon emissions is just what should (not) be done if we want our kids and grandkids to have a beach to use.

There is a useful graph (if anyone wants to see the latest info) if you scroll down on the below US Government website (also not a greenie website). Info on the website indicates that, if we are exceptionally good (locally and globally) at reducing carbon emissions (good luck with that), there is a slight chance of keeping average global sea level rise to about 300mm by 2100 which would be good – the beach will be narrower but still ok to use. But a more likely scenario is sea level rise in the 500 to 800mm range – and over 1m if we are collectively stupid (surely not).

See: <https://www.climate.gov/news-features/understanding-climate/climate-change-global-sea-level>.

4. Gateway housing area

As a follow up to a previous post about the draft Structure Plan not exactly covering itself in glory as regards climate smart planning and development, this is an example of what could be but, as it stands, sure isn’t world class planning. Again apologies for the length of the post - it just has to be said:

On page 17 of the draft Structure Plan (DSP) there is one of the photos of a lovely rural scenethat Council plans to have bulldozed. It is a black and white photo of the almond trees that currently grow in what is referred to in the DSP as the “gateway housing area” at the top of Sellicks Beach Road. The intention is that area will “provide an appropriate transition [from Main South Road] and [a] setting for vistas when entering Sellicks Beach and viewing the Sellicks Hill escarpment which forms a backdrop to the area” (see p. 36).

The gateway area, and Sellicks Beach Road generally, come in for a bit of an arty treatment: “Future Main South Road duplication works and any associated intersection upgrades with Sellicks Beach Road provide the opportunity for installation of a new gateway anchored by public art and other features / sculptural elements to create a welcoming and distinct entry” (p. 39).

The mind boggles a bit but let’s give the DSP the benefit of the doubt and assume it will be a world class gateway area with public art and sculptures and that the vistas of Sellicks Hill escarpment will be good too.

But . . . presumably the almond trees won’t survive which, in this case, is just as well because, at least in a normal height car, the almond trees currently block the vistas of Sellicks Hill escarpment. Did no one check on site that the almond trees currently block the views? Will houses (some two storey?) and gardens with trees and shrubs hide the views as well, or better, than the almonds trees even if the allotments in that area are larger, wider and have larger side setbacks (see p. 36)? Perhaps tree and shrub planting in those gardens could be banned. Whatever, the views of the Sellicks Hill escarpment from Aldinga and Main South Road will actually be better!

To be a bit flippant (but actually not) if the views are important (as they are) then perhaps part underground houses should be the plan for the gateway area - with no trees and tall shrubs in the gardens. Flat roofs could be planted with native grasses and sedges to attract native butterflies - those Yellow Sledge Skipper Butterflies mentioned in the DSP perhaps (see p. 27)? Has the spelling of the Yellow Sedge Skipper Butterfly’s name been corrected?

Strangely, if an area of part underground housing was done well, it very likely would result in Sellicks Beach being featured as an example of world class urban planning. Instead of focusing on public art, sculptures and views that are already hidden by almond trees how about focusing on what can and should be done to ensure Sellicks Beach remains a gem.

There is one further response that I should write, on the topic of infill development aka densification, aka greyfield development, and then I will leave everyone to do whatever they deem fit to lovely Sellicks.

5. Infill Development #1

“What should guide future Sellicks Beach development?” As I said in a previous post -preferably not the draft Structure Plan (DSP).

It is difficult to know which is the worst thing about the draft Structure Plan (DSP):

1. Is it the use of photos of lovely country Sellicks Beach to sell a plan that Council knows will trash those exact scenes? Probably something that as a community we should run past the

ACCC because the photos are used to market a plan for Sellicks as Council knows it will not look like. That use of photos of country on death row being made worse given that they are in the same document which acknowledges Council will remember / commemorate / recognise the spirituality of country in decisions it takes. I trust that disconnect will be there to forever haunt and embarrass Council.

2. Is it the failure to check, in a high-level planning document, whether the vistas of the hills (see p. 36) in the grand gateway area at the top of Sellicks Beach Road will actually be visible (they are currently are hidden by almond trees)?

3. Is it the failure to acknowledge that future development at this time needs to be climate smart? The DSP covers development from 2021 to the 2040s meshing with the time frame to reduce carbon emissions to net zero.

Despite all of those negatives, perhaps the most destructive part of the DSP, as it impacts on the fabric and lifestyle of Sellicks Beach, is the proposal to allow infill development pretty much everywhere. The DSP reads: "*Subject to resolution of this key element [waste water disposal], there is potential for infill development within existing parts of Sellicks Beach*" (see p. 34). That sounds pretty much like a proposal to allow infill development pretty much everywhere "*within existing parts of Sellicks Beach.*" With some, but with not too much infill, along the Esplanade (see p. 33).

This post needs to be longer than it is already so I'll divide it into two or three posts in an attempt to make it more readable – the next post has some questions for Council to answer about infill development. It will be good if Council answers those questions in this public forum so everyone knows what is going on and what the infill proposal will mean for Sellicks Beach.

Will Council plough ahead despite all the negative responses? Probably. But at least all this stuff will be out there on the public record.

6. Infill Development #2

This is a follow up to a post yesterday about infill development. It consists of questions, answers to which I think Council should give to the community, so everyone is aware how potential destructive to the fabric of life infill development "*within [all] existing*" Sellicks Beach could / will be. Apologies, this is far too long again but I think what is in it needs to be out there in a public forum.

I think the community deserves direct upfront answers from Council without spin.

1. Will the infill development provisions in the DSP allow my neighbours to demolish their old house and replace it with two x two storey dwellings providing the new dwellings look nice from the street? Reference for this see page 34 of the DSP.

2. On what basis will a decision be made whether the proposed two x two storey development is a "*well designed two storey development that enhances streetscape character*" (p. 34) and, in making that judgement, will the generic (inner city type) design

criteria in the State Planning Commission guidelines apply or will Council develop overriding coastal character design guidelines?

3. Will my neighbours' proposal receive "*guaranteed planning consent within five business days of lodgement*" if it meets State Planning Commission's "*deemed to satisfy criteria*"* - with no requirement to advise me or other neighbours of their plans and with no provisions for neighbour or community objections? A simple straightforward answer would be much appreciated by all in the community one feels.

* The deemed to comply and other info is from the State Planning Commissions publication, Raising the bar on Residential Infill in the Planning and Design Code.

4. How close to the front, side and rear boundaries can my neighbours' proposed two x two storey dwelling be? It is worth mentioning that under Onkaparinga private open space requirements the plan is that kids living in the new two storey development will have a minimum 50m² of garden (not necessarily in one piece) a touch too small to kick a footy or play backyard cricket in a meaningful way but then sport is so yesterday. Is the idea that kids should have more screen time?

5. If my (hypothetical) house is a passive solar design relying on extensive winter time solar gain will I be able to seek compensation from Council if my neighbour's two x two storey dwelling blocks the sun from my north facing windows in winter except for a period of 3 hours sometime between 9am and 3pm* – and what does it mean that only "*portion*"* of the surface of those windows need to receive sunlight? Does that mean only the top 10% (or whatever) of the windows will be exposed to the sun? A precise answer would be appreciated for the community.

* Overshadowing info is from the Onkaparinga Council Development Plan July 2020.

6. What does it mean that my solar panels and solar hot water system should not be subjected to "*unreasonable overshadowing*" but only if that can be "*avoided*."* What percentage of their efficiency is it ok for my neighbour's new 2 x 2 storey house to reduce? And what happens if my neighbour says the overshadowing can't be avoided? Will Council be liable for allowing my neighbours development to render my solar systems (and passive solarhouse) useless? Again, precise clear answers for the community would be good.

* Ibid

7. As it relates to my garden, fruit trees and veggies will I be able to claim compensation from Council if my neighbour's development blocks sunshine from most (more than half) of my old fashioned (100m²) garden and if the (less than half) portion that does receive sun only receives 2 hours of sun in mid-winter?

8. Is all of the above appropriate at a time when climate smart development is imperative? A no spin answer to that question would be good.

9. And . . . why in a suburb that is close to 100% reliant on car (SUV, ute and truck) transport (and in light of question 7), is it thought appropriate for the DSP to propose Sellicks Beach should become a suburb of de facto mostly small and smaller allotments?

I'm aware that technically infill development of say a 760m² allotment (the average size of existing allotments at Sellicks) will not be classed as subdivision (what will ownership

arrangements be?) but de facto each dwelling created by infill development will sit on $1/2 \times 760 = 380\text{m}^2$ of ground = small.

De facto the infill development (i.e. very small 'allotments') plus all the other sub 550m² (and smaller) allotments in the Housing Choice Living Area means that the DSP actually proposes that most of Sellicks Beach should consist of small and smaller allotments.

10. What will all of the proposed development do to carbon emissions from ALL sources (see an earlier post from me about that)? An honest, no spin answer would be appreciated!

In some senses it could be regarded as black humour that Council seems happy to take Sellicks Beach down the track of a narrower and finally unusable beach if carbon emissions are not smartly reduced. Life here will be ok but in other parts of Adelaide and other parts of the world rising sea levels will not be such fun.

As mentioned flippantly to Council, young folk – grandkids of current young people living in Sellicks might, if we don't do the right thing, enjoy jumping from the cliffs straight into the sea. But, seriously, is it responsible in 2021 to be happy about high carbon emission dense small lot development with nothing in the DSP to suggest development and building should be climate smart?

That is something for Councillors and Council officers to think about bearing in mind that responsibility (and liability) is handballed to them in the disclaimer on page 3 of the DSP.

NOTE

Added 31.1.2021

I fully endorse the SWWAN proposal for a unique conservation park. I can see no valid argument, other than short term financial gain, for Sellicks Beach to be urbanised as proposed in the draft Structure Plan.

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Clare Wright

From: [REDACTED]
Sent: Monday, 22 February 2021 7:34 AM
To: Clare Wright
Subject: Sellicks Beach Structure Plan

Dear Clare

A number of weeks ago we met at the table during the second meeting for the Sellicks Beach Structure Plan. It seems you may have got the short straw for having to sit at our table! It was difficult to get a word in at the beginning. Over all I thought the process was well thought out and generally gave residents an opportunity to express and hear the thoughts of others regarding the future development of Sellicks Beach. You might remember that I was the one who is very interested in eco-village design. I would like to clarify and reiterate a few of my points from the meeting.

Firstly, I support the idea of a commercial hub. I believe a small, unobtrusive commercial centre will bring benefits to the community including less travel for daily needs and local employment. It could have an information centre promoting and celebrating the indigenous history of the area, perhaps set within a native botanic garden. Most importantly, the commercial hub must not be allowed to follow the examples so often seen throughout the southern region. That of fast-food conglomerates and fuel station supermarkets. A commercial hub could be more like a village green where there is room for regular markets and specialty shops, along with a small supermarket.

Secondly, I support the idea of smaller lots near the commercial hub for more elderly residents. However, I do have similar concern to others from the community that smaller lots will invite investors to offer cheap accommodation, thus pushing out the very elderly residents the lots should be available to. It would be better suited that such a hub was offered to a reputable retirement village business for genuine development for those ageing people who want to stay in the region.

Thirdly, I support the idea of a greened ring around Sellicks (with the mound on the quarry/ South road side). As I suggested in the meeting however, the mound would need to be at least twice the width (perhaps three times) that was shown on the map. This would provide room to create a compacted walking/ biking path, a dirt track for mountain biking and enough room for native bush and animals.

There appears to be a chance to provide a wildlife corridor that could run from the scrub to the foreshore and up into the hills if enough green space is left. The current plan does not do this and as I had voiced there is simply far too many houses and not enough green space. The corridor could run up the back of Just road (& behind the new commercial hub), and from the

tiny remaining coastal frontage, up the revegetated creek line and, with some engineering under the Sellicks Beach road, up the hill, effectively making a loop. I would suggest looking at this Weekend Australian (20 & 21-02-2021, ' We must hop to it and save our sick wildlife', Graham Lloyd, pg. 3) where the short sighted and ill conceived planning at Coffs Harbour has led to substantial problems with wild life health. Such poor planning has been a common theme across the country and unfortunately the Onkaparinga council has provided very little relief to such unsustainable development.

Finally, there really can be no development until infrastructure is put into place. Although I have a Bio-cycle system I recognise the shortcomings of these and believe all residents should be offered free connection to the mains system which then would drain into well maintained wetlands which in turn could provide permanent water to the Washpool. Likewise the road system is in desperate need of upgrading and will not cope with the projected number of people living in the area. I extend these thoughts to the very unfortunate idea that cars be allowed to park on the beach in such a large area. This is not sustainable.

I understand that unfortunately planners do not have much sway when dealing with state government. Nevertheless, I hope you can take to the table some of these concepts.

Current planning and development in South Australia makes a mockery of our commitments to sustainability principles. Visions from Renewal SA which claims "We ensure our projects deliver sustainable places and communities designed and developed as great places for people" (<https://renewalsa.sa.gov.au/building-our-future/sustainability/>), are simply not true. The places built are not sustainable. The places are not great for people as they isolate people and make people reliant on cars. Sellicks Beach development offers a chance to change this and I hope you and your team are able to make the residents' voices heard and make some headway into a new development plan that provides sustainable housing, community engagement, wild life corridors and heritage value. If you wish to discuss any of these points please contact me.

Kind regards



Clare Wright

From: [REDACTED]

Tuesday, 17 November 2020 10:40 PM

To: Clare Wright

Subject: Draft Sellicks Beach Structure Plan

Dear Clare Wright

I am writing to express some thoughts on the future development of Sellicks Beach, regarding the Sellicks Beach Structure Plan. Future development at Sellicks Beach provides several opportunities for planners, government and community to show case this area as a unique and structurally future proofed region, with its roots in rural, yet modern and ecologically sustainable design. The current plan is for a future centre to be located at the corner of Sellicks Beach road and Just Road. As more housing is added to the Sellicks Beach region, the need for a commercial centre will eventually be necessary. Nevertheless, a clear vision for such a centre is essential. What must not happen is a development like the one that was allowed to happen at Old Aldinga, where the character of the old village has been seriously compromised from poor planning, redundant architecture and uninspiring vision. Any future planning and future centre of Sellicks Beach needs to be uplifting, environmentally sound and community inspiring. This can be done in a number of ways.

Firstly, planning needs to follow ESD principles. Not lip service to those principles, but to practically meet the criteria. This means buildings which are ecologically designed, incorporating passive and active energy design, with open community areas and local plants and food sources promoted. Such a shopping area should reflect a village feel with an open 'village green', surrounded by necessary shops, and if deemed appropriate, a petrol station. If the planners at Onkaparinga council are not equipped for the job then appropriate training should be undertaken. It may be necessary to bring in qualified planners in the field of eco-village design to help bring about a visionary and necessary design. It seems unfortunate that planners at the Onkaparinga council are not learned in the design principles of eco-villages and general ESD principles, as has been reflected in virtually all housing and planning that has been undertaken in the Onkaparinga region over the last many decades.

Secondly, open land must be given over for recreation. Aside from the actual beach, there is very little land given over for recreation. The area has a small and unkempt BMX and skate park. An embarrassment when compared to the kind of tracks that are shared by the Onkaparinga council at O'Halloran Hill and Blackwood Park. The beach itself is mostly a carpark on any given summers' day and this must **eventually be addressed**.

Thirdly, the new proposed housing area will severely diminish the country feel of Sellicks Beach. Although it seems inevitable that such housing development will take place it should be developed along the lines of an eco-village. Original plans from the

Aldinga Eco-village would suit a housing development at Sellicks Beach. This would include environmentally sound buildings, community walkways and shared areas, permaculture design; including an emphasis

on sustainability, local production and native flora regeneration. A similar housing development exists in Willunga. Again, I would urge that a training process is undertaken with planners from the Onkaparinga council so people are aware of the kind of designs possible, and in fact are prevalent throughout Europe, the Americas and other parts of Australia.

Finally, there needs to be a much greater emphasis on native flora regeneration. According to the current plan there is only marginal areas assigned as watercourse buffer zones. There needs to be wildlife corridors which attempt to link the Washpool and Aldinga scrub to the township of Sellicks Beach. The development that was undertaken at the Aldinga Scrub into the 1970's was an ecological disaster. Effectively, the last remaining coastal woodlands of greater Adelaide were destroyed. Bushland corridors would at least provide a slight remedy to this unfortunate planning decision and will highlight the ability of local governments to make some right to the shocking short sightedness of past planners, developers and governments.

Clearly there will be more development at Sellicks Beach. The challenge is to design a suburb which is unique, ecologically sound and attractive. The area is now becoming a tourist drawcard. With the right development it may well become a showcase example of how a suburb can be built to inspire and attract without the dullness of every other suburb in the southern districts.

I look forward to your response and I hope to meet you at the up and coming community meeting.

[REDACTED]



Ref: 2020D041227

14 December 2020

Clare Wright
Senior Development Policy Planner
City of Onkaparinga
By Email to: YourSay@Onkaparinga.sa.gov.au

Dear Ms Wright

Draft Sellicks Beach Structure Plan – Sellicks Hill Quarry

I am writing to provide feedback on the draft Sellicks Beach Structure Plan (draft Plan) in relation to the Sellicks Hill Quarry operated by Southern Quarries.

The draft Plan recognises the quarry as a key feature of the study area. The Sellicks Hill Quarry is also recognised as a Strategic Resource Area (SRA) that requires protection as a state significant resource. SRAs are vital for securing lower cost extractive materials for the many building and construction projects in metropolitan Adelaide and surrounds. Careful management and coordination to minimise impacts upon operational activities from encroaching residential dwellings is crucial to ensure the protection of the resource.

As noted in the draft Plan, the boundary of the study area sits 500 metres from the quarry, which is a generally appropriate separation distance that is recommended to be retained throughout the operational life of the quarry. While there are no immediate concerns presented by the draft Plan, it is a timely opportunity to provide some information about SRAs and the planning reforms relevant to the City of Onkaparinga Council.

Resource Area Management Plan (RAMP) and planning reforms

The RAMP was jointly developed by DEM and (then) DPTI to ensure the long-term protection of extractive resources from incompatible development, in particular,

Mining Regulation

GPO Box 320 Adelaide SA 5001
ABN 83 524 915 929



sensitive new residential land uses in close proximity to extractive industries. The RAMP included the identification of Strategic Resource Areas through the [Identification of strategic mineral resources in South Australia report](#) (DEM, 2015). As mentioned, the Sellicks Hill Quarry is a listed SRA.

The RAMP informed the delivery of the new State Planning Policies under the *Planning, Development and Infrastructure Act 2016* (PDI Act) in early 2019. State Planning Policy 10 includes the requirement to manage risk to public safety and minimise the potential for land use conflicts between incompatible uses, including the implications of urban encroachment.

New planning tools being introduced through the Planning and Design Code, which includes a new Resource Extraction Protection Area Overlay and referrals to the Minister administering the Mining Acts, are also anticipated to commence in the near future.

In addition, on 26 November 2020, the South Australian Government recommitted to investigate, design and implement a methodology for application of the Resource Extraction Protection Overlay to land surrounding SRA quarries in Greater Adelaide. This will be delivered by Q4 2022 and will feature approaches to engagement with affected communities that accord with the Community Engagement Charter under the PDI Act. This commitment is in response to the South Australian Productivity Commission's Extractives Supply Chain Final Report recommendation 5.7 (the report and response are available on the [SAPC website](#)). We look forward to engaging with you on these matters.

DEM recommends that the Onkaparinga Council incorporates the requirements of the Overlay into any master planning in order to ensure the successful co-existence of the activities over the long term.

If you have any queries regarding this information, please contact Ms Alisha Green, Principal Policy Officer, on 08 8429 2542 or at alisha.green@sa.gov.au.

Yours sincerely



Paul De Ionno
ACTING DIRECTOR MINING REGULATION

Clare Wright

From: Development Policy
Sent: Friday, 18 December 2020 10:46 AM
To: Clare Wright
Subject: FW: Sellicks Beach Structure Plan

From: [REDACTED]
Sent: Thursday, 17 December 2020 12:20 PM
To: claire.wright@onkaparinga.sa.gov.au
Subject: Sellicks Beach Structure Plan

Sent from [Mail](#) for Windows 10

Hi, I live off the main South Rd at Sellicks Beach. I am concerned of your pending plan of Sellicks Beach and have lived in the area for 40+ yrs (I attended Willunga Primary School and High School). I see the damage already done to the whole area from the result of poor engineering choices and carelessly approved housing developments creating pressure on ill equipped infrastructure. Continued road erosion and congestion and general disharmony throughout communities from increased anguish and stress. Council have allowed developers such as Hickinbotham to rip up all land along the coastal route and destroy natural habitat (e.g. kangaroo colony at Commercial Road Seaford) which is irresponsible and shameful as it is done regardless of Community opinion for which thousands opposed development of this space. I collect so much rubbish and plastic off the local beaches- Sellicks, Silver Sands and Aldinga, when walking including bags of dog poo left on the ground, sometimes dropped only metres from the only bin provided at the Surf Club. The thought processes of council are questionable and perhaps these decisions are made by those with no connection to the area which is somewhat destructive. The cement aesthetic addition leading up to the Aldinga roundabout (I thought the road was to become extra lanes) is a nightmare creating backed up traffic with blind spot (hill) from a roundabout that people seem unable to navigate- they sit and wait for cars that are not there!! Three, now four schools built at Aldinga on main access roads, what the! Perhaps consider road relief and natural spaces (not including grape vines) and already established communities well being before the [REDACTED] of ill placed structures. Thanks for your time,

Clare Wright

From: > [REDACTED]
Sent: Tuesday, 17 November 2020 10:40 PM
To: Clare Wright
Subject: Draft Sellicks Beach Structure Plan

Dear Clare Wright

I am writing to express some thoughts on the future development of Sellicks Beach, regarding the Sellicks Beach Structure Plan. Future development at Sellicks Beach provides several opportunities for planners, government and community to show case this area as a unique and structurally future proofed region, with its roots in rural, yet modern and

ecologically sustainable design. The current plan is for a future centre to be located at the corner of Sellicks Beach road and Just Road. As more housing is added to the Sellicks Beach region, the need for a commercial centre will eventually be necessary. Nevertheless, a clear vision for such a centre is essential. What must not happen is a development like the one that was allowed to happen at Old Aldinga, where the character of the old village has been seriously compromised from poor planning, redundant architecture and uninspiring vision. Any future planning and future centre of Sellicks Beach needs to be uplifting, environmentally sound and community inspiring. This can be done in a number of ways.

Firstly, planning needs to follow ESD principles. Not lip service to those principles, but to practically meet the criteria. This means buildings which are ecologically designed, incorporating passive and active energy design, with open community areas and local plants and food sources promoted. Such a shopping area should reflect a village feel with an open 'village green', surrounded by necessary shops, and if deemed appropriate, a petrol station. If the planners at Onkaparinga council are not equipped for the job then appropriate training should be undertaken. It may be necessary to bring in qualified planners in the field of eco-village design to help bring about a visionary and necessary design. It seems unfortunate that planners at the Onkaparinga council are not learned in the design principles of eco-villages and general ESD principles, as has been reflected in virtually all housing and planning that has been undertaken in the Onkaparinga region over the last many decades.

Secondly, open land must be given over for recreation. Aside from the actual beach, there is very little land given over for recreation. The area has a small and unkempt BMX and skate park. An embarrassment when compared to the kind of tracks that are shared by the Onkaparinga council at O'Halloran Hill and Blackwood Park. The beach itself is mostly a carpark on any given summers' day and this must **eventually be addressed**.

Thirdly, the new proposed housing area will severely diminish the country feel of Sellicks Beach. Although it seems inevitable that such housing development will take place it should be developed along the lines of an eco-village. Original plans from the

Aldinga Eco-village would suit a housing development at Sellicks Beach. This would include environmentally sound buildings, community walkways and shared areas, permaculture design; including an emphasis

on sustainability, local production and native flora regeneration. A similar housing development exists in Willunga. Again, I would urge that a training process is undertaken with planners from the Onkaparinga council so people are aware of the kind of designs possible, and in fact are prevalent throughout Europe, the Americas and other parts of Australia.

Finally, there needs to be a much greater emphasis on native flora regeneration. According to the current plan there is only marginal areas assigned as watercourse buffer zones. There needs to be wildlife corridors which attempt to link the Washpool and Aldinga scrub to the township of Sellicks Beach. The development that was undertaken at the Aldinga Scrub into the 1970's was an ecological disaster. Effectively, the last remaining coastal woodlands of greater Adelaide were destroyed. Bushland corridors would at least provide a slight remedy to this unfortunate planning decision and will highlight the ability of local governments to make some right to the shocking short sightedness of past planners, developers and governments.

Clearly there will be more development at Sellicks Beach. The challenge is to design a suburb which is unique, ecologically sound and attractive. The area is now becoming a tourist drawcard. With the right development it may well become a showcase example of how a suburb can be built to inspire and attract without the dullness of every other suburb in the southern districts.

I look forward to your response and I hope to meet you at the up and coming community meeting.

Kind regards



Community Support Submission Letter:

Submission to City of Onkaparinga

Development Policy Department

E: developmentpolicy@onkaparinga.sa.gov.au RE: Draft

Sellicks Beach Structure Plan

I/We [REDACTED] write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aim to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many

addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail. Therefore, for all the reasons outlined above, I/we strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely

Name

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Community Support Submission Letter:

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Yours Sincerely

Name

[Redacted Name]

[Redacted Address Line 1]

[Redacted Address Line 2]

[Redacted Address Line 3]

Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au

RE: Draft Sellicks Beach Structure Plan

I, [REDACTED] author of SWANN's submission opposing the Sellicks Beach Structure Plan, write to formally register my strong personal opposition to the City of Onkaparinga's Draft Sellicks Beach Structure Plan. The proposed residential development of Sellicks Beach will forever change its character. My opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I support the proposal to rezone the proposed development areas "Conservation" and to create the Sellicks Woodlands Conservation Park

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The proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to give proper consideration to SWANN's submission proposal to rezone the area "Conservation". Restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model climate-ready community.

Yours Sincerely

[REDACTED]

Community Support Submission Letter:

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au

RE: Draft Sellicks Beach Structure Plan

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SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead

SWWAN's submission proposal to rezone the area "Conservation", to restore the area to agrassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely

A large black rectangular redaction box covering the signature and name of the sender.

Community Support Submission Letter:

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au
RE: Draft Sellicks Beach Structure Plan

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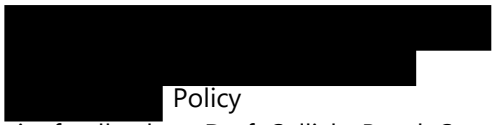
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Yours Sincerely

[Redacted Signature]

Clare Wright

From:



Policy

Subject: Community feedback on Draft Sellicks Beach Structure Plan

Re: Submission to City of Onkaparinga
Development Policy Department
RE: Draft Sellicks Beach Structure PlanDear

Sir/Madam,

As a resident of Aldinga Beach, I write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based on concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

The economic benefits of creating the Sellicks Woodlands Conservation Park are immense, and in the long term, will far outweigh the short term profits of housing development here, through tourism, public health, agriculture (through increased biodiversity and water management), to start.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

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SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the

area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing AldingaScrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.


Yours Sincerely

[Redacted signature block]


South Australia, 5173
+61 409673585

[Redacted text block]

live on Koorina country, and acknowledge the Koorina people's continued responsibility to care for its lands and waters.

From : 
Sent: Sat, 6 Feb 2021 13:41:37 +1030
To: DIT.planningreformsubmissions@sa.gov.au
Cc: v.aumail@onkaparinga.sa.gov.au
Subject: proposed development of Sellicks Beachimg027.pdf
Attachments:

Kind Regards,
the Holroyd Family


 I/We — — — — write to strongly oppose the Onkaparinga City Council Sellicks Beach Structure Plan (Draft) proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWAG and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

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SWAG s proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the Onkaparinga Council and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead the SWAG submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely



Name:

Signature:



Address (Suburb, Postcode Req) :





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DRAFT Sellicks Beach Structure Plan.

Thoughts and comments. - 28th November 2020.

Writings by someone from a twenty-year resident of Sellicks Beach.

My name is [REDACTED]

Beach. I love Sellicks with its friendly, inclusive people who demonstrate country values of courtesy and consideration towards one another in a non-intrusive way. Long may that thrive. I retired here and am now aged 90 years, and use a Gopher which is a marvelous invention for infirm people to remain mobile after cancelling our driving licenses. However, one thing I really miss is being able to enjoy being able to enjoy the residents and their families enjoying swimming, building sandcastles, fishing and all other beach activities.

Especially now that I am more or less bed-bound every day. I have carers who attend to my personal care, but I miss being able to see all the beach fun and activities. I would therefore like to propose the installation of beach cameras with a panoramic view of the beach front & activities that I can see from my home. Like the surveillance cameras already installed on the toilets for safety purposes. It would be a great boon also for mothers of older children who like to go swimming with their friends on their own - without an adult. I believe many residents would both enjoy watching the residents enjoying their recreational activities & would be many more pairs of eyes being potential difficulties as they happen & act to prevent accidents from happening. I can see what happens at Bondi Beach on TV but can't see what happens a mile down the road at Sellicks. I believe residents would appreciate the installation of a system from both the safety & the entertainment point of view.

2.

I have often thought about putting a camera on a very long pole above the houses which block my view of the beach myself, but so far it seemed like too big a job for me to tackle on my own - also, I did not know if I would be allowed to do it.

It should neither prove to be a high cost for camera installation & surveillance nor the ability for residents to contribute to the costs involved from several positive viewpoints.

- 1) Camera installation in a central point with a wide angle view of the beach
- 2) Connectivity to transfer picture to multi-receivers installed throughout Sellsboro by residents at a cost to either rent or buy a licence to view the beach from their own homes.

Most of us can't afford beach front houses - but the next best thing would be a beach front Bird's Eye View of the lovely scenery and activity of the whole area.

A PANORAMIC VIEW at a minimal cost.
I would be first in line for a licence.

Version: 1, Version Date: 08/12/2020

Clare Wright

From: [REDACTED]
[REDACTED] Monday, 8 February 2021 11:33 AM
To: Development Policy
Subject: Opposing the Draft Sellicks Beach Structure Plan

Submission to City of Onkaparinga

Development Policy Department

RE: Draft Sellicks Beach Structure Plan

I [REDACTED]ngly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan. I was so very saddened to learn of the proposed residential development of Sellicks Beach that will forever change its character. My opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "**special areas are protected from residential subdivision**" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely



From [REDACTED]
: Sat, 6 Feb 2021 13:37:32 +1030
Sent: [REDACTED]
To: man@onkaparinga.sa.gov.au
Cc: residential development of sellicks
Subject: beachletter.pdf
Attachments:

Please see letter regarding our disapproval of the residential development of Sellicks beach. Kind regards,
[REDACTED]



write to s

t1w write to strongly oppose the Onkaparinga City Council Sellicks Beach Structure Plan (Draft) proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWAG and support their more substantial submission and alternate plan to rezone the proposed development areas 'Conservation' and create the Sellicks Woodlands Conservation Park.

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Yours Sincerely

Name:

Signature:

Address (Suburb, Postcode Req):

Email:

Email this submission to: [DIT. Planning.Reform.Submissions@sa.gov.au](mailto:Planning.Reform.Submissions@sa.gov.au)

1 December 2020

City of Onkaparinga
 PO Box 1
 NOARLUNGA CENTRE SA 5168

Via Email: YourSay@onkaparinga.sa.gov.au

Attention: Clare Wright, Senior Development Policy Planner

Dear Clare

Re: Sellicks Beach Structure Plan

MasterPlan SA Pty Ltd (MasterPlan) writes on behalf of [REDACTED] (our clients'), owners of land at [REDACTED] provide a submission on the Sellicks Beach Structure Plan.

Our clients own the property addressed as [REDACTED] which is legally described as [REDACTED]

The subject land is 5.67 hectares in area and accessed from Riviera Road to the south. Currently the subject land comprises a dwelling and olive grove. Pursuant to the Onkaparinga Council Development Plan (consolidated 28 May 2020) the land is located within a Primary Production Zone. The land is proposed to be zoned Rural in accordance with Phase 3 of the Planning and Design Code (November 2020 consultation version).

The subject land is located immediately north of the existing Residential Zone which forms the northern boundary of Sellicks Beach, as shown in the figure below.

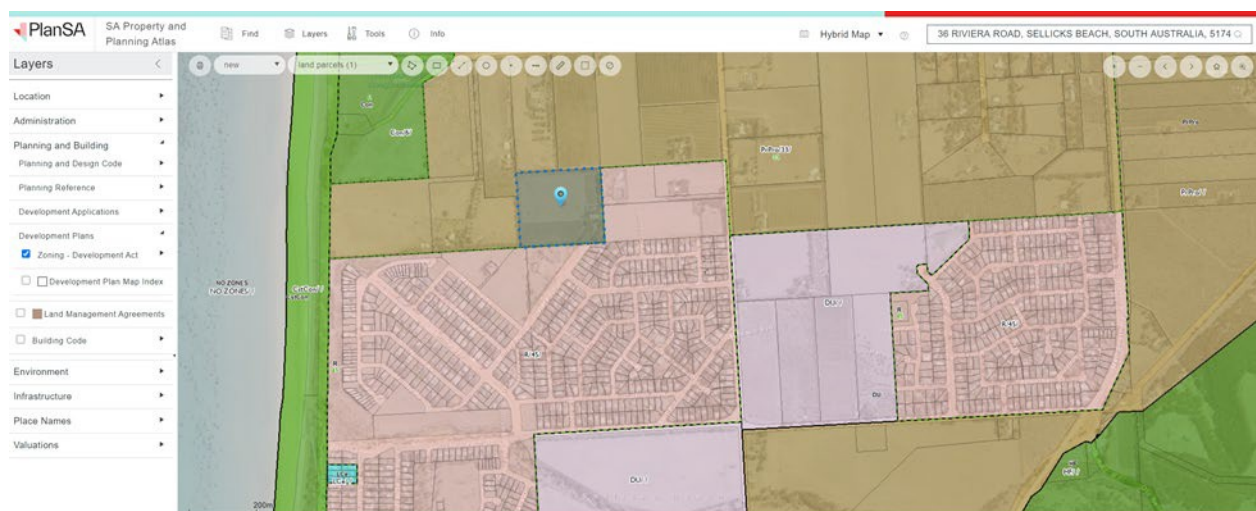


Figure 1: Subject land illustrated within the Primary Production Zone and adjacent the Residential Zone



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 ISO 90012015 Certified
 ABN 30 007 755 277
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52015LET01



It is noted from the draft Structure Plan that it is being prepared for Sellicks Beach area with a focus on the Deferred Urban and Primary Production Zones. Whilst our client's land is within the Primary Production Zone, and a logical piece of land to be examined in the Structure Plan given its location immediately to the north and west of existing residentially zoned land, it did not form part of the area investigated.

The Structure Plan recognises population growth along with other factors, including:

- the community desire to see infrastructure and other investment in Sellicks Beach;
- motivated land owner(s) who want to work with Council;
- development outcomes as outlined in the 30 Year Plan for Greater Adelaide for potential residential use; and
- potential changing demand for fringe housing and desire for larger allotments.

It is our respectful submission that our client is willing to work with Council to achieve dwelling growth on the subject land, which is a logical spatial extension of the existing residential zone.

The exclusion of the subject land from the investigation area is based on the current boundary McLaren Vale Character Preservation District. This boundary currently follows the residential zone boundary in this locality and hence our client's land is sited within the preservation area, as shown on the figure below.

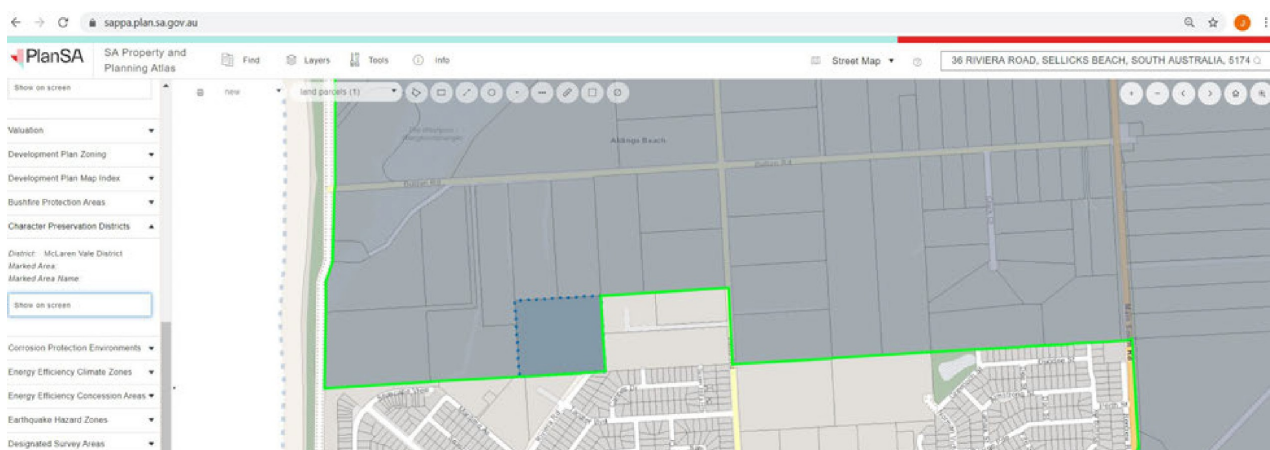


Figure 2: Subject land highlighted and the boundary of the McLaren Vale Character Preservation Area shown in green outline and grey shading



The McLaren Vale Character Preservation District was established under the *Character Preservation (McLaren Vale) Act 2012* and protects land within its boundary from residential subdivision. The purpose of the Preservation District is to:

- protect valuable food producing and rural areas;
- conserve prized natural landscapes, and tourism and environmental resources;
- provide more certainty to food and wine producers about their ongoing investment; and
- make it clear where residential growth should happen.

With reference to the purpose of the Preservation District, we note the following with respect to our client's land:

- the land is approximately 5.67 hectares and is not an economically viable primary production parcel of land;
- the sole vehicle access to the land is via the residential area to the south, which further restricts the productive capacity of the land;
- the land has two (2) interfaces with residentially zoned land, one (1) to the south and the other on the eastern boundaries, which impacts on its potential to be utilised for agricultural purposes;
- the land does not contain any significant natural landscape features or important environmental resources; and
- the land is suitably spatially located to be included in an area for future residential growth of Sellicks Beach.

It is our respectful opinion that the Sellicks Beach Structure Plan should consider our client's land as an area for future residential growth, noting that the boundaries of the Character Preservation District can be altered as part of the Ministerial review every five (5) years. The boundaries of the McLaren Vale Character Preservation District may only be changed by Parliament. However, it is important to note that the character legislation specifies that the Minister must undertake a review every five (5) years.

In 2017 the then Department of Planning, Transport and Infrastructure coordinated a review of the *Character Preservation (Barossa Valley) Act 2012* and *Character Preservation (McLaren Vale) Act 2012*. The City of Onkaparinga made submissions on the review and at that time and these are noted in the "Review Outcomes Report – Review of the *Character Preservation (Barossa Valley) Act 2012* and *Character Preservation (McLaren Vale) Act 2012*", which notes:

The City of Onkaparinga highlighted the need for some boundary adjustments but did not detail these. More information will be sought from the Council during the Commission's review.

Introduce a statutory review process that provides for amendments to the boundaries of the character preservation districts.



On the basis that the Council acknowledges and actively seeks amendment to the boundaries of the Character Preservation District boundary as it relates to land within the Council area, we consider it reasonable to request Council consider and promote a boundary amendment as it relates to our client's property. It would be appropriate for a willingness to review and potentially amend the boundary to include our client's land as part of the Sellicks Beach Structure Plan.

We note the next review of the *Character Preservation (McLaren Vale) Act 2012* is likely to be undertaken in 2022. We respectfully request that Council note this submission as a request for review of the Character Preservation District boundary, and promote this with the Government at the appropriate time.

Our client commends the Council for preparing the Sellicks Beach Structure Plan, but would seek some recognition of the subject land as an option for future residential development following a review of the boundaries of the Character Preservation District boundary.

Should you require any additional information or clarification on this submission, please do not hesitate to contact the undersigned by phone on 8193 5600 or 0413 832 616 or by email juliej@masterplan.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Jansen', written over a light grey rectangular background.

Julie Jansen
MasterPlan SA Pty Ltd

cc: mail@onkaparinga.sa.gov.au - Jim Vivlios.
developmentpolicy@onkaparinga.sa.gov.au - Clare Wright.

1)
{- 1/1/4___write to strongly oppose the Onkaparinga City Council Sellicks Beach

1} structure Plan (Draft) proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWAG and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

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Yours Sincerely

Name:

[Redacted Name]

[Redacted Title]



[Redacted Address] 08 84 0797

[Redacted Email] dt aool@_ ho , // [Redacted]

[Redacted Phone] [Redacted] au

From: [REDACTED]
Sent: Mon, 22 Feb 2021 15:33:53 +1030
To: Erin
Subject: Thompson
t: Re: SWWAN

Dear Erin

You have always been so responsive to my emails, I would like you to consider this.

This morning I heard about more planned housing development at Sellicks. I am appalled. The rapidly spreading ugliness of new housing developments now covering our precious and beautiful coastline distresses me greatly. We have the big housing development south of the new school about to happen. Surely enough is enough!

The Sellicks Woodlands and wetlands action network's proposal to create a unique conservation park instead of more housing seems to me to be the right thing to do in these times of accelerating climate change, loss of habitat and loss of biodiversity.

I ask you and your Council to be forward thinking and on the right side of history by choosing the protection of nature rather than just acceding to the demands of developers.

This seems to me to be a matter of urgency. This area is the last open space on the metropolitan coastline.

Yours sincerely

[REDACTED]
[REDACTED]

Version: 1, Version Date: 23/02/2021



19 February 2021

Mr. Scott Ashby
Chief Executive
Officer City of
Onkaparinga

BY EMAIL – mail@onkaparinga.sa.gov.au
developmentpolicy@onkaparinga.sa.gov.au

Dear Sir

**Draft Sellicks Beach Structure Plan
Submission on behalf of the Shahin
family**

I refer to the draft Sellicks Beach Structure Plan (Structure Plan) prepared by Council and on which public consultation [redacted].

This submission is made on behalf of the [redacted], as the owners of several lots [redacted] each which adjoin or are in close proximity to the Structure Plan study area (the [redacted]).

The [redacted] have owned land at Sellicks for over 25 years and are long-standing members of the Sellicks community.

In summary, it is submitted that:

1. Given the landscape and character values of the study area, the significant constraints on urban development within the study area and the lack of strategic imperative (including the sufficient present supply of existing “broad hectare land” suitable for urban development in southern metropolitan Adelaide), structure planning which contemplates or facilitates urban development of the Structure Plan study area (as defined) is premature.
2. In particular, the study area is unsuitable for urban development while amenity impacts of the existing Sellicks Hill Quarry [redacted] study area (and other nearby areas). These impacts have increased over time as the quarry operations have expanded. Despite active engagement by the [redacted] with the quarry operators and the Environment Protection Authority, the impacts are of a nature, scale and frequency which are fundamentally inconsistent with standards and reasonable expectations of amenity for residential communities.

The background to these submissions, and further detail, is as follows. [Background](#)

We recognise that the south-east facing boundary of the study area is determined by a section of the boundary of the McLaren Vale Character Preservation District, which itself was earlier delineated by a 500-metre buffer to the existing Sellicks Hill Quarry, operated by Southern Quarries Pty Ltd. Despite the location of the boundary, the [redacted] land, and other land to the west of Main South Road which has not been included within the boundary, is for practical purposes part of the same broad locality as land within the study area: [redacted]

- Visually and topographically, Main South Road is the boundary between higher, steeper land to the east and the land to the west, including the [redacted] land and the study area, which slopes gently towards the existing Sellicks Beach township and the sea [redacted]

- In land use terms, Main South Road is the boundary between the extensive quarrying operations undertaken at the Sellicks Hill Quarry, and land in rural, residential or agricultural use to the west.
- Under current zoning controls, Main South Road is the boundary between land in the Hills Face Zone to the east, and land zoned Primary Production, Deferred Urban and Residential to the west. The position remains materially the same under the zoning controls within the forthcoming Planning and Development Code.

Strategic planning context

Council's objective in preparing the draft Structure Plan has been to establish a "set of objectives and principles for the future spatial arrangement for Sellicks Beach". Council intends that the Structure Plan will "identify key infrastructure priorities and how their delivery can unlock and coordinate development opportunities and to ensure that any future development ... is well-serviced and proceeds as an orderly extension of the existing urban area".

In explaining why the Structure Plan is being prepared, Council indicates that the State Government identifies Sellicks Beach as "planned urban lands" in the "30-Year Plan for Greater Adelaide" (the 30 Year Plan). The study area is within the "Planned Urban lands to 2045" boundary mapped in the Location SA Map Viewing website and described as "the outer limit for areas that can be considered for urban development".

Within the 2017 update of the 30 Year Plan, Map 14 includes the study area and the existing Sellicks Beach township as "metro fringe/township" areas – the southernmost such areas within the Greater Adelaide metropolitan area. Other, much larger areas are also designated as "metro fringe/township" areas, to the north of the study area at Aldinga, Seaford and McLaren Vale, and in other parts of the metropolitan area at Mount Barker, Stirling, Two Wells, Gawler and Roseworthy. On the same map, extensive parts of existing urban development in inner, middle and outer metropolitan areas are designated as "metroinfill" areas.

Implementation Target 1.1 of the 2017 update of the 30 Year Plan sets as a goal that 85% of all new housing in metropolitan Adelaide will be built in established urban areas by 2045. Target 1.2 aims that 90% of all new housing in Outer Greater Adelaide will be built in established townships and designated urban development areas by 2045.

These strategic policies do not indicate support for urban development in the study area in the short or medium term. In fact they indicate that the study area is a small area at the "outer limits" of what should be considered for urban development before 2045, and that there is a strong policy preference for housing to be built in established urban areas.

Given the strategic context, orderly planning requires that urban development in the study area should proceed only once suitable land closer to the bulk of existing metropolitan development is nearing exhaustion. That is not presently the case, and is unlikely to be so in the near future.

In the Government of South Australia's "Residential Broadhectare Land Supply Report", as at 30 June 2019 significant areas at Seaford, Port Noarlunga, Hackham and Aldinga are identified as growth areas, as deferred urban land or as the subject of ongoing land division. Since then, preparation of this land for urban development has continued and is ongoing, including for example the Aldinga Suburban Neighbourhood Development Plan Amendment which is currently under consultation. All of these areas are significantly closer to existing urban areas (at least 5 kilometres, and up to 15 kilometres closer), and to the Adelaide CBD, than is land in the study area.

At the time of the 2019 report, market-ready and development-ready land in the City of Onkaparinga, together with residual zoned broadhectare land, amounted to 418.5 hectares

in total. Applying the typical gross dwelling yield of 11.5 lots per hectare for outer-metropolitan areas, this land represents some 4,800 potential future residential lots, the vast majority of them in areas well to the north of the study area.

As noted in the 2019 report, the consumption of broadhectare land on an average per- annum basis declined significantly in the period from 2008 to 2019, and is expected to decrease further as the objectives in the 30 Year Plan (favouring urban consolidation and established townships over expansion of the existing urban footprint) take full effect.

All of these strategic considerations weigh against planning for urban development of the study area while an ample supply of available land exists in more appropriate areas of southern metropolitan Adelaide.

Unsuitability of the study area for urban development

Considering even the small proportion of housing (less than 15%) to be built in “designated urban development areas” by 2045, the study area has a particular character, and is affected by significant constraints and disadvantages, which mean that other areas should be preferred for urban development in the short and medium term.

The following character considerations and constraints particular to the land within the study area mean that planning for urban development is inappropriate:

Character and landscape values

Most of the land designated as “Future living area” within the study area abuts the north-west facing boundary of the McLaren Vale Character Preservation District, or is within close proximity to that boundary. The McLaren Vale Character Preservation District is defined in the *Character Preservation (McLaren Vale) Act 2012*, and exists to protect the special characteristics of the District including the rural and natural landscape, the viticultural, agricultural and associated industries and the scenic and tourism attributes of the District.

While the study area does not include land within the McLaren Vale Character Preservation District, the relationship between land within and outside the District means that urban development in the study area will have a materially detrimental impact on the values that the Act seeks to protect.

In this location, the boundary of the Character Preservation District appears to have been set with regard to property lot boundaries rather than any natural or visual characteristics of the land. On both sides, land in the general vicinity of the boundary has remained predominantly open nature, with the few dwellings widely separated on large allotments. A key visual element of the landscape is sweeping views from Main South Road over gently sloping land towards the sea, with the existing developed areas of Sellicks Beach forming an unobtrusive visual backdrop to the predominantly rural character.

Urban development within the study area, specifically between the boundary of the Character Preservation District and the existing Sellicks Beach township, will decisively and irrevocably alter the visual character of this area. Views across the area, whether from Main South Road towards the sea or from the existing township areas towards the hills, will be transformed from predominantly rural to urban in nature. Instead of appearing as an open, rural landscape, that part of the Character Preservation District will take on the appearance of a linear reserve between Main South Road and the new urban areas. This is not consistent with preservation of the rural, natural, scenic or other identified character attributes of the Character Preservation District.

To a limited extent the draft Structure Plan recognises the visual transformation that urban development within the study area would bring to the Character Preservation District, by proposing a “Character Preservation District interface area” within the south-

east facing boundary of the study area. We are aware that Council is considering measures such as a landscaped mound or buffer at this interface. This measure would not prevent the adverse visual impacts of urban development along or close to this boundary. In particular, the downward-sloping character of the land from the south-east towards the existing township and the sea means that viewers from Main South Road and other positions to the south-east of the Character Preservation District boundary would see over any mound of realistic height and would perceive the overall landscape character as decisively urban in nature.

Amenity impacts of Sellicks Hill Quarry

Current and continuing quarrying operations at the Sellicks Hill Quarry have been, and remain, a serious source of environmental nuisance and of detriment to the residential amenity of substantial areas, both within and outside the study area. Noise and dust emissions are the primary concerns, including emissions which arise from blasting operations at the quarry as well as other operations.

The quarry is not a minor or incidental element of the landscape and character of this locality. Because of the scale and nature of operations, across the study area the quarry has been a long-standing, and increasing, source of adverse impacts. Figures 1 and 2 of this submission show the rapid expansion of the extent of the quarry:

- Along the long (north-east to south-west) axis, the extent of quarrying operations increased from approximately 1.5 kilometres in 2009, to 1.9 kilometres in 2016 and to 2.3 kilometres in January 2021.
- Along the shorter (north-west to south-east) axis, the extent of quarrying operations increased from 880 metres in 2009 to 1.3 kilometres by 2016, maintaining that extent as at January 2021.
- Over the same periods the area covered by quarrying operations has materially increased, from approximately 44 hectares in 2009 to 73 hectares in 2016 and 81 hectares in January 2021. Significantly, in terms of impacts on the study area and the existing Sellicks Beach community, are the extensive areas of new quarrying operations extending south-eastwards along the eastern side of Main South Road, in close proximity to large parts of the Structure Plan study area.

As is to be expected, this rapid expansion has caused a material increase in the visual impact and dominance of the quarry site and operations from numerous vantage points. Among other impacts, what appears to be spoil from excavation of the quarry pits has been mounded along the southern part of the quarry's western boundary, giving the appearance from large areas within the study area, and nearby, of an artificial mountain that interrupts the natural, gentle fall of the land towards the south-west. Figure 3 illustrates the visual impact of this element on the landscape.

As well as the expanded footprint and associated visual impact, the activities carried out at the quarry, and their impact, have intensified continuously over at least the last 10 years. Operations occur on a 7 day basis, including blasting with dynamite which frequently occurs on weekends.

██████████ he has been in ongoing correspondence with the operators of the quarry, with the Environment Protection Authority and with responsible State Government departments since 2015 or earlier as to how these adverse impacts of the quarrying operations might be addressed and ameliorated. We are aware that other members of the Sellicks Beach community also have concerns about the impacts of quarrying operations, including some who reside within the existing developed areas of the township, at least 1.2 kilometres from the quarry. Most of the proposed residential areas within the Structure Plan study area are closer to the quarry than these currently-affected residents.

Despite these representations, and some additional regulatory conditions applied to operation of the quarry, adverse impacts of the quarrying operations have not abated. Depending on wind conditions, dust emitted as a result of quarrying operations regularly blankets much of the Sellicks Beach community. Items including buildings, windows, outdoor furniture, terraces, vehicles and drying clothes are covered in a layer of dust. If followed by rain, the dust becomes a thin layer of mud and stains building finishes, fabric and other materials. The dust also has detrimental effects on gardens and crops.

Infrastructure and servicing constraints

The study area is not well served by infrastructure, particularly in comparison to other areas designated for new urban development further north. Ongoing planning for the duplication of Main South Road will benefit many areas south of Seaford, including the study area, but without adequate public transport residents of new urban areas within the study area will be wholly dependent on private vehicles, resulting in congestion and delays.

Considerable strategic planning has been undertaken in relation to urban development in areas closer to existing developed and developing areas of southern metropolitan Adelaide, including at Aldinga where indicative plans for extension of the existing Seaford railway line will provide a corridor well suited and serviced for urban development with a diverse range of housing choices in proximity to transport and employment-generating activities. Strategic work in Aldinga including the current Aldinga Suburban Neighbourhood Development Plan Amendment and the establishment of Aldinga Payinthe College, with enrolments commencing in 2022, mean that Aldinga and surrounding areas should be preferred over other areas, further south, for efficient, orderly urban growth on the boundaries of the current metropolitan area.

Another significant constraint on urban development in the study area is the lack of waste water infrastructure, compared to areas at Aldinga, Maslin Beach and Seaford, where existing wastewater infrastructure can more readily be extended to serve new urban areas. As noted in the Utilities Infrastructure Assessment background study to the Structure Plan, significant augmentation of existing infrastructure would be required to serve the study area, but none of the options that have been investigated have yet been fully designed or funded.



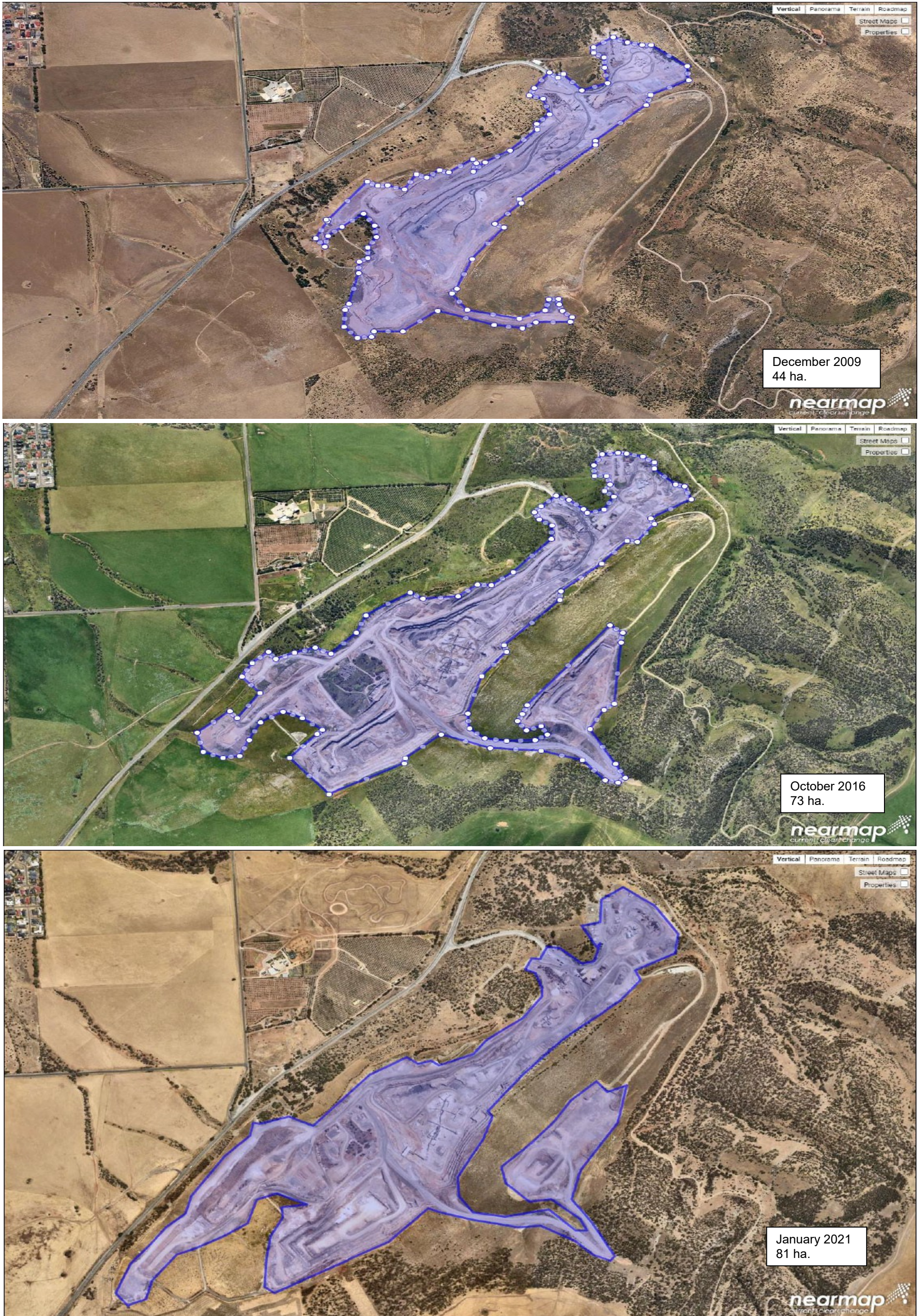


Figure 2 – area of quarrying operations at Sellicks Hill quarry (2009, 2016, 2021) (Aerial imagery:



Figure 3(a) - View towards quarry spoil mound looking north-east across Main South Road

Figure 3(b) - View across quarry and quarry spoil mound looking north-west



Figure 3(c) - View eastwards from Gulf View Road across Main South Road to quarry spoil mound (January 2014) (Google Streetview)



Figure 3(d) - View across quarry looking south

Figure 3(e) - View across quarry and south-westwards to part of Structure Plan study area



Figure 3 (cont.) – Visual impact of quarry spoil

Structure planning is premature

Given the landscape and character values of the study area, the significant constraints on urban development within the study area and the lack of strategic imperative, structure planning which contemplates or facilitates urban development is inappropriate at this time.

Until there are clear solutions and timelines to remove existing constraints and to effectively service the study area, the aim of establishing the future spatial arrangement of Sellicks Beach cannot proceed with a sufficient degree of certainty to produce a useful or certain outcome. Even then, the boundaries of urban development will need to be carefully considered and re-defined in a manner that does not impact unacceptably on landscape and character values of nearby areas.

Prescribing any particular spatial arrangement at this time, even at the highest level, will not be robust and will need to be revisited, an outcome completely contrary to the long-term certainty that is required for good and orderly land use planning. There is time to ensure that high-level land use planning for this area is done once and done well.

The submission is therefore that Council should not proceed further with the Structure Plan at this time; and that any planning for urban development within the study area (or part of it) should proceed only after a more considered analysis of the manner in which the significant constraints affecting land within the study area can be overcome.

Possible staged approach to development

The position already outlined weighs against any strategic plan for short- or medium-term urban development in the study area as defined. If however Council decides to proceed, we submit that planning for urban development should proceed in part only of the present study area, with the area immediately south of Sellicks Beach Road identified for potential urban development, and other parts of the current study area deferred for later consideration.

Indicative boundaries of such staged study areas for the structure planning process are shown in [Figure 5](#).

Proposed Stage 1 includes the existing Sellicks Beach township as well as areas south of Sellicks Beach Road and north of the watercourse. It excludes other parts of the present study area that are closer to the existing Character Area boundary. Re-defining the study area in this manner would have the following advantages:

- It represents a logical, moderate extension of the existing urban area of the Sellicks Beach township. Excluding existing residential areas, the proposed revised study area would provide approximately 60 hectares for urban development. At a typical gross dwelling yield of 11.5 lots per hectare for outer-metropolitan areas, this would provide some 700 new lots for detached dwellings.

This would provide additional residential choice while recognising that the bulk of new residential growth, particularly medium-density and other compact housing, will occur either as infill in existing urban areas of metropolitan Adelaide, or on land better suited in the short- to medium-term for those kinds of urban development, including areas to the north of the study area.

- It would allow for closer focus on more efficient use of existing infrastructure, and its incremental improvement, in a manner which not only facilitates establishment of new urban areas but provides a higher level of service and amenity to residents of the existing Sellicks Beach township. Because of this, and its more moderate scale, this revised study area would be more likely to find community support from existing residents of Sellicks Beach.

- It would minimise the extent of visual transformation of areas in and adjoining the McLaren Vale Character Preservation District by preserving a rural, open-space outlook as the predominant visual character of the locality, including for viewers looking from Main South Road over the locality towards the sea, and for those looking from the existing Sellicks Beach township towards the hills.
- It would limit the number of new residents who will be exposed to the serious and detrimental amenity impacts of quarrying operations at the Sellicks Hill Quarry. (Even so, and irrespective of any considerations arising from the structure planning process, it remains important that the impacts of quarrying operations on the locality and its existing residents should be addressed and rectified as a matter of urgency.)

Following detailed planning for Stage 1, planning for urban development of Stage 2 might proceed, but only once the character issues and constraints identified in this letter can be satisfactorily addressed, and once areas closer to the centre of the metropolitan area than the current study area – sitting as it does at the “outer limits” to be considered for Adelaide’s urban expansion – are approaching full development.

Planning for Stage 2 depends entirely on the significant impacts and constraints arising from quarry operations being resolved, and the build-out of other, better serviced land closer to the Adelaide CBD being completed. As such, planning for Stage 2 is likely to be on a 50-year horizon.

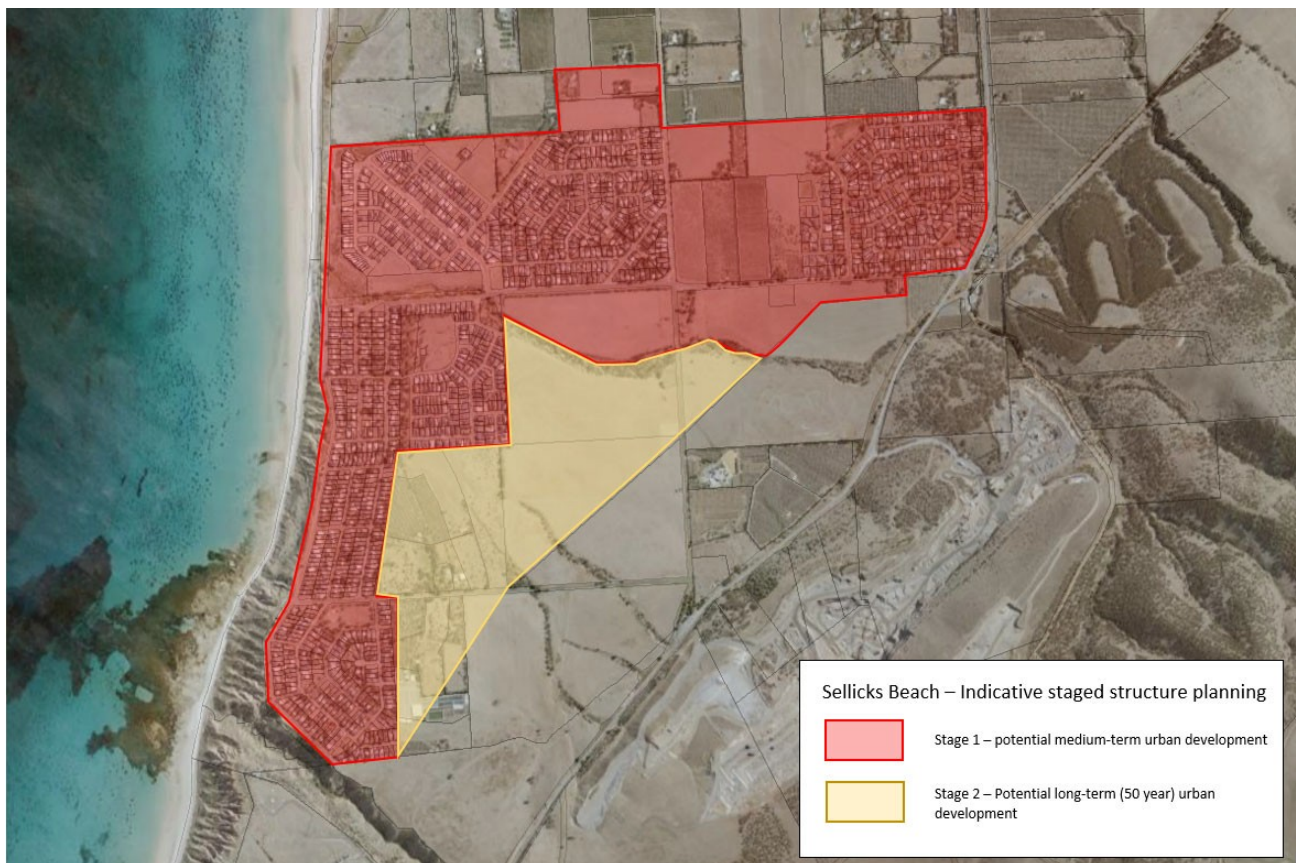


Figure 5 – Indicative staged urban development areas in Sellicks Beach

I trust that the material in this submission will inform and assist Council, both in its ongoing consideration of the draft Structure Plan and in other work to be done to ensure that the landscape, environmental and residential values of this area are preserved and enhanced for the local community and for all South Australians.

If you require any further information, please do not hesitate to contact me on (08) 8331 6856 or by email at a.caspar@peregrine.com.au.

Yours faithfully



Andrew Caspar

Senior Town Planner
Peregrine Corporation

**SELLICKS WOODLANDS ACTION GROUP
SUBMISSION TO THE SA PLANNING CODE
Authors: Matt Farrell and Dr Laura Deane 18 December 2020**

Sellicks Woodlands Action Group (SWAG) has formed to register strong opposition to the Onkaparinga City Council's (OCC) draft *Sellicks Beach Structure Plan* released for consultation in November 2020. We are concerned about proposed changes to the SA Planning Code that could prioritise developers over people in areas like Sellicks Beach. We propose an alternate plan that addresses the existential threats of climate change and biodiversity loss and respects the cultural significance of the land and the character of the current township of Sellicks Beach.

The proposed changes allow developers to directly approach State Government while bypassing local government, and Sellicks residents are concerned that the opportunities for public consultation, and indeed opposition to proposed developments, will be diminished. In recognising this, our local Councillor, Simon McMahon, observed that 'developers are chomping at the bit'¹ to have the changes passed as soon as possible. We strongly oppose the *Sellicks Beach Structure Plan (Draft)* released by Onkaparinga City Council for public consultation in November 2020 which will allow for a scale of residential development in Sellicks Beach that will forever change its character. This is because the proposed development will allow for blocks as small as 350m² in the Housing Choice area², and will at least double the size of the suburb and population if 1500 residential allotments are approved, and worse, quadruple the size of the population if as many as 4200 new dwellings are approved³.

We write as residents of Sellicks Beach concerned about the proposed development. SWAG contends that the *Structure Plan* and associated development unfairly and unjustly prioritise the rights of developers over the rights of local communities and ignore the existential threats of the climate crisis and biodiversity loss. We note that OCC has extended its public consultation with the Sellicks Beach community about proposed large-scale development and suburbanisation of

¹ South Sellicks Action Group (SSAG) Minutes of meeting with Cr Simon McMahon, 30 November 2020

² Onkaparinga City Council, 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 36.

³ At a community meeting hosted by the Sellicks Area Residents Association (SARA), June 5 2019, Onkaparinga Council Senior Planning Policy Officer, Alison Hancock, stated the development could allow for as many as 4200 new dwellings if Onkaparinga Council and the Sellicks community did not act to stop this. Minutes, SARA meeting, 5 June 2019.

the town until 21 February 2021, partly as a result of rescheduling under COVID safe measures imposed in November, and partly in response to vocal opposition by the Sellicks community. We welcome the extension of the public consultation until February 2021 and have asked Onkaparinga Council to strongly advocate for an extension of the new SA Planning Code consultation beyond Friday 18 December to allow for proper consultation between Council and the Sellicks community to inform the Review.

BACKGROUND

Our opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town. Sellicks Beach is a small rural coastal village with a population of 2616 residents, according to the 2016 Census, located on the peri-urban fringe. Such areas are identified in Council documents as being most “vulnerable” to over-development and resultant loss of natural environments and biodiversity⁴. Indeed, the *OCC Native Vegetation Strategy 2010-2014* acknowledges that throughout the “entire” Council area, only nine percent “(9%) of our original vegetation remains, existing as small fragmented islands of habitat in a highly modified landscape”⁵. The *OCC Native Vegetation Strategy* further recognises that more than 97% of native vegetation has been removed since settlement, and of this, 75% is coastal mangrove and samphire communities⁶. Sellicks Beach houses the rare ephemeral wetland known as the Aldinga Washpool, which has been recognised as a ‘nationally important wetland’⁷ since 2001, and is recorded in the Commonwealth Government’s *Directory of Important Wetlands*. This conservation area of Sellicks Beach is part of the Aldinga Scrub Conservation Park network on its Northern fringe. This nationally significant area, along with Coweelunga Bay (Shark Bay) to the south, are of significance to Kurna Traditional Owners, and form part of the Tjilbruke Dreaming Trail. The *Structure Plan* recognises the need for “a full Aboriginal cultural heritage

⁴ Onkaparinga City Council *Native Vegetation Strategy 2010-2014*, p. 6

⁵ Ibid, p. 7.

⁶ Ibid, p. 2

⁷ RefCodeSA072, Australian Government Department for Agriculture, Water, and the Environment, *Directory of Important Wetlands*, available: <https://www.environment.gov.au/cgi-bin/wetlands/search.pl?smode=DOIW> . See also *The Aldinga Washpool Lagoon*, <https://www.aldingawashpool.net/>

survey...prior to any rezoning”⁸ as Sellicks Beach has not been the subject of detailed studies to date.

Furthermore, Sellicks Beach forms an important part of the McLaren Vale Character Preservation District⁹. The *Character Preservation (McLaren Vale) Act 2012* is designed to ensure that “special areas are protected from residential subdivision”¹⁰. The Act further aims to “protect valuable food producing rural areas” and “conserve...prized natural landscapes and tourism and environmental resources”¹¹. Plan SA notes that:

The legislation has been effective in protecting our vital food and agricultural land and in containing the threat of urban sprawl. Key to the legislation is the long-term protection afforded to these districts through a reduced ability to subdivide land for housing. The evidence shows that the legislation has reduced the number of residential land divisions in sensitive areas while maintaining an appropriate supply of land within townships¹².

The need to protect the McLaren Vale Character Preservation District was based in recognising the ‘threat of ever-increasing urban sprawl’ on food production and rural areas. Indeed, Plan SA documents state that the Act provides “further weight to development policy by providing statutory protection from *inappropriate urban development* (such as residential development within primary production areas or *development which is at odds with the desired character of a town*”¹³.

Plan SA, the Minister, and the Onkaparinga City Council must recognise that Sellicks Beach forms part of the Character Preservation District and should therefore be protected from inappropriate urban development. Sellicks Beach is a rural coastal village, rather than just another suburb to be urbanised. At a time in history when our actions and plans for the future are under more scrutiny and pressure to get it right than ever before, it makes no sense to pave over

⁸ OCC *Sellicks Beach Structure Plan (Draft)*, 27 October 2020, p. 27.

⁹ OCC *Sellicks Beach Structure Plan (Draft)*, 27 October 2020, p. 13.

¹⁰ Plan SA 2017, *Review of the Character Preservation (Barossa Valley) Act 2012 and Character Preservation (McLaren Vale) Act 2012*, Discussion Paper, p. 1, available: https://plan.sa.gov.au/_data/assets/pdf_file/0006/362625/Discussion_Paper_-_Character_Preservation_Acts_Review.pdf

¹¹ *Ibid.*

¹² *Ibid.*

¹³ *Ibid.*, p. 3. Emphasis added.

the last remaining open land on the Adelaide Metropolitan coastline with concrete and asphalt. We do not want to see this area go the way of Port Adelaide, West Beach, Glenelg, Brighton, Christies Beach, Moana and Seaford. We have an opportunity, with this last stretch of coastline, to set a different course and plan for the future, instead of repeating the mistakes of the past.

We and a further 350 concerned Sellicks residents oppose the proposed development because it does not preserve the coastal rural character or visual amenity of the township¹⁴.

The signatures of residents opposed to the *Plan* were collected in two weeks after the OCC announced the proposed development and circulated its *Draft Structure Plan* for public comment. It is clear that the community does not want high density urban development. The petition is ongoing until the close of the now-extended Onkaparinga Council consultation period in February 2021.

OBJECTIONS TO THE PROPOSED DEVELOPMENT

Sellicks Beach contains land that is classified as Deferred Urban, but has not yet been rezoned for residential development. Some 84 ha classified as Deferred Urban and a further 46 ha classified as Primary Production Zone are earmarked for residential development under the *Sellicks Beach Structure Plan (Draft)*¹⁵, which responds to planning imperatives identified in *The 30-Year Plan for Greater Adelaide*¹⁶. The *30 Year Plan* is overseen by the State Planning Commission and the Department of Infrastructure and Transport (DIT) and was prepared in consultation with local government¹⁷. The OCC's *Sellicks Beach Structure Plan (Draft)* propose to rezone all undeveloped lands in Sellicks Beach, while simultaneously seeking to maintain its existing character as a seaside holiday destination¹⁸, preserve its visual amenity, and protect its cultural, heritage and environmental value. The character of Sellicks Beach is defined in the

¹⁴ Petition and accompanying submission lodged by South Sellicks Action Group to Onkaparinga City Council, 11 December 2020

¹⁵ OCC 2020, *Sellicks Beach Structure Plan (Draft)*, p. 13.

¹⁶ Plan SA, *The 30-Year Plan for Greater Adelaide*, available:

https://livingadelaide.sa.gov.au/data/assets/pdf_file/0007/387070/FINAL_Implementation_Plan_2017_2_018_-_The_30-Year_Plan_for_Greater_Adelaide_2017_Update.pdf

¹⁷ Plan SA, *The 30-Year Plan for Greater Adelaide*, p. 5.

¹⁸ Onkaparinga Council *Development Plan* Policy Area 45, p. 338, available

http://www.dpti.sa.gov.au/data/assets/pdf_file/0008/172547/Onkaparinga_Council_Development_Plan.pdf

Onkaparinga Council Development Plan Policy Area 45 as “a settlement with coastal-rural residential character” that “caters for a small permanent and seasonal holiday population”. The *Development Plan* further notes that development must be “complementary to the coastal-rural character of Sellicks Beach”¹⁹.

We argue that the proposed allotment sizes in the *Structure Plan* will degrade the rural holiday character of the town. Most blocks in Sellicks Beach are 700m² or larger, which according to OCC, define its ‘informal’ character²⁰. However, the Plan provides for a minimum block size of 550m², which Cr McMahon acknowledges will allow for some blocks as small as 275 m² ²¹. The *Sellicks Beach Structure Plan* proposes allotments as small as 350m² to 550 m² in the Housing Choice Living and Gateway Living Areas²².

This is not “low-intensity residential development” as defined in OCC’s *Development Plan Policy Area 45*²³, which acknowledges that the coastal-rural character is achieved by “very large allotment sizes”²⁴. It is clear that the distinct rural coastal character of Sellicks Beach will be lost as a result of the plan to suburbanise the area, particularly if these small allotment sizes allow for as many as 4200 homes²⁵ to build out the very character that the *Structure Plan*--and the *Character Preservation District (McLaren Vale) Act*-- seek to protect.

The proposed development will change the character of the town from rural seaside holiday destination to highly urbanised suburb. The Plan projects a three to four-fold increase in traffic as a result of the development²⁶. The change from “rural to urban setting” is clearly incompatible

¹⁹ Ibid, p. 339.

²⁰ Onkaparinga Council July 2020, Onkaparinga City Council *Development Plan*, p. 338, available http://www.dpti.sa.gov.au/_data/assets/pdf_file/0008/172547/Onkaparinga_Council_Development_Plan.pdf

²¹ SSAG meeting with Cr Simon McMahon, 30 November 2020.

²² OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 46.

²³ Ibid, p.338.

²⁴ Ibid, p. 338.

²⁵ The figure of 4200 homes was raised by the Senior Policy Planning Officer, Alison Hancock, at the *Conversation with Council*, hosted by Sellicks Area Residents Association on 5 June 2019. This figure was based on allotment sizes of 325 m²

²⁶ The Onkaparinga City Council *Sellicks Beach Structure Plan: Issues and Opportunities Paper* states: “Sellicks Beach Road would have a three to fourfold increase in traffic volume reflective of a change from a rural to an urban setting” p. 20. Available:

<https://yoursay.onkaparinga.sa.gov.au/60449/widgets/305912/documents/186677>

with the desire to maintain the town’s rural coastal character as identified in the *Structure Plan* and accompanying documents. Further, we argue that Sellicks Beach cannot sustain 4200 houses and associated roads, sewage, and infrastructure. Indeed, the plan to develop the area creates new problems on top of existing ones. A key problem is the lack of adequate wastewater disposal in Sellicks Beach, as identified in OCC’s *Structure Plan* and accompanying documents.

The OCC *Development Plan* notes that Sellicks Beach “does not have access to mains sewer. Accordingly, *development will not be undertaken if it is likely, in itself or in association with other development, to create potential demand for such services*”²⁷. The *Structure Plan* and accompanying documents note that the provision of sewerage and mains wastewater will be necessary to service the development:

The key to unlocking the sustainable development potential of Sellicks Beach is to resolve the investment, implementation and delivery of mains wastewater to both undeveloped and already developed parts of Sellicks Beach²⁸.

This clearly conflicts with the policy intent outlined in OCC’s *Development Plan*. In addition, we note that unwanted high density development should not be the price that a community has to pay to receive an essential service. Appropriate mains wastewater provision should not be tied to development. This is inequitable as other areas within the OCC municipality are provided with adequate mains wastewater disposal systems. The plan creates economic costs for infrastructure provision that it sets out to solve by requiring the Sellicks community to accept inappropriate and unwanted development.

ECONOMIC PROBLEMS WITH *SELICKS BEACH STRUCTURE PLAN*

The plan to turn 130 ha from vacant land to residential development creating up to 4200 new homes where there are currently only 1300 houses creates many problems, particularly as much of the infrastructure of Sellicks Beach is already at capacity and not all essential services are provided. The OCC *Sellicks Beach Structure Plan Issues and Opportunities Report*²⁹ already identifies several problems associated with the implementation of the proposed development:

²⁷ Onkaparinga Council *Development Plan*, p. 337. Emphasis ours.

²⁸ OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 48

²⁹ OCC SBSP [Issues and Opportunities](#) 2020

- **An electricity upgrade** will be required, as only 200 homes can be added to Sellicks Beach without a substation being built at Maslins Beach.
- **Sewerage** Sellicks Beach currently has no mains sewage system and the report identifies ‘technical’ and ‘functional’ problems with on-site disposal systems. Some homes are on Council managed WWMS. The proposal for development contradicts the OCC *Development Plan* which says development should not proceed if it creates an extra demand for sewerage services.
- **Natural gas is not able to be connected** according to the OCC *Sellicks Beach Structure Plan: Issues and Opportunities Report*. Gas is still a fossil fuel and needs to be phased out anyway.
- **Stormwater runoff and flooding mitigation will be required.** This represents not only a risk to residents downhill from the proposed development, but also a financial and insurance risk to the council.
- **Road upgrades will be required** to allow for the projected three to four-fold increase in traffic.

It makes no sense to have to have to solve these problems when there is no need to create them in the first place, particularly when it is clear that the Sellicks community does not want its rural coastal community converted to a highly urbanised suburb.

We also contend that *The Greater Adelaide Development Plan* and the resultant OCC *Development Plan* and *Sellicks Beach Structure Plan* rely on outdated population projections. Indeed, the ABS forecasts very low population growth for Adelaide:

South Australia's growth is projected to be driven by growth in Adelaide. Adelaide is projected to increase from:

- 77% of the state's population in 2017 to 80% by 2042
- 1.3 million people in 2017 to between 1.4 million and 1.5 million by 2027

The rest of South Australia is projected to have very low growth, with an increase from 389,500 people in 2017 to between 389,900 and 406,900 people in 2027³⁰.

Accordingly, there is no reason to add an extra 1500 to 4200 homes to this area. Finally, we contend that the *Structure Plan* does not adequately consider the ways that the proposed residential development will degrade the fragile coastal environment and the stunning coastline

³⁰ ABS, Population Projections Australia, available:
<https://www.abs.gov.au/statistics/people/population/population-projections-australia/latest-release#south-australia>

that attracts local, national and international tourists to Sellicks Beach. **Therefore, for all the reasons outlined above, we strongly urge both the Onkaparinga Council and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead a proposal to conserve the area by creating a model climate-ready community.**

THE NEED FOR CLIMATE-FORWARD THINKING: THE SELLICKS-ALDINGA CONSERVATION PARK

Given that planning authorities have the capacity to engage in ‘exemplar projects’ in partnership with state and local governments and key stakeholders to create ‘innovative’ projects and deliver ‘walkable, healthy neighbourhoods’³¹, we contend that the Minister and the State Government should act immediately to protect and conserve the area by engaging in an ‘exemplar’ project that will create a sustainable and climate-ready community. Drawing on the support of local residents and Sellicks Beach community leaders, as well as evidence from leading scientists and politicians, we propose an alternative use for the land that recognises the unique character of Sellicks Beach, restores our natural environment, and addresses the imperative to prepare our communities for a changing climate.

Our proposal is to create the Aldinga-Willunga-Sellicks Conservation Park. The park would be a continuous conservation zone from the Aldinga Scrub Conservation Park, through the proposed Aldinga Washpool Conservation Park and up to a restored grassy woodland, that would have once overlooked Sellicks Beach before it was cleared. Our vision is that the Conservation Park could eventually extend along the Fleurieu Coast to Cape Jervis to preserve the Fleurieu coastline. The establishment of the Aldinga-Willunga-Sellicks Conservation Park would create a unique conservation park that would cover three significantly different vegetation communities and their transitional zones. The park will keep the neighbouring suburbs cooler, protect and restore the biodiversity of the wider Willunga Basin, create tourism opportunities in the area, and maintain the residents’ quality of life. The Sellicks Beach Woodlands section of the park will be restored on the lands currently proposed for urban development in the *Sellicks Beach Structure Plan* including the primary production and deferred urban zones.

³¹ OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 5.

The Onkaparinga Council's *Development Plan* already provides for Conservation Zones to protect the Washpool:

1. A policy area in which the Aldinga Scrub Conservation Park and the Washpool, inclusive of areas of natural vegetation, wildlife habitat, and sites containing features of significance to the earth sciences, are retained in their natural state for conservation, education purposes and limited passive recreation.
2. To preserve the extent and nature of natural and Aboriginal Heritage of the Aldinga Scrub Conservation Park, the Washpool and surrounding area and to ensure that development is in keeping with that cultural significance.
3. The development of public land in appropriate locations for limited passive recreation, education and conservation purposes with an emphasis on retaining and rehabilitating the natural landscape and establishing wide landscape buffers around the perimeter of suitable areas.
4. *The extension of open space passive recreation reserves through land purchases, contributions of open space, and exchanges of land*³².

We therefore argue that the State Government in partnership with Onkaparinga City Council should immediately purchase the lands at Sellicks Beach earmarked for 'business as usual' residential development to instead create a sustainable, climate-ready, model community. If there must be some development, we recommend the building of a small short-stay holiday park, an interpretive and cultural heritage centre, and a series of nature trails³³. A solar farm and community battery to service the electricity needs of the community should also be considered.

The proposal to restore the Sellicks Woodlands focuses on what is needed by current residents and for the future, without the need for massive infrastructure spending and disturbance, or the loss of quality of life for the community.

Spending can be targeted to provide needed essential infrastructure:

- Upgrading to mains sewer for the current community. Provision of mains sewerage is a human right and should not be conditional on development.
- Targeted road safety and beach carpark and amenity upgrades
- Appropriate development tied to local need for a medical centre

³² OCC *Development Plan* Aldinga Sellicks Conservation Policy Area 6, p. 160. Emphasis ours.

³³ For example, Victor Harbor has an eco-development that could provide a model for OCC: see Beyond Today: <https://www.beyondtoday.com.au/wetlands.htm>

- The provision of a Cultural and Nature Education Centre and walking trails

There is also potential to develop Sellicks beach as an example of a community using renewable energy technology to ensure the provision of electricity in the future.

In the future, costs associated with the maintenance of Sellicks Beach and costs associated with adapting to climate change will be reduced by taking action to adapt now to protect Sellicks Beach. Residents will benefit from reduced energy costs from living in a cooler suburb and potentially from the provision of cheap renewable energy. Residents will also benefit from less exposure to risk from heat related illnesses and better mental health, leading to savings on public health costs for the wider region.

The creation of a Conservation park at this location provides a great opportunity to add to the region's tourism industry. Walking trails, spectacular scenery and the proximity of other great tourism destinations will make the Aldinga-Sellicks Conservation Park a must visit destination for tourists. The establishment of a Cultural Centre to recognise and teach about the cultural significance of the area will add to this.

BENEFIT TO AGRICULTURE

Restoring the Sellicks Woodlands will benefit our local farmers through protecting ecosystem services and building resilience in our local agricultural industry for the future. With the prediction that we have lost 80 percent of insects globally in the last 50 years³⁴, and with birds in similar declines³⁵, we must protect what is left if they are to continue to provide the ecosystem services we need. The Food and Agriculture Organisation of the UN described the problem facing agriculture in its 2019 report *The State of the World's Biodiversity for Food and Agriculture*:

...the biodiversity that underpins our food systems is disappearing – putting the future of our food, livelihoods, health and environment under severe threat. Once lost...all the

³⁴WWF 2020 [Living Planet Report 2020](#)

³⁵ Birdlife Australia [State of Australia's Birds 2009](#) 2010 D Paton J O'Connor

species that support our food systems and sustain the people who grow and/or provide our food – cannot be recovered.³⁶

Farmers from the largest vineyard to the smallest backyard garden in the Willunga Basin will benefit from the restoration of the Sellicks Woodlands and the ecosystem services it will provide to the wider region. By protecting biodiversity, we will ensure our community is resilient and better prepared for the future. The most obvious benefit to farmers is the protection of pollination services. Pollinators are essential to 35 percent of the world's food crops, and 75 percent of crops that produce seeds or fruit for human consumption benefit from and depend on pollinators to some degree³⁷.

ADDRESSING BIODIVERSITY LOSS

The evidence for species loss and the threat posed by ecosystem collapse is overwhelming. The loss of biodiversity is an existential threat as dangerous as climate change, and is an unacceptable risk to human and ecosystem health³⁸. The major drivers for biodiversity loss currently are habitat loss, exploitation and environmental degradation³⁹. Climate change will make things worse, and threatens our “economies, livelihoods, food security, health and quality of life”⁴⁰. In Australia, environmental matters are of concern. According to the World Wildlife Fund, some populations in Australia have dropped by 97% since 1970, and since colonisation, Australia has one of the highest rates in the world for animal extinctions⁴¹.

Here in South Australia, in 2017, the Environment, Resources and Development Committee of the South Australian Parliament Report into Biodiversity stated in its Executive Summary:

The Committee found that in spite of the efforts of the State and Federal governments, industry and private landholders in South Australia, the condition of biodiversity in the

³⁶ Food and Agriculture Organisation of the United Nations, Feb 2019, [The biodiversity that is crucial for our food and agriculture is disappearing by the day](#) Rome. (Full Report)

³⁷ World Economic Forum: Food security. [75% of crops depend on pollinators - they must be protected](#) 9 Dec 2019; see also Rebecca Peisley. 2017 [The Benefits and Costs of Bird Activity in Agroecosystems](#). Charles Sturt University.

³⁸ [Stop biodiversity loss or we could face our own extinction, warns UN](#), *The Guardian*, Nov 2017

³⁹ Mawell et al. 2016, [The Ravages of guns, nets and bulldozers](#). *Nature*.

⁴⁰ [UN IPBES Report Announcement](#). 6 May 2019, available:

<https://www.un.org/sustainabledevelopment/blog/2019/05/nature-decline-unprecedented-report/> ⁴¹ WWF 2018 Living Planet Report 2018 ; WWF 2018 Living Planet Report 2018

State continues to decline. Species extinctions have occurred in the past and a further “extinction debt” still exists. There is no reason to believe that this trend will improve without a change to the way we approach biodiversity conservation.⁴²

Protecting what remains is not enough, and it is estimated that to secure existing populations, a coverage of around 30% native vegetation is required. The *OCC Native Vegetation Strategy* states that there is only 9% of original vegetation cover left in OCC, and that the council has a goal to increase indigenous vegetation cover to greater than 30 percent of the landscape, with a focus on restoring disproportionately cleared grassy woodlands⁴³. Rezoning the Primary Agricultural and Deferred Urban zones as ‘Conservation’ as an extension of the Aldinga Scrub and Aldinga Washpool Conservation Parks, and restoring the habitat to a grassy woodland, will be a great contribution to OCC’s stated target to ensure approximately 30 percent coverage of the greater landscape comprises indigenous vegetation and its goal of conserving biodiversity in this region.

Land clearance occurred disproportionately as the easiest accessible and most productive land was cleared first. As a result, grassy woodlands are now the most endangered vegetation communities in Australia. The land to be restored would be one of these grassy woodlands.

There is some evidence to say that this area should be protected as an ecosystem of national significance. A survey of the history and cultural values of the Aldinga Sellick Beach Scrub in 1973 by the Nature Conservation Society of South Australia says that prior to European colonisation, Peppermint Gums grew in large numbers spreading out from the scrub across the Willunga Plains⁴⁴. Peppermint Box (*Eucalyptus odorata*) Grassy Woodlands are one of eleven ecological communities in South Australia listed as nationally threatened under the *Environment Protection and Biodiversity Conservation Act 1999*^{45,46}.

⁴² South Australian Parliament - Environment, Resources and Development Committee, 2017. *Biodiversity*, Adelaide: South Australian Parliament. Report can be found at <https://www.parliament.sa.gov.au/en/Committees/Committees-Detail> (Report 78)

⁴³ OCC *Native Vegetation Strategy* 2016 p.55.

⁴⁴ Nature Conservation Society 1973, *A Survey of the Historical and Cultural Features of the Aldinga Sellick Beach Scrub*, available: From photocopy of original, printed by the Department of Further Education 1973

⁴⁵ SA Department of Environment and Water year *Threatened Ecological Communities in South Australia*

⁴⁶ Australian Government *Approved Conservation Advice for Peppermint Box (Eucalyptus odorata) Grassy Woodland of South Australia* 2008

By restoring the grassy woodlands within the Sellicks Beach, rather than repeating the mistakes of the past, we will be contributing to preserving biodiversity in the area and the ecosystems we rely on. In doing so, we will not only help restore our environment, but we will make our community more resilient and more prepared for the problems associated with climate change.

ADDRESSING CLIMATE CHANGE

The Bureau of Meteorology recorded 2019 as the hottest year on record, and 2010-2019 the hottest decade ever for Australia. In the same report, 'State of the Climate 2020', the BOM states that this decade will also be the coolest for the rest of the century⁴⁷. The International Panel on Climate Change has warned that even if all countries adopt zero emissions targets, the world will likely exceed the 2°C target to minimise the effects of global warming⁴⁸. The following graph shows warming projections based on different policy settings⁴⁹:

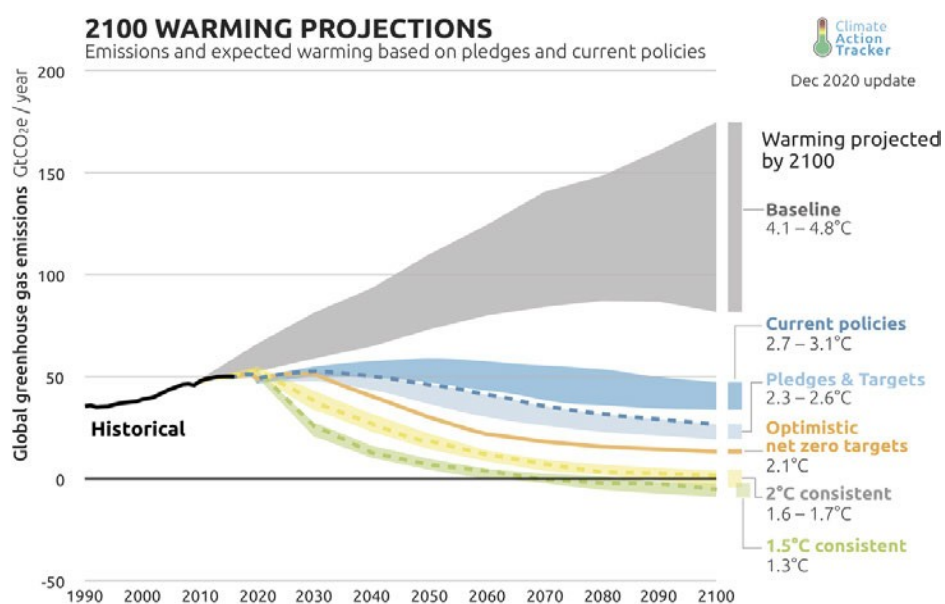


Figure 1 Different warming projections based on the outcome of government pledges and policies.

⁴⁷ Bureau of Meteorology (BOM) [The State of the Climate 2020](#)

⁴⁸ Intergovernmental Panel on Climate Change (IPCC) 2018, [Global Warming of 1.5°C](#)

⁴⁹ Graph from [Climate Action tracker website](#), a collaborative effort between The New Climate Institute and Climate Analytics.

While much of the discussion on how to deal with the climate crisis is around the environment and economics, the biggest threat to communities is actually the health risks associated with a warming planet⁵⁰.

Climate change poses risks to health through increased risk of heat related health issues, increased pollution-related illnesses, and mental health issues. There is also the risk to the lives of people through extreme weather events such as the Black Summer bushfires and the Millennium Drought, and to our food and water security⁵¹. In recognition of this, all levels of government have acknowledged the need to plan for a changing climate and have policies and initiatives in place to help prepare our communities. We have a responsibility to prioritise these initiatives in the *Greater Adelaide Development Plan*. OCC's Structure Plan for Sellicks Beach does not incorporate these policies adequately and contradicts many of the climate policies of both the State Government⁵² and OCC⁵³.

By being innovative and climate-forward, both the State Government and the Onkaparinga Council have the opportunity to act to restore the Sellicks area to grassy woodlands and thus deliver many benefits to mitigate the climate crisis for both the wider region and for Sellicks residents. Biodiverse grassy woodland ecosystems are recognised as effective carbon sinks capturing tonnes of carbon annually⁵⁴ and will help OCC move towards net zero emissions.

The community of Sellicks Beach will benefit from the cooling effect of the trees, reduced pollution and dust exposure from the quarry, and most importantly, reduced risk of heat related health problems associated with urban heat in the future, which is recognised as a significant health issue. It makes no sense to pave over the last open section of our coastline and create problems that every council is making plans to mitigate⁵⁵. A restored grassy woodland will also

⁵⁰ Dr Kate Wylie [Climate Medicine](#) 2020. Climate Medicine is an Adelaide based organisation raising community and organisational awareness on the health risks connected to climate change.

⁵¹ World Health Organisation (WHO) 2018, [Climate Change and Health](#); see also Center for Disease Control and Prevention (CDC) 2020, [Climate Effects on Health](#)

⁵² State Government 2018 [Towards a Resilient State](#)

⁵³ OCC 2019, [Climate Ready Onkaparinga](#)

⁵⁴ Government of South Australia [Guide to Carbon Planting in South Australia](#) 2017

⁵⁵ Onkaparinga Council's [Environment](#) 2016 policy states: "... an analysis of surface temperature in February 2016 has found that the hottest areas in our urban district included dry/dead grass and vegetation, exposed soil and unshaded hard surfaces. Open space has an important role in creating or alleviating heat islands and this has implications for tree cover and use of irrigation

make our agricultural industry and backyard gardens more resilient to the problems of the future through the protection of wildlife, in particular the insects and birds which pollinate our crops.

Restoring the woodlands could also solve another significant issue raised in the *Structure Plan*: the potential stormwater runoff from the proposed development which could cause flooding for current residents downhill, and also negatively impact the Aldinga Washpool Lagoon and associated wetlands⁵⁶. As discussed above, stormwater runoff poses a financial and insurance risk to Council. Weather events are also expected to become more frequent and more intense as climate change takes effect. The benefits of a restored woodlands would be to slow and absorb stormwater, reduce flood risk, and allow for the rehabilitation of remnant watercourses further securing water for the environment and for us in the future.

CONCLUSION

In conclusion, the current *Sellicks Beach Structure Plan* (Draft), in response to the *Greater Adelaide Strategic 30 Year Plan*, is a plan that creates a number of significant problems for no benefit. There is no reason to add an extra 1500 to 4200 homes to this small seaside village. Additionally, the plan also fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWAG's proposal to rezone the area as 'Conservation' and restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate credentials to Australia and the world by doing so. The proposal addresses the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will protect and restore the Tjilbruke Dreaming Trail which is of significant cultural importance to the Kurna Nation and will enhance the quality of life of current residents.

Our plan has the support of the community and local businesses.

⁵⁶ OCC *Sellicks Beach Structure Plan: Issues and Opportunities Paper*, 2020

Clare Wright

From: Craig Jones
Sent: Monday, 1 March 2021 8:53 AM
To: Clare Wright
Subject: FW: Thank you for coming to last night's Sellicks Beach draft Structure Plan community information session
Attachments: SB Community Info Session 9 Feb 2021.jpg

fyi

Regards

Craig Jones
Development Policy Planner
Planning and Regulatory Services
Ph (08) 8384 0617
www.onkaparingacity.com



From: [REDACTED]
Sent: Saturday, 27 February 2021 5:07 PM
To: Craig Jones <Craig.Jones@onkaparinga.sa.gov.au>
Cc: Renee Mitchell <Renee.Mitchell@onkaparinga.sa.gov.au>
Subject: FW: Thank you for coming to last night's Sellicks Beach draft Structure Plan community

information sessionHi Craig

I am touching base on behalf of my family (my parents, myself and my sister) as we all are part of [REDACTED] in [REDACTED]. Our property is on the [REDACTED] of Sellicks Beach Road and is the most easterly parcel of land within the Draft Sellicks Beach Structure Plan, located between existing housing and the Future Housing Choice area zone. Presently under the draft plan, our property is noted as being designated for the Future Living Area zone.

We firstly would like to thank the council for undertaking this long overdue initiative along with the efforts made in consulting the community. I would also like to thank you personally for your explanations regarding council processes in relation to this matter on the evening of the information session.

My family wanted me to convey the following comments in relation to the draft

plan: SUPPORT FOR FUTURE DEVELOPMENT

The development of Sellicks Beach is long overdue. The sheer volume of research and due diligence undertaken by the council in relation to this draft plan went much further than I ever would have anticipated and the people who have put in the work must be congratulated.

From our viewpoint, Sellicks Beach is not an 'exclusive resort' for a few privileged but should be a place to be lived in and enjoyed by the broader community.

The outlook of some who spoke at the community sessions was one of 'no development' so that they could keep Sellicks as exclusively theirs. If someone owns a property at Sellicks Beach, they have not purchased the whole region and the surrounds do not belong to them. Few desirable regions would ever progress if the 'it's mine' attitude of a few local residents, was allowed to prevail.

DENSITY OF DEVELOPMENT

We are concerned that the density of development does not allocate enough proportion of space to the 'Future Housing Choice Area' (housing allotments around the 350m² size).

This seems to go against the grain of development within the broader Adelaide region for the past few decades. Any new development should have a broad mix of housing allotment sizes to ensure that prospect of being able to move into the area is appealing to a variety of future residents, including those who prefer smaller land parcels due to reasons such as lifestyle, affordability or their stage in life. When we looked at the draft plan, we found it odd that the land which we presently own, has been designated for such low density housing considering its proximity to the proposed future centre. We would certainly be in favour of the council reconsidering the zoning for our property for the density reason noted above, whilst also giving more people the opportunity to be within walking distance of the future centre.

In regards to our own situation, we are land owners in the area between [REDACTED] and [REDACTED], had a wish to retire to the land on Sellicks Beach Road, but for family reasons this hope was not realized. My parents would still like to realize this hope, albeit in a slightly different format, however they are now at the stage of life where they don't want a 700m² parcel of land and would like to be close to the convenience of a neighborhood centre. Ideally the new dream would be to live on a parcel of land within the block we currently own. Current proposed zoning would not result in this becoming reality however.

Development should not be for an 'exclusive' portion of the population who want and can afford large land allotments at the expense of other members of the community who may not fit into that demographic. If there are not enough smaller allotments proposed into the future plan, demand for these land parcels will far outstrip supply, inflating prices, to the detriment of many who would want to consider making Sellicks Beach their home. Future development must be for the benefit of a broad range of the community and we urge the council to reconsider the current balance within the plan which is in our opinion skewed with a bit too much allowance for 'Future Living Area' allotment sizes.

Note that the above comment in relation to density is something we would like council to reconsider but is not a 'deal breaker' which should result in the halting or postponement of development. We are in favour of this plan proceeding to the next stage and support the council in their efforts to progress.

Many

thanks.

From: Renee Mitchell <Renee.Mitchell@onkaparinga.sa.gov.au>

Sent: Wednesday, 10 February 2021 3:17 PM

To: Renee Mitchell <Renee.Mitchell@onkaparinga.sa.gov.au>

Subject: Thank you for coming to last night's Sellicks Beach draft Structure Plan community

information session Good afternoon

Thank you for taking the time to come to our second community information session on the draft Sellicks Beach Structure Plan.

Attached is the outcome of the evening's discussion, as nominated by you. This photo will be uploaded to our [Your Say](#) page, as will the outcomes of the sessions from Thursday 4 February and Thursday 11 February.

Your submission, combined with the feedback from the other community information sessions and other groups/individuals, will be considered as part of our What We've Heard Report that will be presented to the Council in coming months.

You still have until 21 February to ask us any questions or provide feedback on the draft Structure Plan. I encourage you to take a look at the fantastic interactive mapping tool and other documents on the Your Say page, if you haven't already.

Regards

Renée Mitchell
Director Planning & Regulatory
Services Ph(08) 8384 0584
Mob 0414 908 429
www.onkaparingacity.com



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Clare Wright

From: Development Policy
Sent: Friday, 18 December 2020 10:46 AM
To: Clare Wright
Subject: FW: Sellicks Beach Structure Plan

From: [REDACTED]
Sent: Thursday, 17 December 2020 12:20 PM
To: claire.wright@onkaparinga.sa.gov.au
Subject: Sellicks Beach Structure Plan

Sent from [Mail](#) for Windows 10

Hi, I live off the main South Rd at Sellicks Beach. I am concerned of your pending plan of Sellicks Beach and have lived in the area for 40+ yrs (I attended Willunga Primary School and High School). I see the damage already done to the whole area from the result of poor engineering choices and carelessly approved housing developments creating pressure on ill equipped infrastructure. Continued road erosion and congestion and general disharmony throughout communities from increased anguish and stress. Council have allowed developers such as Hickinbotham to rip up all land along the coastal route and destroy natural habitat (e.g. kangaroo colony at Commercial Road Seaford) which is irresponsible and shameful as it is done regardless of Community opinion for which thousands opposed development of this space. I collect so much rubbish and plastic off the local beaches- Sellicks, Silver Sands and Aldinga, when walking including bags of dog poo left on the ground, sometimes dropped only metres from the only bin provided at the Surf Club. The thought processes of council are questionable and perhaps these decisions are made by those with no connection to the area which is somewhat destructive. The cement aesthetic addition leading up to the Aldinga roundabout (I thought the road was to become extra lanes) is a nightmare creating backed up traffic with blind spot (hill) from a roundabout that people seem unable to navigate- they sit and wait for cars that are not there!! Three, now four schools built at Aldinga on main access roads, what the! Perhaps consider road relief and natural spaces (not including grape vines) and already established communities well being before the bombardment of ill placed structures. Thanks for your time, Diane.

Clare Wright

From: your say Onkaparinga
Sent: Wednesday, 9 December 2020 1:02 PM
To: Clare Wright
Subject: FW: Draft Sellicks Beach Structure Plan – We Want to Hear from You

Hi Clare,

I wasn't sure if I have forwarded this one or not.

Kind regards,

Paula Bugden

Community Engagement Advisor
Strategy and Engagement
Ph: (08) 8384 0598
www.onkaparingacity.com



From: [REDACTED]
Sent: Friday, 4 December 2020 3:15 PM
To: your say Onkaparinga <yoursay@onkaparinga.sa.gov.au>
Cc: Nash, David (ORSR) <David.Nash@sa.gov.au>
Subject: Draft Sellicks Beach Structure Plan – We Want to Hear from You

OFFICIAL

Thank you for providing the opportunity to comment on the Sellicks Beach Structure Plan.

Community consultation is an important aspect in developing such a Plan and it is valuable to understand the communities priorities and needs in to the future. In regard to sport and recreation outcomes the recently undertake Game On and State Sport and Recreation Infrastructure Plan highlight the importance of providing a variety of sport and recreational opportunities for the community. Both of these documents have recently been publicly released and may be useful reference documents as you develop the Plan. Further info can be found on the ORSR website:

Game On - https://www.orsr.sa.gov.au/about_us/game_on

State Sport and Recreation Infrastructure Plan -

https://www.orsr.sa.gov.au/infrastructure/south_australias_sport_and_recreation_infrastructure_plan

Sport and recreation needs to be integrated and considered in everyday life of a community through:

- active transport
- quality public realm
- community hubs which combine a variety of services from sport and recreation through to health and wellbeing
- connection to place with trails, parks and reserves to showcase the natural attributes of an area and encourage people to explore and engage
- variety in programming of activities and spaces
- multi-purpose facilities to facilitate a mix of activities and users

- universal design principles for inclusive environments and facilities
- integrated planning

Infrastructure needs to be accessible to all, engaging with users and meet the needs of the community. Both structured and unstructured spaces are important to any urban form and should be considered as outcomes in all forms of development and planning. The Plan discusses sport and recreation infrastructure objectives and principles and understands how these should be considered in to the future.

We are supportive of Council's position to promote good community and environmental outcomes, and positively shape the urban form. We recommend you continue to consult with the community and stakeholders and consider how Game On and the Plan can be implemented in Sellicks Beach for the benefit of the community and visitors.

Kind regards,

Sarah Lowe

Project Officer Recreation and Sport
Planning Office for Recreation, Sport and
Racing

Tel: 7424 7667 (47667) | Email: sarah.lowe@sa.gov.au

27 Valetta Road, Kidman Park, SA 5025 • PO Box 219, Brooklyn Park, SA 5032 • DX 354

www.orsr.sa.gov.au | www.sasi.sa.gov.au | www.sportsvouchers.sa.gov.au



Government of South Australia

South Australia's Future

The General phone number for the Office for Recreation, Sport and Racing is **1300 714 990**



An Active State

We acknowledge and respect Aboriginal peoples as South Australia's first peoples and nations, we recognise Aboriginal peoples as traditional owners and occupants of land and waters in South Australia and that their spiritual, social, cultural and economic practices come from their traditional lands and waters; and they maintain their cultural and heritage beliefs, languages and laws which are of ongoing importance; We pay our respects to their ancestors and to their Elders.

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Clare Wright

From: Development Policy
Sent: Friday, 29 January 2021 9:53 AM
To: Clare Wright
Subject: FW: Sellicks structure plan

From: [REDACTED]
Sent: Wednesday, 27 January 2021 7:03 PM
To: Development Policy <developmentpolicy@onkaparinga.sa.gov.au>
Subject: Sellicks structure plan

[REDACTED]

Community Support Submission Letter:

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au
RE: Draft Sellicks Beach Structure Plan

I, [redacted] write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation [McLaren Vale] Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely
Name Ian Lyckholm

Signature [redacted]

27/1/21

Address (Suburb, Postcode Req. [redacted])

How to make a submission.
Copy the text of this letter to a word document. Fill in the blanks. Attach it to an email and send it to developmentpolicy@onkaparinga.sa.gov.au
Thank you for your support.
You can read our detailed submission to the City of Onkaparinga and the State Government through the link below.
<https://www.dropbox.com/.../City%20of%20Onkaparinga...>

Community Support Submission Letter:

Submission to City of Onkaparinga
Development Policy Department
E: developmentpolicy@onkaparinga.sa.gov.au
RE: Draft Sellicks Beach Structure Plan

I, [REDACTED] write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely
Name Pat Serrano

Signature [REDACTED]

27 January 2021

Address [REDACTED]

How to make a submission.

Copy the text of this letter to a word document. Fill in the blanks. Attach it to an email and send it to developmentpolicy@onkaparinga.sa.gov.au

Thank you for your support.

You can read our detailed submission to the City of Onkaparinga and the State Government through the link below.

<https://www.dropbox.com/.../City%20of%20Onkaparinga...>



WILLUN

BASIN TRAIL Inc.

15 High Street, WILLUNGA , SA 5172

A B N : 65 979602 588

CHAIRPERSON: Chris Davies
SECRETARY: Zara Lupton
TREASURER: Heather Quick

PHONE : 08 8556 2353 MOBILE : 0439 077 038

Email : willungabasintrail@outlook.com.au

Willunga Basin Trail Inc. comment on Sellicks Beach Structure Plan (Draft)

Who are we?

A community group who is establishing a walking trail of 130 km around the Willunga Basin. Our members come from all corners of the Willunga Basin and the adjacent southern suburbs and collectively we have a detailed knowledge of the region.

Willunga Basin Trail is 75% established and the intended completion date is 31/10/21. The trail will provide a recreational asset for locals and showcase the Willunga Basin for visitors. The trail traverses some of the most beautiful natural areas of the Willunga Basin. We have used, and sometimes created, natural surface paths wherever possible. Sellicks Beach is one of the key parts of the trail route.

General response to Sellicks Beach Structure Plan

We support the recognition of the unique qualities of Sellicks Beach and Council's intention to ensure that future development recognises and embraces their influence. (See Page 15)

Mentioned are the Tjilbruke Dreaming Track, Aldinga Scrub and Washpool nearby to the north, a distinct seaside community, the beach and cliffs: all that one may expect from the place where the Mt Lofty Ranges meet the sea.

Not only is the Sellicks Beach Study Area the southern edge of the Willunga Basin, of the McLaren Vale preservation area, of the City of Onkaparinga, it is also the southern edge of metropolitan Adelaide – the gateway between country and development along the coast.

In light of all this, we support the further exploration of a different type of development with more ecological emphasis on the Primary Production Zone land on the north west side of the McLaren Vale Character Preservation District boundary (see Page 13.) This is part of the planned urban lands. Such a development could lighten the need for infrastructure which more conventional development will require and would provide a softer buffer edge. (see Page 36) The Aldinga Arts and Eco Village may provide a model for this.

Walking and accessibility

We support the intention to provide shared use paths and walking accessibility in Sellicks Beach linking open space areas and the neighbourhood centres (see Map on Page 7)

Willunga Basin Trail

We note the mention of our trail on Page 29

“7. Provide regional level walking and cycling connections including a link to Aldinga (with focus on AldingaCentral) from Sellicks Beach and integrating future urban development with a proposed (sic) Willunga Basin Trail”

Route of the trail.

The trail is routed and signed from Main South Rd along the southern side of Sellicks Beach Rd (where we have cleared a path removing woody weeds) along Country Rd and Gulf View Rd to reach the Esplanade.

The northern continuation of the route is also signed along the Esplanade and the Coast Park path before travelling the beach to a short way south of Norman Rd. (In the long term we hope to travel through the Washpool to Norman Rd.) This gives a connection through Acacia Terrace, Aldinga Scrub Conservation Park, Hart Rd Wetlands and on to Pt Willunga.

Possible change to the Willunga Basin Trail route following the development of the planned urban lands at Sellicks Beach

As we prefer natural surface paths if possible and intend that the trail give a bushwalking experience, WBT Inc. would be interested to route the trail along a path in the buffer zone shown on the map on P7, from Sellicks Beach Rd across to Gulfview Rd and beyond to link with the Esplanade above Cactus Canyon. This would require small changes to our infrastructure and would take the trail to the edge of the Willunga Basin. It would also provide a walking trail which would loop around Sellicks Beach, a valuable recreational resource for locals and visitors. I quote from page 36 dot point 3

“Introduction of a landscaped buffer with sufficient width to allow for sustainable tree planting -this could also provide space for a shared use walking path.”

Gateway Entrance to Sellicks Beach at Main South Rd/ Sellicks Beach Rd/ Old Sellicks Hill Rd intersection

It would be appropriate to plan for a bridge or underpass here but given the expense that is unlikely to be achieved.

The Willunga Basin Trail route crosses here and there are also walkers using Old Sellicks Hill Rd and people visiting the Victory Hotel. This amount of usage requires provision for pedestrians when designing the gateway to Sellicks Beach.

Provision for a railway.

It is notable that there is no mention of land being set aside for a station or line. A train connection will be important in the future as we transition to a less carbon emitting society and it would be wise to set aside land now. It is all the more surprising as there are so many references in the Plan to walking and cycling links.

Clare Wright

From: [REDACTED]

Sunday, 21 February 2021 12:29 AM

To: Development Policy

Subject: Swwan Community Support Letter

**SELLICKS WOODLANDS AND WETLANDS ACTION
NETWORK – SWWAN**

Community Support Letter

Submission to City of
Onkaparinga Development
Policy Department
Email: developmentpolicy@onkaparinga.sa.gov.au
RE: Draft Sellicks Beach Structure Plan

I **Karl Telfer** write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas 'Conservation' and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that 'special areas are protected from residential subdivision' and aims to 'conserve...prized natural landscapes and tourism and environmental resources'. Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to a few thousand new dwellings where there are currently only 1300 dwellings, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area 'Conservation', to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate - ready community.

Yours Sincerely,
Name

[Redacted signature block]

South Sellicks Action Group

Formal Feedback on Sellicks Beach Structure Plan

Dear Councillors,

I am writing as part of the South Sellicks Action Group, an informal group of property owners, from Sellicks Beach.

We are specifically responding to the Sellicks Beach Structure Plan put forward by the City of Onkaparinga Council as a strategic land use plan, that establishes a set of objectives and principles for the future of Sellicks Beach.

As a starting point, we are very concerned that the State Government identifies Sellicks Beach as “planned urban lands” in its 30-Year Plan for Greater Adelaide.

The Sellicks Beach Structure Plan aims to ensure that the Council and the Community have a strong position to respond to any rezoning applications in the future. However, here is my concern; the Plan seems to be at an advanced state without our community having been adequately consulted, and there have been no face-to-face discussions with Council on this matter.

We would like you to take on board the feedback that we provide below, alongside the feedback that has already been provided via email, letter, the online forum, and in person.

Here is our collective position shared with you.

1. We strongly believe that Sellicks Beach should retain the character of a sustainable coastal seaside village. As a community we believe in greenery (watered by Council on a regular basis), significant trees, spacing between housing, wide roads, steep hillsides, grazing land, and green shaded multi-purpose spaces. **Many of us have moved here for precisely these values.**
2. We would like all proposals regarding the future development of Sellicks Beach to go to vote by referendum, by the people who live in the area. There should be a required quorum of 524 people or 20% of the total population of Sellicks Beach, based on the House of Representatives Quorum Bill (1988).
3. We are deeply concerned about residential development very near the Sellicks Hill Quarry (Southern Quarries) for the following reasons:
 - a. There is a current buffer between the quarry and Sellicks Beach but, as part of the Plan, homes could be developed along the quarry boundary just 500m away from quarry operations. This will have a significant impact on residents in terms of blast vibration, crushing noise, and dust.
 - b. The risk of truck and vehicle collisions will be significantly elevated due to increased movement along Main South Road, Just Road, and Sellicks Beach Road.
 - c. Southern Quarries have spent in the region of \$3 million to mitigate the impact of dust, especially between December and February when south-easterly winds funnel dust from the quarry towards Sellicks Beach. But even with increased dust mitigation management, new residents are unlikely to be adequately protected from health risks associated with increased dust particles.

- d. The Operations Manager of Southern Quarries, Michael Close, has invited the Environment Protection Agency and the Energy and Mines Regulator to comment on the above health and environmental impact concerns.
 - e. The buffer zone for mining is already at its capacity and any additional housing in the deferred urban area of Sellicks Beach will be the cause of future disputes between the quarry and proposed future residents. The Onkaparinga Council has the opportunity now of preventing those amenity and environmental issues by re-zoning the Sellicks Beach "deferred urban land" to a "buffer zone" between mining and current residential zone of Sellicks Beach. This should clearly be a priority of council given the complaints of the current residents in regard to the dust, noise and environmental concerns of the quarry activity at Sellicks Hill.
From the above stated reasons, would you agree that the developers of the current Structure Plan have not fully thought through its effects on people and environment.
4. We believe any proposed walking or cycle routes to be built along existing streets, including "short cuts", should be subject to majority vote from a quorum of owners on the street in question. We are opposed to the use of many streets in the original survey area for this purpose. The streets are not comfortably wide enough and aren't close enough to the Sellicks Beach boat ramp, General Store or amenities. This means these streets will become irrelevant thoroughfares, increasing noise and heat pollution as well as decreasing safety.
 5. We are aligned with the values of Sellicks Beach being protected from subdivision with strict requirements for residential allotment sizes. In the current Sellicks Beach Structure Plan (Page 46) you state "*for land within the Housing Choice Living Area allotments are envisaged in the order of 350sqm*". These allotment sizes will lead to densely crowded and over-populated housing estates that are not consistent with the character of Sellicks Beach. **Our views are aligned with other Townships in the City of Onkaparinga**, namely the Willunga Planning Policy Review Community Feedback Report (2019) which states "*in the residential part of the zone minimum allotment sizes should be increased to 950sqm*".
 6. Currently, Sellicks Beach is "rural" according to the State Planning Commission's Planning and Design Code, which clearly states "*rural living also referred to as 'country living' involves housing development in rural areas on the fringes of regional townships and peri-urban areas on the metropolitan fringe. Often this type of living also involves some level of rural activity such as horse keeping, hobby farming or horticulture. Allotment sizes in rural living areas range from 1200 square metres up to 20 hectares*". Sellicks Beach clearly falls under this description. **The proposal to rezone Sellicks Beach as "Metropolitan" as put forward by State Government is not acceptable.**
 7. Sellicks Beach should continue to conform, by virtue of proximity, to the Character Preservation (McLaren Vale) Act 2012 which states that it "*protects the districts unique heritage, culture and integrity by maintaining and preserving their rural amenity, rural character, and scenic vistas vital for tourism, and making sure that future development is well-designed and supports rather than detracts from the dominant land uses*" (Page 3). **The current Plan put forward by Council does not support this practice.**

- 8.** We ask that any new development in Sellicks Beach is subject to sustainable building requirements and energy codes. For example, the use of thermal mass to control heating

and cooling, glazing, insulation, passive solar heating and cooling, shading and orientation. Council can support healthy lifestyles and exercise by the provision of outside gym equipment.

- 9.** Creek and water courses will need to be protected from large-scale development as they support biodiversity; this includes native bees, hooded plovers, blue-tongue and stumpy tail lizards, New holland honeyeaters, kangaroos, and migratory bird species.

If proposed development is up-stream from these creeks, hard concrete surfaces will promote storm water run-off and erosion towards Sellicks Beach. This will cause detrimental effects to our marine ecosystems.

The process of large-scale development in Sellicks Beach will significantly increase the degree of air-born, plastic, and waste products that will pollute our beach, water, and coastline.

- 10.** If Sellicks Beach were to have a mains wastewater disposal system for all properties, rate payers would be faced with associated expense to connect to this system. Many owners could not afford this. It would be unfair to put owners in a position where they would be indebted to Council. For the mains wastewater disposal system to proceed, we ask you to consider that owners who have paid to install septic tanks in the last 10 years be compensated.

We do not approve of a waste water management system to accommodate additional housing in the deferred urban zone, which includes the area required to set aside for its retention. Our group thinks this would have a negative impact on the amenity of Sellicks Beach.

We have many important questions to ask Council. We would also be grateful if Council could clarify the following questions in the context of a significant population increase:

- a) How will Council manage erosion along the creek(s)?
- b) What plans do Council have to support existing infrastructure in Sellicks beach including but not limited to roads and placements, potholes, rubbish bins, bus shelters and sunshade, tennis courts, drinking fountains, and the Community Hall?
- c) How much will Council invest in sewage development?
- d) Will mains sewage eventually go to the Aldinga Washpool?
- e) What is the itemised timeline for starting and completing any development and how will it link to the development of Main South Road?
- f) Do Council have plans to increase transport links to Sellicks Beach?
- g) If retention basins were to be developed how would Council address noise and heat pollution?
- h) Which developers are Council accepting tenders from, and is Council gaining Government support for development?
- i) By how much will Council rates rise in 2021-2025 and will there be a moratorium?
- j) Are Council planning to install speed bumps through south Sellicks?
- k) Why isn't there bitumen on the boat ramp to the beach?
- l) How will Council protect marine-life and reef ecosystems?
- m) What is the total cost per year that Council has spent on Sellicks Beach infrastructure over the past 5 years, and how will this be increased?
- n) What is the maximum number of houses that could be built in the new development?

- o) How are Council managing fishing tackle waste on the beach, which will be elevated when the population numbers increases?
- p) Why would Council place 1500 additional new homes closer to the mining activity given the concerns raised by residents and the quarry alike?
- q) Is Council planning to use environmentally friendly paint and varnish on existing infrastructure like the boardwalk, to prevent off-gases, which pose a risk to health of some people?

In summary

We hope Council will take advantage of the deeply considered issues discussed in this submission. There is still the opportunity for Council to reconsider the current Structure Plan, and to demonstrate leadership with a sustainable, thoughtful, Sellicks Beach Structure Plan as described in this submission. **Sellicks Beach should evolve to fully support the rural coastal character that we know and wish to maintain.**

Thank you for considering our views, and we look forward to further conversation on this vitally important long-term Structure Plan.

Please let us know if you require any further information.

Yours Sincerely,

South Sellicks Action Group

[Redacted signature block]

[insert name(s)]

Disclaimer: All views are expressed as our own opinions without prejudice.

Clare Wright

From: Craig Jones
Sent: Wednesday, 11 November 2020 1:09 PM
To: Clare Wright; Jonathan Luke
Subject: FW: Draft Sellicks Beach Structure Plan

fyi – please see below - I'll action

Regards

Craig Jones
Development Policy Planner
Planning and Regulatory Services
Ph (08) 8384 0617
www.onkaparingacity.com



From: [REDACTED]
Sent: Wednesday, 11 November 2020 10:16 AM
To: Craig Jones <Craig.Jones@onkaparinga.sa.gov.au>
Cc: spiross@adam.com.au
Subject: Draft Sellicks Beach Structure Plan

Good Morning Craig

Draft Sellicks Beach Structure Plan

Our telecon yesterday refers.

Please record me as an attendee at the Community Workshop Thu 19 November 2020.

I have not had a chance to visit your website - therefore some/all of these questions may already have been addressed - if so please accept my apology.

I have set out below a series of questions that you may wish to consider PRIOR to the workshop and provide a response to me or to share with other attendees

These are general questions and in no apparent order in relation to the Sellicks Beach / Sellicks Hill area.

1. Is there a 30 year event timeline/chart that can be inspected?
2. What are the priorities for infrastructure projects over that time period? I.e. Water/Sewerage, Power, Gas, NBN
3. Will Council and SA Water construct a sewerage network to the existing residential areas?
4. Is Solar / Wind / Ocean farm power generation being contemplated?
5. What will be the impact of on-going quarrying operations on the new development and also the existing living areas?
6. Will land still be available for grazing of livestock?
7. There is a considerable area assigned for new housing - what steps will Council take to ensure that the new dwellings have character, are of quality design and materials, and mindful of climate and environmental factors?
8. What are Council's plans about the proposed road/street design of the new development? And how will it be integrated with the existing network?
9. What are Council's plans for the north (Onkaparinga) side of Cactus Canyon and the adjoining land strip and lookout?
10. Will Council endorse/promote the extension of any proposed rail network to Sellicks (close to the proposed 'FutureCentre')?
11. Will Council prepare a set of rules by which to control undesirable development?

I look forward to your response to these and other questions on the night.

Cheers





South East Australia Gas Pty Ltd

ABN 73 096 437 900
Level 4, 70 Hindmarsh Square
GPO Box 2666 Adelaide SA 5001
Ph 08 8236 6800 Fax 08 8236 6899
www.seagas.com.au

Our reference:

OPS.04.00616

December 2020

Development Policy
TeamCity of
Onkaparinga
Per email: yoursay@onkaparinga.sa.gov.au

Dear Mark,

Re: Draft Sellicks Beach Structure Plan – Public Consultation

Thank you for the email sent 10 November 2020 seeking comment on the above Structure Plan.

South East Australia Gas Pty Ltd (SEA Gas) operates an underground high pressure natural gas transmission pipeline that transports gas from Port Campbell in Victoria to Adelaide. The SEA Gas pipeline does not traverse the Onkaparinga Council area and therefore the SEA Gas assets will not be affected by the proposed amendments as presented in the DPA.

If you have any questions in relation to the SEA Gas pipeline or this submission, please do not hesitate to contact me on 61 8 8236 6800 or Michael.Jarosz@SEAGAS.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Michael Jarosz'.

Michael Jarosz
Senior Pipeline Engineer

adbri.com.au

Adbri Limited
ABN 15 007 595 018
GPO Box 2155
Adelaide SA 5001
+61 8 8223 8000
info@adbri.com.au

19 February 2021

Clare Wright
Senior Development Policy Planner
Onkaparinga City Council

clare.wright@onkaparinga.sa.gov.au

Dear Clare,

Submission on the Draft Sellicks Beach Structure Plan

Adbri Ltd has been building a better Australia since 1882. As one of Australia's pioneering integrated construction materials and industrial mineral manufacturing companies, formerly known as Adelaide Brighton Ltd, we are committed to being socially responsible members of the communities in which we operate. We foster sustainable business practices and engage with our people and communities as part of our day-to-day operations. Adbri recognises the responsibility placed on us by our investors, communities and Governments to be a safe and sustainable business for the long-term.

As a leader in our sector and an ASX200 listed company, Adbri has a local South Australian workforce of around 485 employees. This represents one third of our direct national workforce located across 130 sites nationwide, while indirectly we support tens of thousands of local contractors and suppliers. Adbri's origins date back to one of the first cement manufacturing facilities in Brighton in 1882, growing to Birkenhead cement production in 1914 and cement and lime production in Angaston since 1952.

Southern Quarries, a fully owned subsidiary of Adbri operates an active limestone quarry located on Main South Road, Sellicks Hill, South Australia. Sellicks Hill Quarry was established in 1971 and has been quarried continuously over the past 50 years. The carbonate rock is of a very high grade and is suitable for use in high strength, low shrink concrete, as well as asphalt grade aggregates and high-quality road base material.

The site is regulated by both the Department for Energy and Mining (DEM) and Environmental Protection Agency (EPA). Sellicks Hill Quarry has been identified by the DEM as a strategic extractive quarry for South Australia, within a Strategic Resource Area (SRA) in the Greater Adelaide region. The SRA (Greater Adelaide region) is an area of key economic value to South Australia due to the quantity and quality of construction materials and mineral resources that are extracted or contained within that area. This SRA is also an area currently experiencing urban encroachment or incompatible development interface issues, or is likely to experience such issues in the near future.

One of the key strategies employed by Southern Quarries in recent years is to secure a buffer zone between the Quarry and potential sensitive receptors. The company has been proactive in trying to secure large parcels of land around the quarry for this purpose.

The aim of the SRA is to ensure the long-term future of the resource is enhanced and protected. This will provide security for the extractives sector while supporting housing and construction affordability for urban development. Based on the Quarry development and rehabilitation plan developed for the site, it is estimated that greater than 150 years of quarry life remains. At the completion of extraction activities and progressive rehabilitation work, it is envisaged that the entire Sellicks Hill Quarry will be returned to grazing, as was the case prior to extraction.

Sellicks Hill Quarry is within the Sellicks Hill Range in the City of Onkaparinga. Sellicks Hill Range dominates the topography, reaching elevations of 360 m. The range quickly drops elevation to 120 m at South Road over a distance of 1.4 km. From there, the elevation gradually decreases to 50 m over a distance of 1.4 km to coastal cliffs and sandy beaches. Climate information depicts warmer temperatures, low rainfall and high winds in summer months, with lower temperatures and high rainfall experienced in winter months.

Sellicks Hill Quarries operates continuously (i.e. 24 hours) under its approved Mine Operation Plan (MOP), however, the operating hours of the crushing plants are generally from 06:00am to midnight Monday to Friday and 06:00am to 12:00pm on Saturday and in accordance with market needs. Dolomite and dolomitic shales are extracted from the open cut quarry through blasting, typically on average three to five times per month. There are currently three processing plants within the quarry, each with associated stockpiling areas. A concrete batching plant is on-site, as well as fuel storage and workshop facilities, along with numerous operating mobile plant and equipment.

In recent years, Southern Quarries has invested heavily in improving its sustainability, focusing on better water use, reducing carbon footprints in processes, operations and facilities, and to decrease the likelihood of generating dust, all with an ongoing commitment to improving sustainability on-site and for the broader community.

Southern Quarries has considered nearby residential and environmental receptors as potentially experiencing environmental impacts mainly through visual amenity, noise, air quality (dust), blasting vibration and adjacent land use. The primary pathway for potential dust impacts on nearby receptors is for particulate matter from the site to be entrained into the air, either by disturbance or agitation by site plant activity (e.g. wheels, excavators etc.) or naturally by the wind, which may be transported under certain wind conditions across the site boundary to nearby receptors.

Development of a large Western Screening Mound (WSM) adjacent to Main South Road has been designed to improve visual amenity to the local community. The WSM also assists with reduction of other environment operating impacts, namely noise and dust. The WSM construction consists of benches, which increase the stability of the mound and to give a visually improved outcome for community stakeholders. Benches will be finalised by way of shaping and rehabilitated with a variety of trees, plants and grasses.

OVERALL COMMENTS TO DRAFT STRUCTURE PLAN

Of matters referred to in the consultation documents, the follow key points are provided as comment:

1. Southern Quarries overall would prefer not to have additional sensitive receptors within close proximity to the Quarry and support considering this area returning to nature.
If residential development is to occur:
2. Maintaining the required minimum residential development area of at least 500m from Main South Road and the mining tenement boundary.
3. Further to this 500m buffer area, additional land distance described as the Character Preservation District Interface area to be developed.
4. The Character Preservation District Interface area to include a heaped earthen mound to provide a direct buffer to further minimise potential environmental impacts from the quarry (namely noise, dust and visual amenity). The height and width of the earthen mound should be as large as practically possible.
5. The earthen mound should be substantially planted with tree, plants and grasses to further enhance and minimise potential environmental impacts from the quarry.
6. Existing residential area minimum block size should be maintained to restrict further development in these already established areas.
7. New residential living areas within close proximity to the quarry having a minimum block size of 750m to support additional vegetation throughout the development.
8. All development initiatives to be sustainable and to consider environmental conditions at Sellicks Beach, namely strong winds through summer.
9. Improvement of local roads and footpaths throughout existing residential areas.
10. Consideration to the intersections off Main South Road and interaction with heavy vehicles.

Southern Quarries appreciates the opportunity to provide comment to the draft Sellicks Beach Structure Plan and happy to further discuss and work through each of these matters. Accordingly, I can be contacted at mclose@southernquarries.com.au or on mobile 0414 332 470.

Yours Sincerely,



Michael Close
Quarry Operations Manager SA (Concrete & Aggregates)

19 November 2020

South Sellicks Action Group

Formal Feedback on Sellicks Beach Structure Plan

Dear Councillors,

We are writing as South Sellicks Action Group, an informal group of property owners, from Sellicks Beach.

We are specifically responding to the Sellicks Beach Structure Plan put forward by the City of Onkaparinga Council as a strategic land use plan that establishes a set of objectives and principles for the future of Sellicks Beach.

As a starting point, it is deeply concerning to us that the State Government identifies Sellicks Beach as “planned urban lands” in its 30-Year Plan for Greater Adelaide.

The Sellicks Beach Structure Plan aims to ensure that we, the Council and the Community, have a strong position to respond to any rezoning applications in the future. However, the Plan does not alleviate our concerns because the Plan seems to be at an advanced state and many of us feel that we haven’t been adequately consulted.

We also haven’t had the opportunity to attend face-to-face discussions with Council on this matter.

We would like you to consider the feedback that we provide below, alongside the feedback that has already been provided via email, letter, the online forum, and in person.

Here is our collective position shared with you without prejudice:

1. We strongly believe that Sellicks Beach should retain the character of a sustainable coastal seaside village. As a community we believe in greenery (watered by Council on a regular basis), significant trees, spacing between housing, wide roads, steep hillsides, grazing land, and green shaded multi-purpose spaces.
2. We feel all proposals regarding the future development of Sellicks Beach should go to vote by referendum by the people who live in the area. There should be a required quorum of 524 people or 20% of the total population of Sellicks Beach, based on the House of Representatives Quorum Bill (1988).
3. We are deeply concerned about residential development very near the Sellicks Hill Quarry (Southern Quarries) for the following reasons:
 - a. There is a current buffer between the quarry and Sellicks Beach but, as part of the Plan, homes could be developed along the quarry boundary just 500m away from quarry operations. This will have a significant impact on residents in terms of blast vibration, crushing noise, and dust.
 - b. The risk of truck and vehicle collisions will be significantly elevated due to increased movement along Main South Road, Just Road, and Sellicks Beach Road.
 - c. Southern Quarries have spent in the region of \$3 million to mitigate the impact of dust, especially between December and February when south-easterly winds

funnel dust from the quarry towards Sellicks Beach. But even with increased dust

- mitigation management, new residents are unlikely to be adequately protected from health risks associated with increased dust particles.
- d. The Operations Manager of Southern Quarries, Michael Close, has invited the Environment Protection Agency and the Energy and Mines Regulator to comment on the above health and environmental impact concerns.
 - e. The buffer zone for mining is already at its capacity and any additional housing in the deferred urban area of Sellicks Beach will be the cause of future disputes between the quarry and proposed future residents. The Onkaparinga Council has the opportunity now of preventing those amenity and environmental issues by re-zoning the Sellicks Beach “deferred urban land” to a “buffer zone” between mining and current residential zone of Sellicks Beach. This should clearly be a priority of council given the complaints of the current residents in regard to the dust, noise and environmental concerns of the quarry activity at Sellicks Hill.
4. We believe any proposed walking or cycle routes to be built along existing streets, including “short cuts”, should be subject to majority vote from a quorum of owners on the street in question. We are opposed to the use of many streets in the original survey area for this purpose. The streets are not comfortably wide enough and aren’t close enough to the Sellicks Beach boat ramp, General Store or amenities. This means these streets will become irrelevant thoroughfares, increasing noise and heat pollution as well as decreasing safety.
 5. We feel Sellicks Beach should be protected from subdivision with strict requirements for residential allotment sizes. In the current Sellicks Beach Structure Plan (Page 46) you state “*for land within the Housing Choice Living Area allotments are envisaged in the order of 350sqm*”. These allotment sizes will lead to densely crowded and over-populated housing estates that are not consistent with the character of Sellicks Beach. Our views are aligned with other Townships in the City of Onkaparinga, namely the Willunga Planning Policy Review Community Feedback Report (2019) which states “*in the residential part of the zone minimum allotments sizes should be increased to 950sqm*”.
 6. We believe that Sellicks Beach is “rural” according to the State Planning Commission’s Planning and Design Code which clearly states “*rural living also referred to as ‘country living’ involves housing development in rural areas on the fringes of regional townships and peri-urban areas on the metropolitan fringe. Often this type of living also involves some level of rural activity such as horse keeping, hobby farming or horticulture. Allotment sizes in rural living areas range from 1200 square metres up to 20 hectares*”. Sellicks Beach clearly falls under this description and, as such, we believe that the proposal to rezone Sellicks Beach as “Metropolitan” as put forward by State Government is not acceptable.
 7. We feel that Sellicks Beach should conform, by virtue of proximity, to the Character Preservation (McLaren Vale) Act 2012 which states that it “*protects the districts unique heritage, culture and integrity by maintaining and preserving their rural amenity, rural character, and scenic vistas vital for tourism, and making sure that future development is well-designed and supports rather than detracts from the dominant land uses*” (Page 3). The current Plan put forward by Council does not support this practice.

8. We ask that any new development in Sellicks Beach is subject to strict sustainable building requirements with appropriate use of thermal mass to control heating and cooling, glazing, insulation, passive solar heating and cooling, shading and orientation,

and also be subject to strict energy codes. Moreover, the Council will need to support healthy lifestyles and exercise through the provision of outside gym equipment.

9. We believe the creek and water courses will need to be protected from large-scale development as they support biodiversity, native bees, hooded plovers, blue-tongue and stumpy tail lizards, New Holland Honeyeaters, kangaroos, and migratory bird species.

If proposed development is up-stream from these creeks this means hard concrete surfaces will promote storm water run-off and erosion towards Sellicks Beach. This will cause significant detrimental effects to marine ecosystems including the sea grass, seals, whales, and turtles.

Moreover, the process of large-scale development in Sellicks Beach will significantly increase the degree of air-borne, plastic, and waste products that will pollute our beach, water, and coastline. Likewise, we feel that the vegetation along the Esplanade would not survive an increased population.

10. We feel that if Sellicks Beach were to have a mains wastewater disposal system for all properties, rate payers would be faced with a significant expense to connect to this system. Many owners could not afford this. It would be grossly unfair to put owners in a position where they would be indebted to Council.

We strongly feel that owners who have paid to install septic tanks in the last 10 years should be compensated.

The waste water management system to accommodate additional housing in the deferred urban zone, and the area required to set aside for its retention, would have a huge impact on the amenity of Sellicks Beach that we do not approve.

We would also be grateful if Council could clarify in the context of a significant population increase:

- a) How will Council manage erosion along the creek(s)?
- b) What plans do Council have to support existing infrastructure in Sellicks beach including but not limited to roads and placements, potholes, rubbish bins, bus shelters and sunshade, tennis courts, drinking fountains, and the Community Hall?
- c) How much will Council invest in sewage development?
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- e) What is the itemised timeline for starting and completing any development and how will it link to the development of Main South Road?
- f) Do Council have plans to increase transport links to Sellicks Beach?
- g) If retention basins were to be developed how would Council address noise and heat pollution?
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- j) Are Council planning to install speed bumps through south Sellicks?
- k) Why isn't there bitumen on the boat ramp to the beach?
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- m) What is the total cost per year that Council has spent on Sellicks Beach infrastructure over the past 5 years, and how will this be increased?
- n) What is the maximum number of houses that could be built in the new development?

- o) How are Council managing fishing tackle waste on the beach, which will be elevated when the population numbers increases?
- p) Why would Council place 1500 additional new homes closer to the mining activity given the concerns raised by residents and the quarry alike?
- q) Is Council planning to use environmentally friendly paint and varnish on existing infrastructure like the boardwalk to prevent off-gases which pose a risk to health?

In summary

Council have a unique opportunity to lead the way with a sustainable, thoughtful, uniquely Sellicks Beach Structure Plan. Sellicks Beach should evolve in a measured and sensitive way to fully support the rural coastal character that we know and love.

Thank you for considering our views, please let us know if any further information is required.

Yours Sincerely,

South Sellicks Action Group

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Disclaimer: All views are expressed as our own opinions without prejudice.

Point of contact | [Redacted]



19 November 2020

South Sellicks Action Group

Formal Feedback on Sellicks Beach Structure Plan

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We are writing as South Sellicks Action Group, an informal group of property owners, from Sellicks Beach.

We are specifically responding to the Sellicks Beach Structure Plan put forward by the City of Onkaparinga Council as a strategic land use plan that establishes a set of objectives and principles for the future of Sellicks Beach.

As a starting point, it is deeply concerning to us that the State Government identifies Sellicks Beach as “planned urban lands” in its 30-Year Plan for Greater Adelaide.

The Sellicks Beach Structure Plan aims to ensure that we, the Council and the Community, have a strong position to respond to any rezoning applications in the future. However, the Plan does not alleviate our concerns because the Plan seems to be at an advanced state and many of us feel that we haven’t been adequately consulted.

We also haven’t had the opportunity to attend face-to-face discussions with Council on this matter.

We would like you to consider the feedback that we provide below, alongside the feedback that has already been provided via email, letter, the online forum, and in person.

Here is our collective position shared with you without prejudice:

1. We strongly believe that Sellicks Beach should retain the character of a sustainable coastal seaside village. As a community we believe in greenery (watered by Council on a regular basis), significant trees, spacing between housing, wide roads, steep hillsides, grazing land, and green shaded multi-purpose spaces.
2. We feel all proposals regarding the future development of Sellicks Beach should go to vote by referendum by the people who live in the area. There should be a required quorum of 524 people or 20% of the total population of Sellicks Beach, based on the House of Representatives Quorum Bill (1988).
3. We are deeply concerned about residential development very near the Sellicks Hill Quarry (Southern Quarries) for the following reasons:
 - a. There is a current buffer between the quarry and Sellicks Beach but, as part of the Plan, homes could be developed along the quarry boundary just 500m away from quarry operations. This will have a significant impact on residents in terms of blast vibration, crushing noise, and dust.
 - b. The risk of truck and vehicle collisions will be significantly elevated due to increased movement along Main South Road, Just Road, and Sellicks Beach Road.
 - c. Southern Quarries have spent in the region of \$3 million to mitigate the impact of dust, especially between December and February when south-easterly winds

funnel dust from the quarry towards Sellicks Beach. But even with increased dust

- mitigation management, new residents are unlikely to be adequately protected from health risks associated with increased dust particles.
- d. The Operations Manager of Southern Quarries, Michael Close, has invited the Environment Protection Agency and the Energy and Mines Regulator to comment on the above health and environmental impact concerns.
 - e. The buffer zone for mining is already at its capacity and any additional housing in the deferred urban area of Sellicks Beach will be the cause of future disputes between the quarry and proposed future residents. The Onkaparinga Council has the opportunity now of preventing those amenity and environmental issues by re-zoning the Sellicks Beach “deferred urban land” to a “buffer zone” between mining and current residential zone of Sellicks Beach. This should clearly be a priority of council given the complaints of the current residents in regard to the dust, noise and environmental concerns of the quarry activity at Sellicks Hill.
4. We believe any proposed walking or cycle routes to be built along existing streets, including “short cuts”, should be subject to majority vote from a quorum of owners on the street in question. We are opposed to the use of many streets in the original survey area for this purpose. The streets are not comfortably wide enough and aren’t close enough to the Sellicks Beach boat ramp, General Store or amenities. This means these streets will become irrelevant thoroughfares, increasing noise and heat pollution as well as decreasing safety.
 5. We feel Sellicks Beach should be protected from subdivision with strict requirements for residential allotment sizes. In the current Sellicks Beach Structure Plan (Page 46) you state “*for land within the Housing Choice Living Area allotments are envisaged in the order of 350sqm*”. These allotment sizes will lead to densely crowded and over-populated housing estates that are not consistent with the character of Sellicks Beach. Our views are aligned with other Townships in the City of Onkaparinga, namely the Willunga Planning Policy Review Community Feedback Report (2019) which states “*in the residential part of the zone minimum allotments sizes should be increased to 950sqm*”.
 6. We believe that Sellicks Beach is “rural” according to the State Planning Commission’s Planning and Design Code which clearly states “*rural living also referred to as ‘country living’ involves housing development in rural areas on the fringes of regional townships and peri-urban areas on the metropolitan fringe. Often this type of living also involves some level of rural activity such as horse keeping, hobby farming or horticulture. Allotment sizes in rural living areas range from 1200 square metres up to 20 hectares*”. Sellicks Beach clearly falls under this description and, as such, we believe that the proposal to rezone Sellicks Beach as “Metropolitan” as put forward by State Government is not acceptable.
 7. We feel that Sellicks Beach should conform, by virtue of proximity, to the Character Preservation (McLaren Vale) Act 2012 which states that it “*protects the districts unique heritage, culture and integrity by maintaining and preserving their rural amenity, rural character, and scenic vistas vital for tourism, and making sure that future development is well-designed and supports rather than detracts from the dominant land uses*” (Page 3). The current Plan put forward by Council does not support this practice.

8. We ask that any new development in Sellicks Beach is subject to strict sustainable building requirements with appropriate use of thermal mass to control heating and cooling, glazing, insulation, passive solar heating and cooling, shading and orientation,

and also be subject to strict energy codes. Moreover, the Council will need to support healthy lifestyles and exercise through the provision of outside gym equipment.

9. We believe the creek and water courses will need to be protected from large-scale development as they support biodiversity, native bees, hooded plovers, blue-tongue and stumpy tail lizards, New Holland Honeyeaters, kangaroos, and migratory bird species.

If proposed development is up-stream from these creeks this means hard concrete surfaces will promote storm water run-off and erosion towards Sellicks Beach. This will cause significant detrimental effects to marine ecosystems including the sea grass, seals, whales, and turtles.

Moreover, the process of large-scale development in Sellicks Beach will significantly increase the degree of air-borne, plastic, and waste products that will pollute our beach, water, and coastline. Likewise, we feel that the vegetation along the Esplanade would not survive an increased population.

10. We feel that if Sellicks Beach were to have a mains wastewater disposal system for all properties, rate payers would be faced with a significant expense to connect to this system. Many owners could not afford this. It would be grossly unfair to put owners in a position where they would be indebted to Council.

We strongly feel that owners who have paid to install septic tanks in the last 10 years should be compensated.

The waste water management system to accommodate additional housing in the deferred urban zone, and the area required to set aside for its retention, would have a huge impact on the amenity of Sellicks Beach that we do not approve.

We would also be grateful if Council could clarify in the context of a significant population increase:

- a) How will Council manage erosion along the creek(s)?
- b) What plans do Council have to support existing infrastructure in Sellicks beach including but not limited to roads and placements, potholes, rubbish bins, bus shelters and sunshade, tennis courts, drinking fountains, and the Community Hall?
- c) How much will Council invest in sewage development?
- d) Will mains sewage eventually go to the Aldinga Washpool?
- e) What is the itemised timeline for starting and completing any development and how will it link to the development of Main South Road?
- f) Do Council have plans to increase transport links to Sellicks Beach?
- g) If retention basins were to be developed how would Council address noise and heat pollution?
- h) Which developers are Council accepting tenders from, and is Council gaining Government support for development?
- i) By how much will Council rates rise in 2021-2025 and will there be a moratorium?
- j) Are Council planning to install speed bumps through south Sellicks?
- k) Why isn't there bitumen on the boat ramp to the beach?
- l) How will Council protect marine-life and reef ecosystems?

- m) What is the total cost per year that Council has spent on Sellicks Beach infrastructure over the past 5 years, and how will this be increased?
- n) What is the maximum number of houses that could be built in the new development?

- o) How are Council managing fishing tackle waste on the beach, which will be elevated when the population numbers increases?
- p) Why would Council place 1500 additional new homes closer to the mining activity given the concerns raised by residents and the quarry alike?
- q) Is Council planning to use environmentally friendly paint and varnish on existing infrastructure like the boardwalk to prevent off-gases which pose a risk to health?

In summary

Council have a unique opportunity to lead the way with a sustainable, thoughtful, uniquely Sellicks Beach Structure Plan. Sellicks Beach should evolve in a measured and sensitive way to fully support the rural coastal character that we know and love.

Thank you for considering our views, please let us know if any further information is required.

Yours Sincerely,

South Sellicks Action Group

- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]
- [Redacted]

Disclaimer: All views are expressed as our own opinions without prejudice.

Point of contact | [Redacted]



**SELLICKS WOODLANDS ACTION GROUP
SUBMISSION TO THE SA PLANNING CODE
Authors: Matt Farrell and Dr Laura Deane 18 December 2020**

Sellicks Woodlands Action Group (SWAG) has formed to register strong opposition to the Onkaparinga City Council's (OCC) draft *Sellicks Beach Structure Plan* released for consultation in November 2020. We are concerned about proposed changes to the SA Planning Code that could prioritise developers over people in areas like Sellicks Beach. We propose an alternate plan that addresses the existential threats of climate change and biodiversity loss and respects the cultural significance of the land and the character of the current township of Sellicks Beach.

The proposed changes allow developers to directly approach State Government while bypassing local government, and Sellicks residents are concerned that the opportunities for public consultation, and indeed opposition to proposed developments, will be diminished. In recognising this, our local Councillor, Simon McMahon, observed that 'developers are chomping at the bit'¹ to have the changes passed as soon as possible. We strongly oppose the *Sellicks Beach Structure Plan (Draft)* released by Onkaparinga City Council for public consultation in November 2020 which will allow for a scale of residential development in Sellicks Beach that will forever change its character. This is because the proposed development will allow for blocks as small as 350m² in the Housing Choice area², and will at least double the size of the suburb and population if 1500 residential allotments are approved, and worse, quadruple the size of the population if as many as 4200 new dwellings are approved³.

We write as residents of Sellicks Beach concerned about the proposed development. SWAG contends that the *Structure Plan* and associated development unfairly and unjustly prioritise the rights of developers over the rights of local communities and ignore the existential threats of the climate crisis and biodiversity loss. We note that OCC has extended its public consultation with the Sellicks Beach community about proposed large-scale development and suburbanisation of

¹ South Sellicks Action Group (SSAG) Minutes of meeting with Cr Simon McMahon, 30 November 2020

² Onkaparinga City Council, 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 36.

³ At a community meeting hosted by the Sellicks Area Residents Association (SARA), June 5 2019, Onkaparinga Council Senior Planning Policy Officer, Alison Hancock, stated the development could allow for as many as 4200 new dwellings if Onkaparinga Council and the Sellicks community did not act to stop this. Minutes, SARA meeting, 5 June 2019.

the town until 21 February 2021, partly as a result of rescheduling under COVID safe measures imposed in November, and partly in response to vocal opposition by the Sellicks community. We welcome the extension of the public consultation until February 2021 and have asked Onkaparinga Council to strongly advocate for an extension of the new SA Planning Code consultation beyond Friday 18 December to allow for proper consultation between Council and the Sellicks community to inform the Review.

BACKGROUND

Our opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town. Sellicks Beach is a small rural coastal village with a population of 2616 residents, according to the 2016 Census, located on the peri-urban fringe. Such areas are identified in Council documents as being most “vulnerable” to over-development and resultant loss of natural environments and biodiversity⁴. Indeed, the *OCC Native Vegetation Strategy 2010-2014* acknowledges that throughout the “entire” Council area, only nine percent “(9%) of our original vegetation remains, existing as small fragmented islands of habitat in a highly modified landscape”⁵. The *OCC Native Vegetation Strategy* further recognises that more than 97% of native vegetation has been removed since settlement, and of this, 75% is coastal mangrove and samphire communities⁶. Sellicks Beach houses the rare ephemeral wetland known as the Aldinga Washpool, which has been recognised as a ‘nationally important wetland’⁷ since 2001, and is recorded in the Commonwealth Government’s *Directory of Important Wetlands*. This conservation area of Sellicks Beach is part of the Aldinga Scrub Conservation Park network on its Northern fringe. This nationally significant area, along with Coweelunga Bay (Shark Bay) to the south, are of significance to Kurna Traditional Owners, and form part of the Tjilbruke Dreaming Trail. The *Structure Plan* recognises the need for “a full Aboriginal cultural heritage

⁴ Onkaparinga City Council *Native Vegetation Strategy 2010-2014*, p. 6

⁵ Ibid, p. 7.

⁶ Ibid, p. 2

⁷ RefCodeSA072, Australian Government Department for Agriculture, Water, and the Environment, *Directory of Important Wetlands*, available: <https://www.environment.gov.au/cgi-bin/wetlands/search.pl?smode=DOIW> . See also *The Aldinga Washpool Lagoon*, <https://www.aldingawashpool.net/>

survey...prior to any rezoning”⁸ as Sellicks Beach has not been the subject of detailed studies todate.

Furthermore, Sellicks Beach forms an important part of the McLaren Vale Character Preservation District⁹. The *Character Preservation (McLaren Vale) Act 2012* is designed to ensure that “special areas are protected from residential subdivision”¹⁰. The *Act* further aims to “protect valuable food producing rural areas” and “conserve...prized natural landscapes and tourism and environmental resources”¹¹. Plan SA notes that:

The legislation has been effective in protecting our vital food and agricultural land and in containing the threat of urban sprawl. Key to the legislation is the long-term protection afforded to these districts through a reduced ability to subdivide land for housing. The evidence shows that the legislation has reduced the number of residential land divisions in sensitive areas while maintaining an appropriate supply of land within townships¹².

The need to protect the McLaren Vale Character Preservation District was based in recognising the ‘threat of ever-increasing urban sprawl’ on food production and rural areas. Indeed, Plan SA documents state that the *Act* provides “further weight to development policy by providing statutory protection from *inappropriate urban development* (such as residential development within primary production areas or *development which is at odds with the desired character of a town*”¹³.

Plan SA, the Minister, and the Onkaparinga City Council must recognise that Sellicks Beach forms part of the Character Preservation District and should therefore be protected from inappropriate urban development. Sellicks Beach is a rural coastal village, rather than just another suburb to be urbanised. At a time in history when our actions and plans for the future are under more scrutiny and pressure to get it right than ever before, it makes no sense to pave over

⁸ OCC *Sellicks Beach Structure Plan (Draft)*, 27 October 2020, p. 27.

⁹ OCC *Sellicks Beach Structure Plan (Draft)*, 27 October 2020, p. 13.

¹⁰ Plan SA 2017, *Review of the Character Preservation (Barossa Valley) Act 2012 and Character Preservation (McLaren Vale) Act 2012*, Discussion Paper, p. 1, available: https://plan.sa.gov.au/_data/assets/pdf_file/0006/362625/Discussion_Paper_-_Character_Preservation_Acts_Review.pdf

¹¹ *Ibid.*

¹² *Ibid.*

¹³ *Ibid.*, p. 3. Emphasis added.

the last remaining open land on the Adelaide Metropolitan coastline with concrete and asphalt. We do not want to see this area go the way of Port Adelaide, West Beach, Glenelg, Brighton, Christies Beach, Moana and Seaford. We have an opportunity, with this last stretch of coastline, to set a different course and plan for the future, instead of repeating the mistakes of the past.

We and a further 350 concerned Sellicks residents oppose the proposed development because it does not preserve the coastal rural character or visual amenity of the township¹⁴.

The signatures of residents opposed to the *Plan* were collected in two weeks after the OCC announced the proposed development and circulated its *Draft Structure Plan* for public comment. It is clear that the community does not want high density urban development. The petition is ongoing until the close of the now-extended Onkaparinga Council consultation period in February 2021.

OBJECTIONS TO THE PROPOSED DEVELOPMENT

Sellicks Beach contains land that is classified as Deferred Urban, but has not yet been rezoned for residential development. Some 84 ha classified as Deferred Urban and a further 46 ha classified as Primary Production Zone are earmarked for residential development under the *Sellicks Beach Structure Plan (Draft)*¹⁵, which responds to planning imperatives identified in *The 30-Year Plan for Greater Adelaide*¹⁶. The *30 Year Plan* is overseen by the State Planning Commission and the Department of Infrastructure and Transport (DIT) and was prepared in consultation with local government¹⁷. The OCC's *Sellicks Beach Structure Plan (Draft)* proposes to rezone all undeveloped lands in Sellicks Beach, while simultaneously seeking to maintain its existing character as a seaside holiday destination¹⁸, preserve its visual amenity, and protect its cultural, heritage and environmental value. The character of Sellicks Beach is defined in the

¹⁴ Petition and accompanying submission lodged by South Sellicks Action Group to Onkaparinga City Council, 11 December 2020

¹⁵ OCC 2020, *Sellicks Beach Structure Plan (Draft)*, p. 13.

¹⁶ Plan SA, *The 30-Year Plan for Greater Adelaide*, available: https://livingadelaide.sa.gov.au/data/assets/pdf_file/0007/387070/FINAL_Implementation_Plan_2017_2018_-_The_30-Year_Plan_for_Greater_Adelaide_2017_Update.pdf

¹⁷ Plan SA, *The 30-Year Plan for Greater Adelaide*, p. 5.

¹⁸ Onkaparinga Council *Development Plan* Policy Area 45, p. 338, available http://www.dpti.sa.gov.au/data/assets/pdf_file/0008/172547/Onkaparinga_Council_Development_Plan.pdf

Onkaparinga Council Development Plan Policy Area 45 as “a settlement with coastal-rural residential character” that “caters for a small permanent and seasonal holiday population”. The *Development Plan* further notes that development must be “complementary to the coastal-rural character of Sellicks Beach”¹⁹.

We argue that the proposed allotment sizes in the *Structure Plan* will degrade the rural holiday character of the town. Most blocks in Sellicks Beach are 700m² or larger, which according to OCC, define its ‘informal’ character²⁰. However, the Plan provides for a minimum block size of 550m², which Cr McMahon acknowledges will allow for some blocks as small as 275 m² ²¹. The *Sellicks Beach Structure Plan* proposes allotments as small as 350m² to 550 m² in the Housing Choice Living and Gateway Living Areas²².

This is not “low-intensity residential development” as defined in OCC’s *Development Plan Policy Area 45*²³, which acknowledges that the coastal-rural character is achieved by “very large allotment sizes”²⁴. It is clear that the distinct rural coastal character of Sellicks Beach will be lost as a result of the plan to suburbanise the area, particularly if these small allotment sizes allow for as many as 4200 homes²⁵ to build out the very character that the *Structure Plan*--and the *Character Preservation District (McLaren Vale) Act*-- seek to protect.

The proposed development will change the character of the town from rural seaside holiday destination to highly urbanised suburb. The Plan projects a three to four-fold increase in traffic as a result of the development²⁶. The change from “rural to urban setting” is clearly incompatible

¹⁹ Ibid, p. 339.

²⁰ Onkaparinga Council July 2020, Onkaparinga City Council *Development Plan*, p. 338, available http://www.dpti.sa.gov.au/_data/assets/pdf_file/0008/172547/Onkaparinga_Council_Development_Plan.pdf

²¹ SSAG meeting with Cr Simon McMahon, 30 November 2020.

²² OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 46.

²³ Ibid, p.338.

²⁴ Ibid, p. 338.

²⁵ The figure of 4200 homes was raised by the Senior Policy Planning Officer, Alison Hancock, at the *Conversation with Council*, hosted by Sellicks Area Residents Association on 5 June 2019. This figure was based on allotment sizes of 325 m²

²⁶ The Onkaparinga City Council *Sellicks Beach Structure Plan: Issues and Opportunities Paper* states: “Sellicks Beach Road would have a three to fourfold increase in traffic volume reflective of a change from a rural to an urban setting” p. 20. Available:

<https://yoursay.onkaparinga.sa.gov.au/60449/widgets/305912/documents/186677>

with the desire to maintain the town’s rural coastal character as identified in the *Structure Plan* and accompanying documents. Further, we argue that Sellicks Beach cannot sustain 4200 houses and associated roads, sewage, and infrastructure. Indeed, the plan to develop the area creates new problems on top of existing ones. A key problem is the lack of adequate wastewater disposal in Sellicks Beach, as identified in OCC’s *Structure Plan* and accompanying documents.

The OCC *Development Plan* notes that Sellicks Beach “does not have access to mains sewer. Accordingly, *development will not be undertaken if it is likely, in itself or in association with other development, to create potential demand for such services*”²⁷. The *Structure Plan* and accompanying documents note that the provision of sewerage and mains wastewater will be necessary to service the development:

The key to unlocking the sustainable development potential of Sellicks Beach is to resolve the investment, implementation and delivery of mains wastewater to both undeveloped and already developed parts of Sellicks Beach²⁸.

This clearly conflicts with the policy intent outlined in OCC’s *Development Plan*. In addition, we note that unwanted high density development should not be the price that a community has to pay to receive an essential service. Appropriate mains wastewater provision should not be tied to development. This is inequitable as other areas within the OCC municipality are provided with adequate mains wastewater disposal systems. The plan creates economic costs for infrastructure provision that it sets out to solve by requiring the Sellicks community to accept inappropriate and unwanted development.

ECONOMIC PROBLEMS WITH *SELICKS BEACH STRUCTURE PLAN*

The plan to turn 130 ha from vacant land to residential development creating up to 4200 new homes where there are currently only 1300 houses creates many problems, particularly as much of the infrastructure of Sellicks Beach is already at capacity and not all essential services are provided. The OCC *Sellicks Beach Structure Plan Issues and Opportunities Report*²⁹ already identifies several problems associated with the implementation of the proposed development:

²⁷ Onkaparinga Council *Development Plan*, p. 337. Emphasis ours.

²⁸ OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 48

²⁹ OCC SBSP [Issues and Opportunities](#) 2020

- **An electricity upgrade** will be required, as only 200 homes can be added to Sellicks Beach without a substation being built at Maslins Beach.
- **Sewerage** Sellicks Beach currently has no mains sewage system and the report identifies ‘technical’ and ‘functional’ problems with on-site disposal systems. Some homes are on Council managed WWMS. The proposal for development contradicts the OCC *Development Plan* which says development should not proceed if it creates an extra demand for sewerage services.
- **Natural gas is not able to be connected** according to the OCC *Sellicks Beach Structure Plan: Issues and Opportunities Report*. Gas is still a fossil fuel and needs to be phased out anyway.
- **Stormwater runoff and flooding mitigation will be required.** This represents not only a risk to residents downhill from the proposed development, but also a financial and insurance risk to the council.
- **Road upgrades will be required** to allow for the projected three to four-fold increase in traffic.

It makes no sense to have to have to solve these problems when there is no need to create them in the first place, particularly when it is clear that the Sellicks community does not want its rural coastal community converted to a highly urbanised suburb.

We also contend that *The Greater Adelaide Development Plan* and the resultant OCC *Development Plan* and *Sellicks Beach Structure Plan* rely on outdated population projections. Indeed, the ABS forecasts very low population growth for Adelaide:

South Australia's growth is projected to be driven by growth in Adelaide. Adelaide is projected to increase from:

- 77% of the state's population in 2017 to 80% by 2042
- 1.3 million people in 2017 to between 1.4 million and 1.5 million by 2027

The rest of South Australia is projected to have very low growth, with an increase from 389,500 people in 2017 to between 389,900 and 406,900 people in 2027 ³⁰.

Accordingly, there is no reason to add an extra 1500 to 4200 homes to this area. Finally, we contend that the *Structure Plan* does not adequately consider the ways that the proposed residential development will degrade the fragile coastal environment and the stunning coastline

³⁰ ABS, Population Projections Australia, available:
<https://www.abs.gov.au/statistics/people/population/population-projections-australia/latest-release#south-australia>

that attracts local, national and international tourists to Sellicks Beach. **Therefore, for all the reasons outlined above, we strongly urge both the Onkaparinga Council and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead a proposal to conserve the area by creating a model climate-ready community.**

THE NEED FOR CLIMATE-FORWARD THINKING: THE SELLICKS-ALDINGA CONSERVATION PARK

Given that planning authorities have the capacity to engage in ‘exemplar projects’ in partnership with state and local governments and key stakeholders to create ‘innovative’ projects and deliver ‘walkable, healthy neighbourhoods’³¹, we contend that the Minister and the State Government should act immediately to protect and conserve the area by engaging in an ‘exemplar’ project that will create a sustainable and climate-ready community. Drawing on the support of local residents and Sellicks Beach community leaders, as well as evidence from leading scientists and politicians, we propose an alternative use for the land that recognises the unique character of Sellicks Beach, restores our natural environment, and addresses the imperative to prepare our communities for a changing climate.

Our proposal is to create the Aldinga-Willunga-Sellicks Conservation Park. The park would be a continuous conservation zone from the Aldinga Scrub Conservation Park, through the proposed Aldinga Washpool Conservation Park and up to a restored grassy woodland, that would have once overlooked Sellicks Beach before it was cleared. Our vision is that the Conservation Park could eventually extend along the Fleurieu Coast to Cape Jervis to preserve the Fleurieu coastline. The establishment of the Aldinga-Willunga-Sellicks Conservation Park would create a unique conservation park that would cover three significantly different vegetation communities and their transitional zones. The park will keep the neighbouring suburbs cooler, protect and restore the biodiversity of the wider Willunga Basin, create tourism opportunities in the area, and maintain the residents’ quality of life. The Sellicks Beach Woodlands section of the park will be restored on the lands currently proposed for urban development in the *Sellicks Beach Structure Plan* including the primary production and deferred urban zones.

³¹ OCC 27 October 2020, *Sellicks Beach Structure Plan (Draft)*, p. 5.

The Onkaparinga Council's *Development Plan* already provides for Conservation Zones to protect the Washpool:

1. A policy area in which the Aldinga Scrub Conservation Park and the Washpool, inclusive of areas of natural vegetation, wildlife habitat, and sites containing features of significance to the earth sciences, are retained in their natural state for conservation, education purposes and limited passive recreation.
2. To preserve the extent and nature of natural and Aboriginal Heritage of the Aldinga Scrub Conservation Park, the Washpool and surrounding area and to ensure that development is in keeping with that cultural significance.
3. The development of public land in appropriate locations for limited passive recreation, education and conservation purposes with an emphasis on retaining and rehabilitating the natural landscape and establishing wide landscape buffers around the perimeter of suitable areas.
4. *The extension of open space passive recreation reserves through land purchases, contributions of open space, and exchanges of land*³².

We therefore argue that the State Government in partnership with Onkaparinga City Council should immediately purchase the lands at Sellicks Beach earmarked for 'business as usual' residential development to instead create a sustainable, climate-ready, model community. If there must be some development, we recommend the building of a small short-stay holiday park, an interpretive and cultural heritage centre, and a series of nature trails³³. A solar farm and community battery to service the electricity needs of the community should also be considered.

The proposal to restore the Sellicks Woodlands focuses on what is needed by current residents and for the future, without the need for massive infrastructure spending and disturbance, or the loss of quality of life for the community.

Spending can be targeted to provide needed essential infrastructure:

- Upgrading to mains sewer for the current community. Provision of mains sewerage is a human right and should not be conditional on development.
- Targeted road safety and beach carpark and amenity upgrades
- Appropriate development tied to local need for a medical centre

³² OCC *Development Plan* Aldinga Sellicks Conservation Policy Area 6, p. 160. Emphasis ours.

³³ For example, Victor Harbor has an eco-development that could provide a model for OCC: see Beyond Today: <https://www.beyondtoday.com.au/wetlands.htm>

- The provision of a Cultural and Nature Education Centre and walking trails

There is also potential to develop Sellicks beach as an example of a community using renewable energy technology to ensure the provision of electricity in the future.

In the future, costs associated with the maintenance of Sellicks Beach and costs associated with adapting to climate change will be reduced by taking action to adapt now to protect Sellicks Beach. Residents will benefit from reduced energy costs from living in a cooler suburb and potentially from the provision of cheap renewable energy. Residents will also benefit from less exposure to risk from heat related illnesses and better mental health, leading to savings on public health costs for the wider region.

The creation of a Conservation park at this location provides a great opportunity to add to the region's tourism industry. Walking trails, spectacular scenery and the proximity of other great tourism destinations will make the Aldinga-Sellicks Conservation Park a must visit destination for tourists. The establishment of a Cultural Centre to recognise and teach about the cultural significance of the area will add to this.

BENEFIT TO AGRICULTURE

Restoring the Sellicks Woodlands will benefit our local farmers through protecting ecosystem services and building resilience in our local agricultural industry for the future. With the prediction that we have lost 80 percent of insects globally in the last 50 years³⁴, and with birds in similar declines³⁵, we must protect what is left if they are to continue to provide the ecosystem services we need. The Food and Agriculture Organisation of the UN described the problem facing agriculture in its 2019 report *The State of the World's Biodiversity for Food and Agriculture*:

...the biodiversity that underpins our food systems is disappearing – putting the future of our food, livelihoods, health and environment under severe threat. Once lost...all the

³⁴WWF 2020 [Living Planet Report 2020](#)

³⁵ Birdlife Australia [State of Australia's Birds 2009](#) 2010 D Paton J O'Connor

species that support our food systems and sustain the people who grow and/or provide our food – cannot be recovered.³⁶

Farmers from the largest vineyard to the smallest backyard garden in the Willunga Basin will benefit from the restoration of the Sellicks Woodlands and the ecosystem services it will provide to the wider region. By protecting biodiversity, we will ensure our community is resilient and better prepared for the future. The most obvious benefit to farmers is the protection of pollination services. Pollinators are essential to 35 percent of the world's food crops, and 75 percent of crops that produce seeds or fruit for human consumption benefit from and depend on pollinators to some degree³⁷.

ADDRESSING BIODIVERSITY LOSS

The evidence for species loss and the threat posed by ecosystem collapse is overwhelming. The loss of biodiversity is an existential threat as dangerous as climate change, and is an unacceptable risk to human and ecosystem health³⁸. The major drivers for biodiversity loss currently are habitat loss, exploitation and environmental degradation³⁹. Climate change will make things worse, and threatens our “economies, livelihoods, food security, health and quality of life”⁴⁰. In Australia, environmental matters are of concern. According to the World Wildlife Fund, some populations in Australia have dropped by 97% since 1970, and since colonisation, Australia has one of the highest rates in the world for animal extinctions⁴¹.

Here in South Australia, in 2017, the Environment, Resources and Development Committee of the South Australian Parliament Report into Biodiversity stated in its Executive Summary:

The Committee found that in spite of the efforts of the State and Federal governments, industry and private landholders in South Australia, the condition of biodiversity in the

³⁶ Food and Agriculture Organisation of the United Nations, Feb 2019, [The biodiversity that is crucial for our food and agriculture is disappearing by the day](#) Rome. (Full Report)

³⁷ World Economic Forum: Food security. [75% of crops depend on pollinators - they must be protected](#) 9 Dec 2019; see also Rebecca Peisley. 2017 [The Benefits and Costs of Bird Activity in Agroecosystems](#). Charles Sturt University.

³⁸ [Stop biodiversity loss or we could face our own extinction, warns UN](#), *The Guardian*, Nov 2017

³⁹ Mawell et al. 2016, [The Ravages of guns, nets and bulldozers](#). *Nature*.

⁴⁰ [UN IPBES Report Announcement](#). 6 May 2019, available:

<https://www.un.org/sustainabledevelopment/blog/2019/05/nature-decline-unprecedented-report/> ⁴¹
WWF 2018 Living Planet Report 2018 ; WWF 2018 Living Planet Report 2018

State continues to decline. Species extinctions have occurred in the past and a further “extinction debt” still exists. There is no reason to believe that this trend will improve without a change to the way we approach biodiversity conservation.⁴²

Protecting what remains is not enough, and it is estimated that to secure existing populations, a coverage of around 30% native vegetation is required. The *OCC Native Vegetation Strategy* states that there is only 9% of original vegetation cover left in OCC, and that the council has a goal to increase indigenous vegetation cover to greater than 30 percent of the landscape, with a focus on restoring disproportionately cleared grassy woodlands⁴³. Rezoning the Primary Agricultural and Deferred Urban zones as ‘Conservation’ as an extension of the Aldinga Scrub and Aldinga Washpool Conservation Parks, and restoring the habitat to a grassy woodland, will be a great contribution to OCC’s stated target to ensure approximately 30 percent coverage of the greater landscape comprises indigenous vegetation and its goal of conserving biodiversity in this region.

Land clearance occurred disproportionately as the easiest accessible and most productive land was cleared first. As a result, grassy woodlands are now the most endangered vegetation communities in Australia. The land to be restored would be one of these grassy woodlands.

There is some evidence to say that this area should be protected as an ecosystem of national significance. A survey of the history and cultural values of the Aldinga Sellick Beach Scrub in 1973 by the Nature Conservation Society of South Australia says that prior to European colonisation, Peppermint Gums grew in large numbers spreading out from the scrub across the Willunga Plains⁴⁴. Peppermint Box (*Eucalyptus odorata*) Grassy Woodlands are one of eleven ecological communities in South Australia listed as nationally threatened under the *Environment Protection and Biodiversity Conservation Act 1999*^{45,46}:

⁴² South Australian Parliament - Environment, Resources and Development Committee, 2017. *Biodiversity*, Adelaide: South Australian Parliament. Report can be found at <https://www.parliament.sa.gov.au/en/Committees/Committees-Detail> (Report 78)

⁴³ OCC *Native Vegetation Strategy* 2016 p.55,.

⁴⁴ Nature Conservation Society 1973, *A Survey of the Historical and Cultural Features of the Aldinga Sellick Beach Scrub*, available: From photocopy of original, printed by the Department of Further Education 1973

⁴⁵ SA Department of Environment and Water year *Threatened Ecological Communities in South Australia*

⁴⁶ Australian Government *Approved Conservation Advice for Peppermint Box (Eucalyptus odorata) Grassy Woodland of South Australia* 2008

By restoring the grassy woodlands within the Sellicks Beach, rather than repeating the mistakes of the past, we will be contributing to preserving biodiversity in the area and the ecosystems we rely on. In doing so, we will not only help restore our environment, but we will make our community more resilient and more prepared for the problems associated with climate change.

ADDRESSING CLIMATE CHANGE

The Bureau of Meteorology recorded 2019 as the hottest year on record, and 2010-2019 the hottest decade ever for Australia. In the same report, 'State of the Climate 2020', the BOM states that this decade will also be the coolest for the rest of the century⁴⁷. The International Panel on Climate Change has warned that even if all countries adopt zero emissions targets, the world will likely exceed the 2°C target to minimise the effects of global warming⁴⁸. The following graph shows warming projections based on different policy settings⁴⁹:

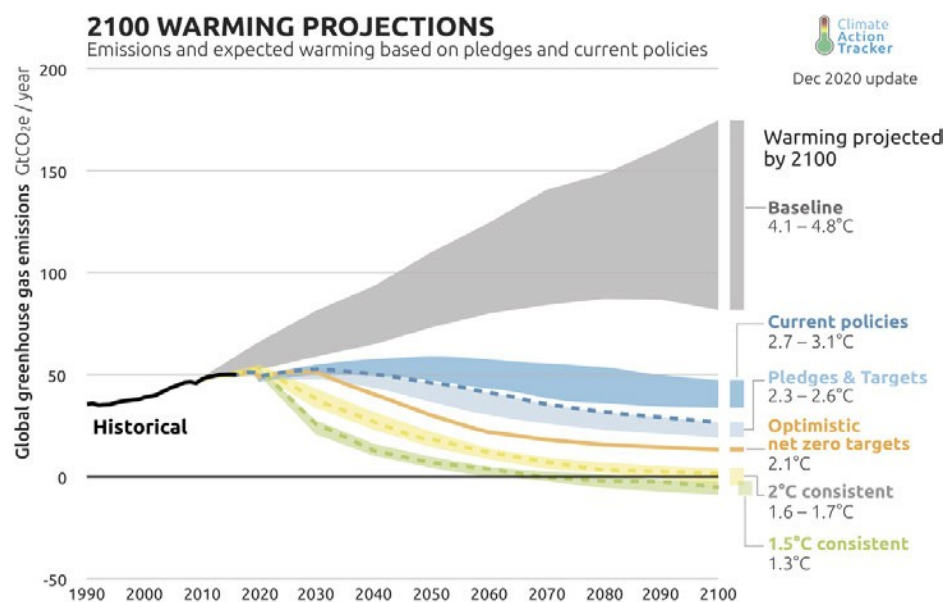


Figure 1 Different warming projections based on the outcome of government pledges and policies.

⁴⁷ Bureau of Meteorology (BOM) [The State of the Climate 2020](#)

⁴⁸ Intergovernmental Panel on Climate Change (IPCC) 2018, [Global Warming of 1.5°C](#)

⁴⁹ Graph from [Climate Action tracker website](#), a collaborative effort between The New Climate Institute and Climate Analytics.

While much of the discussion on how to deal with the climate crisis is around the environment and economics, the biggest threat to communities is actually the health risks associated with a warming planet⁵⁰.

Climate change poses risks to health through increased risk of heat related health issues, increased pollution-related illnesses, and mental health issues. There is also the risk to the lives of people through extreme weather events such as the Black Summer bushfires and the Millennium Drought, and to our food and water security⁵¹. In recognition of this, all levels of government have acknowledged the need to plan for a changing climate and have policies and initiatives in place to help prepare our communities. We have a responsibility to prioritise these initiatives in the *Greater Adelaide Development Plan*. OCC's Structure Plan for Sellicks Beach does not incorporate these policies adequately and contradicts many of the climate policies of both the State Government⁵² and OCC⁵³.

By being innovative and climate-forward, both the State Government and the Onkaparinga Council have the opportunity to act to restore the Sellicks area to grassy woodlands and thus deliver many benefits to mitigate the climate crisis for both the wider region and for Sellicks residents. Biodiverse grassy woodland ecosystems are recognised as effective carbon sinks capturing tonnes of carbon annually⁵⁴ and will help OCC move towards net zero emissions.

The community of Sellicks Beach will benefit from the cooling effect of the trees, reduced pollution and dust exposure from the quarry, and most importantly, reduced risk of heat related health problems associated with urban heat in the future, which is recognised as a significant health issue. It makes no sense to pave over the last open section of our coastline and create problems that every council is making plans to mitigate⁵⁵. A restored grassy woodland will also

⁵⁰ Dr Kate Wylie [Climate Medicine](#) 2020. Climate Medicine is an Adelaide based organisation raising community and organisational awareness on the health risks connected to climate change.

⁵¹ World Health Organisation (WHO) 2018, [Climate Change and Health](#); see also Center for Disease Control and Prevention (CDC) 2020, [Climate Effects on Health](#)

⁵² State Government 2018 [Towards a Resilient State](#)

⁵³ OCC 2019, [Climate Ready Onkaparinga](#)

⁵⁴ Government of South Australia [Guide to Carbon Planting in South Australia](#) 2017

⁵⁵ Onkaparinga Council's [Environment](#) 2016 policy states: "... an analysis of surface temperature in February 2016 has found that the hottest areas in our urban district included dry/dead grass and vegetation, exposed soil and unshaded hard surfaces. Open space has an important role in creating or alleviating heat islands and this has implications for tree cover and use of irrigation

make our agricultural industry and backyard gardens more resilient to the problems of the future through the protection of wildlife, in particular the insects and birds which pollinate our crops.

Restoring the woodlands could also solve another significant issue raised in the *Structure Plan*: the potential stormwater runoff from the proposed development which could cause flooding for current residents downhill, and also negatively impact the Aldinga Washpool Lagoon and associated wetlands⁵⁶. As discussed above, stormwater runoff poses a financial and insurance risk to Council. Weather events are also expected to become more frequent and more intense as climate change takes effect. The benefits of a restored woodlands would be to slow and absorb stormwater, reduce flood risk, and allow for the rehabilitation of remnant watercourses further securing water for the environment and for us in the future.

CONCLUSION

In conclusion, the current *Sellicks Beach Structure Plan* (Draft), in response to the *Greater Adelaide Strategic 30 Year Plan*, is a plan that creates a number of significant problems for no benefit. There is no reason to add an extra 1500 to 4200 homes to this small seaside village. Additionally, the plan also fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWAG's proposal to rezone the area as 'Conservation' and restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate credentials to Australia and the world by doing so. The proposal addresses the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will protect and restore the Tjilbruke Dreaming Trail which is of significant cultural importance to the Kurna Nation and will enhance the quality of life of current residents.

Our plan has the support of the community and local businesses.

⁵⁶ OCC *Sellicks Beach Structure Plan: Issues and Opportunities Paper*, 2020

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: _____
Telephone: _____
Address: _____
Email: _____
Date: _____

The petition of: *(identify the individuals or group/ eg 'residents of the Oly of Onkaparinga)*

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: *(identify the circumstances of the case)*

We the above find the Onkaparinga Sellicks Beach Structure Plan does not

- 1) Preserve the unique rural, coastal & seaside character of Sellicks Beach.
- 2) Protect the health & safety of future residents.
- 3) Preserve open green spaces, creeks, watercourses, & wildlife.
- 4) Preserve large allotment sizes.
- 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petitioners therefore request that the Council: *(outline the action that the Council should or should not take)*

We, the above, request that the Council address the above circumstances in the following ways:

- 1) Do not rezone any part of Sellicks Beach that is currently classified "deterred urban" to "residential".
- 2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.
- 3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.
- 4) Do not approve the development of residences less than 700sqm.
- 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.

AND

6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
Arnon	14011	
Steeve	8 Aberdeen St Sellicks Beach	[Signature]
Jasmine Harker	8 Aberdeen St Sellicks Beach	[Signature]
Jessie Ware	29 Hastings Ave Sellicks B	[Signature]
Bronwyn Ridge	29 Hastings Ave Sellicks B	[Signature]
Michelle Sauerbier	6 Aberdeen St. Sellicks Bch	[Signature]
Sam McLaren	6 Aberdeen St. Sellicks Beach	[Signature]
Josh McLaren	6 Aberdeen St. Sellicks beach	[Signature]
Allison Lindley	34 Herrick St. Sellicks Beach	[Signature]

Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Mollie Sandenrock
Telephone: 08 8531 1211
Address: 10 Lanark Street, Sellicks Beach, SA 5174
Email: mollie@sellicksbeach.sa.gov.au
Date: 1st April 2021

The petition of: (identify the individuals or group, eg 'residents of the City of Onkaparinga')

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: (identify the circumstances of the case)

We, the above, find the "Draft Sellicks Beach Structure Plan" does not:
 1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach.
 2) Protect the health & safety of future residents.
 3) Preserve open green spaces, creeks, watercourses & wildlife
 4) Preserve large allotment sizes.
 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petitioners therefore request that the Council: (outline the action that the Council should or should not take)

We, the above, request that the Council address the above circumstances in the following ways:
 1) Do not rezone any part of Sellicks Beach that is currently classified "deferred urban" to "residential".
 2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.
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 4) Do not approve the development of residences less than 700sqm.
 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.
AND
 6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
Mollie Sandenrock	10 Lanark Street, Sellicks Beach, 5174	
LINDA KEAR	P.O. Box 319 Sellicks Beach, 5174	L. Kear
KYM KELEY	P.O. BOX 319 SELICKS BEACH 5174	KL Keley

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Dr Joanna BrooksTelephone: 10428223574

Address:

Email: ldrjoannabrooks@gmail.comDate: 24/11/20**The petition of:** (identify the individuals or group, eg 'residents of the City of Onkaparinga)

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: (identify the circumstances of the case)

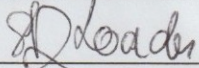
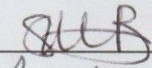
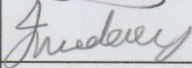
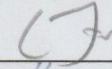

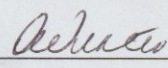
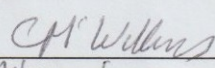
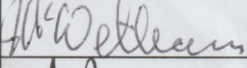
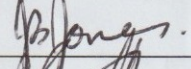
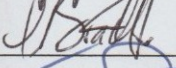
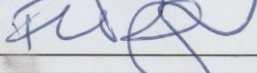
We, the above, find the "Draft Sellicks Beach Structure Plan" does not:

- 1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach.
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- 3) Preserve open green spaces, creeks, watercourses, & wildlife.
- 4) Preserve large allotment sizes.
- 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petitioners therefore request that the Council: (outline the action that the Council should or should not take)

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 - 3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.
 - 4) Do not approve the development of residences less than 700sqm.
 - 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.
- AND
- 6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
Simon Loader	87 ALEXANDER ST. SELICKS BEACH	
Sam Beach	32 173 The Esplanade Sellicks Beach	
JACK MADELEY	4 ABERDEEN STREET SELICKS BEACH	
Connor Fr-	2 Aberdeen Street Sellicks beach	
Jodie Kerr	2 Aberdeen St	
CHERYL WINTER	2 ORLAND DR SELICKS BEACH SA 5174	
Christina McWilliam	14 Armstrong St Sellicks Bch	
John McWilliam	" " " "	
JOHN BW JONES	14 MONACO BLD " "	
Tracy BRADLEY	35 NORMAN Victoria Pde, Sellicks BEACH	
Fiona Donagh	5 Kaper Ave Sellicks Beach	

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Valerie Tomlinson	15. FONTAINE DRIVE SELICKS BEACH	
Troy Fry	6 Uspier PL Sellicks beach	
Marie Saviers	28 Riviera Rd Sel <u>clack & O... Ct.</u>	
Mel Saviers	" tr	
Sarah HAYMAN	21 Gisborne Ave Sellicks Beach	
ALEX EVANS	21 GIBBORNE AVE SELICKS BEACH	
LES DRUMMOND	STIRLING AVE SELICKS BEACH	
PERON/Cfi	44- fr " " " "	
ROSEMARY CARBON	39 RENFREW RD SELICKS BEACH	
Julie Cobbon	39 Renfrew Road Sellicks Beach	
Sharon McEgan	17 Seascope View Sellick Beach	
B. J. Wilson	45 ALEXANDER ST	
Hayley Simpson	36 Oriana Drive, Sellicks Beach	
Crystal Giles	7 plaza avenue, Sellicks beach	
Graham Steedel	7 plaza ave sellicks Beach	
BERNARD ROGOSINSKI	106 WELLINGTON AVE SELICKS BEACH	
Jesse Rankin	21 Armstrong St. Sellicks	
Angela Cull	17 Monaco Blvd, Sellicks Beach	
Yvonne Tiss	37 Hastings Ave " "	
Shayla Allen	4 Robert Street	
Karen Shelmerdine	33 Renfrew Rd Sellicks Beach	
Diana Davis	6 Plaza Ave sellicks Beach	
Jessie Keppel	1/2-7 Seascope View Sellicks Beach	
Clive Morris	9/ALEXANDER ST SELICKS BA	
Roy Little	24 Maritime Ave.	

Petition



To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: I=ID=r=J=o=a=n=n=B=r=o=o=k=s=====j
Telephone: i0428223574
Address: _____
Email: dicannabrooks@gmail.com 24/11/20
Date: _____

The petition of: *(identify the individuals or group, eg 'residents of the City of Onkaparinga')*
 Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: *(identify the circumstances of the case)*

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Name	Address	Signature
Heather Jones	18 Armstrong Street Sellicks Beach	[Signature]
Steve Spafford	18 ARMSTRONG ST SELICKS BEACH	[Signature]
Eileen Spafford	18 Armstrong Street Sellicks Beach	[Signature]
Paul Jarrett	78 Esplanade Sellicks Beach	Paul Jarrett
Kelly Childs	8 Lancelot Ave Hazelwood Pk	Kelly Childs
D. Burnett	2502/29 Angus St Adel	[Signature]
G. Brett	7 Owen Ct St Agnes	[Signature]
Paul P	37 ORIANA DRV	[Signature]
A. Carbone	85 Alexander St Sellicks Beach	[Signature]
J. Carbone	85 ALEXANDER ST SELICKS BEACH	[Signature]
Yasmin Hall	0 Robert St, Sellicks Beach	[Signature]

Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda 1

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Arthur Karagiannis	67 The Esplanade Sellicks Beach	
Jenny Rogers	68 Wellington Ave	
Lucy Buchanan	9 Coenen Avenue	
Billy Madeley	173 Sellicks Beach ROAD	
Shahni Kitta	173 Sellicks Beach ROAD	
David Costin	18 Monaco BLVD Sellicks Bch	
Maria Ueda	1f- fMQ)Qco {VD Sellicks Beach	
Sten Costin	18 Monaco BLVD Sellicks Bch	
Margie Cook	18 Monaco Bw Sellicks	
Taylor Threadgill	47 Alexander St Sellicks	
SHARNE QUICK	1 HERRICK ST SELICKS BEACH	
Adrienne	1 SELICK ST	
Tara Broadbridge	14 Herrick St	
Emma Cooper	8 Fontaine Drive Sellicks	
Aldanxin	21 Armstrong St Sellicks	
Savanna Allen	4 Robert Street Sellicks	
JOE HUMME	35 RENFREW RD SELICK BEACH	
Jocelyn Nicholson	18 Alexander St. Sellicks Beach	

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Irish Jones

Telephone: 10428223574

Address:

Email: irishjones@gmail.com

Date: 24111120

The petition of: *(identify the individuals or group, eg 'residents of the City of Onkaparinga')*

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: *(identify the circumstances of the case)*

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AND

- 6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

	Address	Signature
Deepak B.	58 Harvey St Woodville Park	
S. Manning	19 Crystal Harmony Int Sellicks	
RICHARD + NANCY	3 LIGHT PLACE MOUNT COMPASS	
Alex Robinson	7 LEAWARD AVE Seaford	
Dianne Robinson	7 Leaward Ave Seaford	
Anthea Buchanan	G... W... 11 Q. 2... vv... 11	
Heaven Buchanan	C'0... A... J-v... b--S... f/vr-1, 1-, d. s vic.	
B. Moise	89 Esplanade	
Tence Madeley	t Hb... 11	
Robert Kear	A, d&	
Lorraine Kear	7-Pl... 11	

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Leanne McGarr	13 Shovelinae AVE SELICKS BCH	[Signature]
PHIL SALT	14 GEORGE PARADE, SELICKS BCH	[Signature]
Jacqui EDWARDS	14 GEORGE PARADE SELICKS BEACH	[Signature]
Lorraine Hooper	35 Norman Victory Pde. Sellicks Hill	[Signature]
FAY Tuffch	2 NAPIER PLACE Sellicks Beach	[Signature]
Robert Tullah	2 Napier Pl Sellick Beach	[Signature]
GORDON TOMLINSON	15 FOUNTAINE DR SELICKS BEACH	[Signature]
Shelley Groat	11 Norman Victory Pde. Sellicks Beach	[Signature]
Ken Groat	11. Norman Victory Pde Sellicks B	[Signature]
Melissa McMillan	58 Alexander St Sellick Beach	[Signature]
Ik Cowie	HASTINGS AV Sellicks Bch	[Signature]
TRISTAN SAUNDSON	Th CRAVA DEW Sellicks Beach	[Signature]
Dianne Young	1 87821 87821 SELICKS Beach	[Signature]
Cody S	7 Plaza Avenue	[Signature]
M. BAMBACAR	14 SELICKS BEACH Sellicks Beach	[Signature]
Lake Zevon	21 Armstrong Street Sellicks Beach	[Signature]
Jason Gill	17 Manaro Blvd, Sellicks Bch	[Signature]
Heather Preiss	177 Sellicks Bch rd. Sellicks Bch	[Signature]
Peter TISS	37 Ranfurly St Sellicks	[Signature]
Demi Phillips	9 Roberts Street Sellicks Bch	[Signature]
Michael Walsh	101 Sellicks Bch Rd Sellicks Bch	[Signature]
Pau McDonald	18 Alexander Ave, Sellicks Bch	[Signature]
Angie Carin	3 Alexander St, Sellicks Bch	[Signature]
Brendo Laube	54 HASTINGS AVE SELICKS Bch	[Signature]
JAMES LAUBE	" " " " " "	[Signature]
ANGUS LAUBE	" " " " " "	[Signature]

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: _____

Telephone: _____

Address : 4:7 JV E L L, - - G - - , - O - N - - A - - V - t - : : - - - - -

Email: _____

Date: _____

The petition of: *(identify the individuals or group, eg 'residents of the Qty of Onkaparinga')*

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 - 3) Do not pron!Jse high-density hving over open green spaces, creeks, watercourses. & wildlife.
 - 4) Do not approve the development of residences less than 700sqm.
 - 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.
- AND
- 6) Do extensively consult with residents of Selltcks Beach on any and all proposed development. All proposals regarding the future development of Sell1cks Beach should go to vote by referendum.

Name	Address	Signature
GERRY FLANAGAN	47 WELLINGTON AVE	<i>G Flanagan</i>

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Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: [Dr Joanna Brooks

Telephone: [0428223574

Address:

Email: [ldrioannabrooks@gmail.com

Date: [24/11/20

The petition of: (*identify the individuals or group/ eg 'residents of the City of Onkaparinga*)

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: (*identify the circumstances of the case*)

We, the above, find the "Draft Sellicks Beach Structure Plan" does not:

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Name	Address	Signature
Joanna Brooks	9, Robert Street, Sellicks Beach, 5174	[Signature]
Cwyneth Joslin	32 Tangier Blvd, Sellicks Beach	[Signature]
Ellen Sallows	73 Alexander St Sellicks Beach	[Signature]
Tony Bacon	73, Alexander St, Sellicks Beach	[Signature]
Susie Allen	4 Robert St, Sellicks	[Signature]
Shevan Pilmer	40 Herrick St Sellicks Bch	[Signature]
Chooka Haslop	23 Casino Blvd Sellicks Beach	[Signature]
Joanne Schutz	67 Sellicks Beach Rd Sellicks Beach	[Signature]
Michelle McEneaney	28 Napier Ave Sellicks Beach	[Signature]
Tom Sauer	ALEXANDER ST SELICKS BEACH	[Signature]
Grace DeLeo	Herrick St, Sellicks Beach	[Signature]

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Cherrie Mango	3 Napier Ave Sellick Beach	C Mango
Ann Van Trigf	Wellington Ave Sellicks Beach	Ann Van Trigf
Mark Trigf	Wellington Ave Sellicks Beach	Mark Trigf
Laura Deane	5 Alexander St Sellicks Beach	Laura Deane
Cathie Cook	30 Plaza Ave Sellicks Beach	Cathie Cook
Troy Deziel	32 Sellicks Beach Rd	Troy Deziel
Ronny & Janes	37 Alexander St	Ronny & Janes
Ian Bull	2 Virgo Parade Sellicks Beach	Ian Bull
Trish Bull	2 Virgo Parade Sellicks Beach	Trish Bull
Michael/Harlan	30 Oriana Dr Sellicks Beach	Michael/Harlan
Kyrene Smith	84 Alexander St S/Beach	Kyrene Smith
Margaret Smith	Moona Mews SEAFORD	Margaret Smith
Delton Bradley	84 Alexander St Sellicks Bch	Delton Bradley
Bob Richter	90 Esplanade Sellicks Beach	Bob Richter
SIGRID RICHER	90 Esplanade Sellicks Beach	Sigrid Richter
BRIAN TELFORD	12 STIRLING AVE SELICK HILL	Brian Telford
Brenton Kirk	56 Alexander St Sellicks Beach	Brenton Kirk
GEORGE TITIKIA	25 RENFREW RD SELICKS	George Titikia
Alison Tinker	25 Renfrew Rd Sellicks Beach	Alison Tinker
Shi-Anne Thompson	33 Sellicks Beach Rd, Sellicks Beach	Shi-Anne Thompson
James Vaughan	10 Maritime Ave, Sellicks Bch	James Vaughan
Alessandra Hocking	46 Hastings Ave Sellicks Beach	Alessandra Hocking
JOHN WATKINSON	71 SELICKS BEACH RD SELICKS BEACH	John Watkinson
Kiara Irvine	22 Alexander St Sellicks Beach	Kiara Irvine
Ananta Irvine	22 Alexander St Sellicks Beach	Ananta Irvine
Emma Williams	60 Alexander St, Sellicks Bch.	Emma Williams

Retition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: OLJ OJ ky-ftl q

Telephone: _____

Address: 5 HM 'Ad-1-rje! :- -' -t= -E LJC LJ 8 E-H----- 5i-y

Email: U{,I/Yc)-deon f(11qiY !Cu/. (C, ']/W

Date: ---2:5 M 'Q)Vem !5e:f :2 u 2 D

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Residents of Sellicks Beach 5174 {Petition 1

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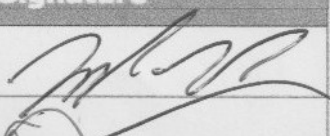
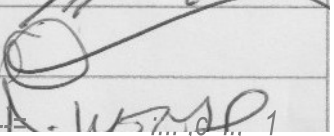
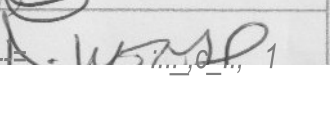
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The petitioners therefore request that the Council: (outline the action that the Council should or should not take)

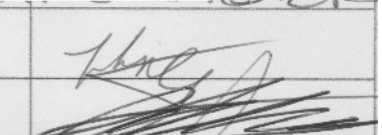
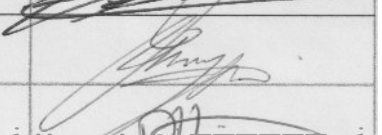
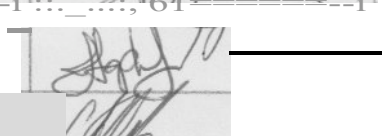
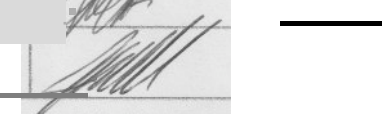
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- 4) Do not
- 5) Do not

Name	Address	Signature
Mckenna	6 Monaco Blvd Sellicks Beach	
- f:v:f c \l- 'L-r-.sfl.LLC. 1/2	BCH	
Mark		

1)4 (ifil-N

Cou °cIRJ SJLd s

Tonya Hynes	5 Dode Road Serford Meadows	
John Z. Kalski	33 WELLINGTON AVE	
Lexerno Cr"	Sellicks Beach	
Sci\,c(-5 'X' h		

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City of Onkaparinga
Attachment C – Community Leaders Forum

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(Identify the details of the petition on each page)

Draft

Residents of Sellicks Beach S174 (Petition) Sellicks Beach Structure Plan

Name	Address	Signature
Julie Freeman	30 High Street Willunga	S172
Lucy Dunn	9 ^{Avm} [redacted] strong Street, Sellicks Beach	S174 [Signature]
Brady Vlyggen	"	[Signature]
Scott Ogilvie	"	[Signature]
James Thorpe	109 Wellington Avenue, Sellicks beach	[Signature]
Emma Raper	9 Caronia Cove, Sellicks Beach	[Signature]
Anne Tunstill	213 Kays Rd, Blewett Springs	[Signature]
Tamika Watts	33 Napier Avenue	[Signature]
Patrick Kendall	33 Napier Avenue	[Signature]
Daniel Hamlyn	30 Cannes Drive	[Signature]
Melissa Schubert	3 George Parade Sellicks Beach	[Signature]
TOM Hamlyn	30 Cannes Drive	S174 [Signature]
Amber Hamlyn	30 Cannes Drive Sellicks Beach	[Signature]
Kim Kranz	13 Oriana Drive Sellicks Beach	[Signature]
DJ Paterson	13 Oriana Drive Sellicks Beach	[Signature]
Nicola Thinson	6 Alexander Street Sellicks Beach	[Signature]
Shane Thinson	6 Alexander Street Sellicks Beach	[Signature]
Kirsten Low	6 Alexander St. Sellicks Beach	[Signature]
Sam Luong	6 Alexander St Sellicks Beach	[Signature]
James Patterson	6 Alexander St Sellick Beach	[Signature]
Zue Hecht	13 Alexander St S.B.	[Signature]
Paul Hecht	13 Alexander St S.B.	[Signature]
Warwick Morse	89 Esplanade S.B.	[Signature]
Pat Sprague	78 Wellington Ave, S.B.	[Signature]
Ian Lynch-Horn	78 WELLINGTON AVE S.B.	[Signature]
Laurie Pengaley	3 Robert St Sellicks Beach	[Signature]

(Identify the details of the petition on each page)

Residents of Sellicks Beach 9174 (Petition 1) Draft Sellick Beach Structure Plan

Name	Address	Signature
JOHN LEAVER	CLARK COURT SELICKS BEACH	J. Leaver
Tracy Pengelley	3 Robert St, Sellicks Beach	Pengelley
Jennifer Wallace	10 Virgo Parade, Sellicks Beach	J Wallace
Jenny Hamon	51 Esplanade Sellicks Beach	J Hamon
Jennie Hayes	18 Seashore Ave, Sellicks Beach	J Hayes
Kym M. Russo	83 Esplanade Sellicks Beach	K Russo
Chris Bolton	15 Sunning Ave.	C Bolton
GILL BOLTON	[REDACTED]	G Bolton
Bernie Donohue	50 Esplanade Sellicks Beach	B Donohue
MARIE DONOHUE	" " "	M Donohue
Jo McCracken	16 CRYSTAL HARMONY CT, SELICKS BEACH	J McCracken
CHRIS LINN	7 ALEXANDER ST SELICKS BEACH	C Linn
KERTIN WAHLHEIM	1 TANGIER BVD, [REDACTED]	K Wahlheim
LUKE WAHLHEIM	" " " [REDACTED]	L Wahlheim
GEACIE WAHLHEIM	" " " [REDACTED]	G Wahlheim
Abby Drew	19 Seascape View, Sellicks Beach	Abby Drew
Taylor Stoeckel	7 Plaza av Sellicks Beach	T.J. Stoeckel
Brenda Pearson	3 Justs Rd Sellicks Beach	B Pearson
Brice Pearson	3 Justs Rd Sellicks Beach	B Pearson
Tanner Pearson	3 Justs Rd. Sellicks Beach	T Pearson
Chace Houston	67 alexander St	C.H
LUKE DREW	19 Seascape View, Sellicks Beach	L Drew

Attach additional sheets as required

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Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Mr Joanna Brooks

Telephone: 10428223574

Address: _____

Email: ldrjoannabrooks@gmail.com

Date: 24/11/20

The petition of: *(identify the individuals or group/ eg 'residents of the City of Onkaparinga,*

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Draws attention of the Council: *(identify the circumstances of the case)*

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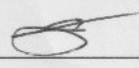

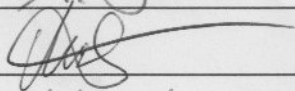


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Name	Address	Signature
See Pryor	70 91 Alexander Street Sellicks Beach	
Moira Battams	81 Alexander St Sellicks Beach	Mr E. Battams
Kym Battams	Gulfview Rd Sellicks Beach	K Battams
Bob Battams	Gulfview Rd Sellicks Beach	B Battams
12 de Fredrick	95 sellicks Beach Rd	de Fredrick
W. de Fredrick	95 sellicks Beach Rd	
Amanda Jurado	Bay View sellicks Beach	A. Jurado
Aiden Scott	83 Sellicks Beach Rd	
Janice Vaughn	10 Mardine Ave sellicks Beach	J Vaughn
Chris Hocking	46 HASTINGS AVE, SELICKS BEACH	
Jo..10> b Shaw	105 wellington avenue	

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Oro.ft-

Residents of Sellicks Beach S174 (Petition 1) Sellicks Beach Structure Plan		
Name	Address	Signature
Ricky Turner	132 Wellington ave sellicks	R Turner
Mandy Weeks	42 Writtle Boulevard Sellicks	M. Weeks
Craig Moorlow	62 Wellington Ave Sellicks.	

t1/ w

- Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: LeeD=r=J=o=a=n=na=B=ro=o=k=s=====

Telephone: 28223574 '-----i

Address:

Email: ldrjoannabrooks@gmaJl.com

Date: 24/11/20

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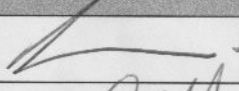
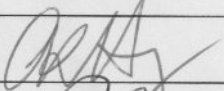

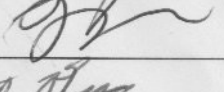
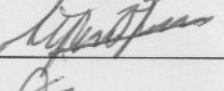

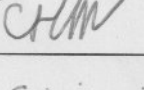

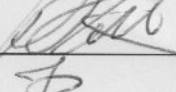
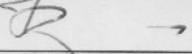
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Name	Address	Signature
L. NEWMAN	CARONIA COVE S/BEACH	
A. Harry	Herrick Street, Sellicks Beach	
N. Buckleigh	51 Napier Ave. Sellick Beach	
J. Kay	11 Herrick St. Sellicks Beach	
STEPHEN JONES	15 WILKINSON AVE	
A. Skidmore	14 Arcadia Cres	
C. Murphy	13 Wigham Rd	
Chris Winning	4 Arion Way, Sellicks Beach.	c.winning
Olivia Bendt	4 Arion Way, Sellicks Beach	
Andy Lott	94 Alexander St Sellicks Beach	
JAM BARNETT	26 LARRY CRES.	

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Emily McLaren	4a Seaborne Avenue Port Willunga	efm
Dagan Zinal	17 Cannes Drive Sellicks Beach	[Signature]
Chris Graetz	7 [redacted] Cannes Drive Sellicks Beach	[Signature]
Annie Thomas	1 Esplanade, Sellicks	A Thomas
Don Thomas	1 Esplanade Sellicks	[Signature]
Nic Tschirner	34 Lurline Blvd, Sellicks	NT
Mark Jenson	8 Wellington Avenue Sellicks Beach	[Signature]
Leanne Reddick	18 Napier Ave Sellicks Beach	[Signature]
Peron Cronin	134 WELLINGTON AVE SELICKS BEACH	[Signature]
MAUI FARRELL	91 Alexander St Sellicks Beach	[Signature]
Henriette van der Werfhuizen	10 Sellicks Beach Rd, Sellicks Beach	[Signature]
Henrich Underwieshuizen	10 Sellicks Beach Rd, Sellicks Beach	[Signature]
PETER RAFFEN	9 LASCALA AVE SELICKS BEACH	[Signature]
Jenny Haines	9 Lascala Ave " "	[Signature]
Nadia Caon	55-57 Alexander Ave, Sellicks Beach	N. Caon
James Stevas	" " " "	James Stevas
Bonnie Wuttke	25 Hastings Ave - SP	[Signature]
Dennis Wuttke	" " " " "	[Signature]
Peter Sommers	1 Gisborne Ave, Sellicks Beach	[Signature]
Chantelle Summers	" " " "	[Signature]
Jim Liapis	29 Shoreline Ave Sellicks Beach	[Signature]
Sarah Olyde	1/13 Hastings Ave Sellicks Beach	[Signature]
Mary Amerin	80 Alexander Ave, Sellicks Beach	M. Amerin
Nick Gray	88 Alexander St, Sellicks Beach	[Signature]
Alan Wulke	13 Dumnossil Ave Sellicks Beach	[Signature]
John Hanson	51 Esplanade Sellicks Beach	[Signature]

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To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Dr Joanna Brooks

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Name	Address	Signature
Hazel Kane	2 Seashore Ave, Sellicks Beach	Hazel Kane
Alex French	2 Riviera Road, Sellicks Beach	Alex French
Leo French	2 Riviera Road, Sellicks Beach	Leo French
LINDA WATHERS	91 SELICKS BEACH RD, SELICKS BEACH	Linda Wathers
Neil Irvine	22 Alexander St, Sellicks Beach	Neil Irvine
Sarah Leonard	103 Sellicks Beach rd Sellicks Beach	Sarah Leonard
Julie Preiss	75 Acacia Tre, Aldings Beach	Julie Preiss
D. SIMPSON	12 STAR PRINCESS CRT, SELICKS BEACH	D. Simpson
Belle Skidmore	14 Arcadia Cres, Sellicks Beach	Belle Skidmore
Samantha Illman	17 Cosborne Avenue, Sellicks Beach	Samantha Illman
Chris Illman	867 ILLMAN Vally, RP	Chris Illman

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: Dr Joanna Brooks**Telephone:**10428223574**Address:****Email:**drjoannabrooks@gmail.com**Date:**24/11/20**The petition of:** *(identify the individuals or group, eg 'residents of the City of Onkaparinga)*

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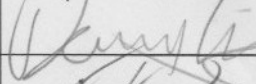


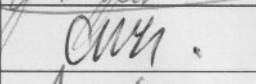
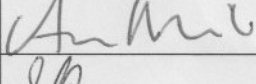
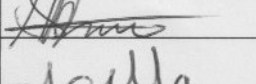
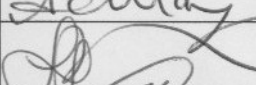



The petitioners therefore request that the Council: *(outline the action that the Council should or should not take)*

We, the above, request that the Council address the above circumstances in the following ways:

- 1) Do not rezone any part of Sellicks Beach that is currently classified "deferred urban" to "residential".
- 2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.
- 3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.
- 4) Do not approve the development of residences less than 700sqm.
- 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.

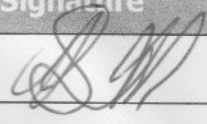
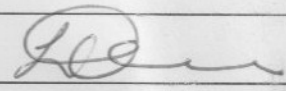
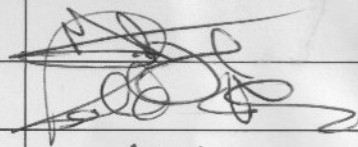

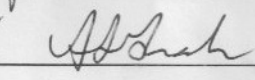
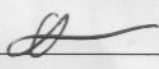
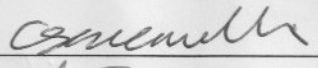
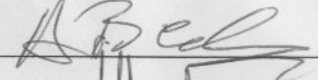
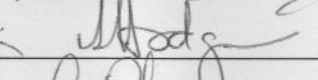


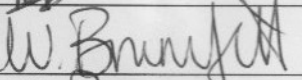
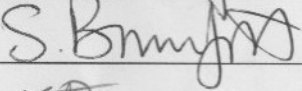
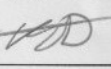

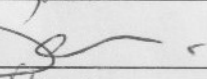
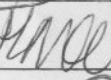
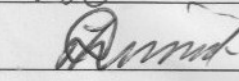

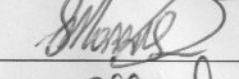
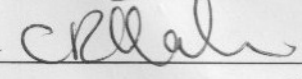
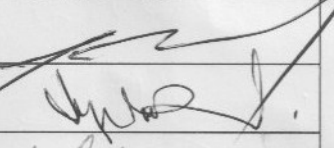
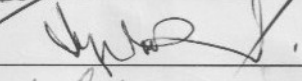
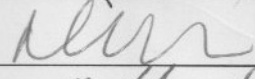
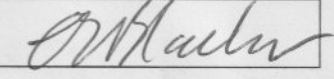
AND

- 6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
Georgios Tsivinis	9 Robert Street, Sellicks Beach 5174	
David King	32 Tangier Blv, Sellicks Beach	
Bob ROGER	12 LANARK ST SELLICKS	
Mikayla ^{Haxton}	67 SELLICKS beach Road	
Julian Hall	no. 10 ROBERT ST SELLICKS BEACH	
Charlie McAuley	97 Wellington Av Sellicks beach	
Andrew Miller	69 Ningana Rd Aldinga Beach	
Sharon Price	7 Robert St	
ASHLEY MARRAS	3 NABIGE AVE Sellicks beach	
Aura Gough	10 Esplanade	
Levi Rundt	10 Esplanade	

(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
Megan Salkeld	Alexander Street	
AR DULA Ju Letti	39 ESPLANADE sellicks BEACH	
Laura Deane	5 Alexander St, Sellicks Beach	
Troy Dalziel	32 SELICKS BEACH RD	
Paul Steves	Sellicks	
Mandy Frahn	9 Star Princess, Sellicks Beach	
Coitlin Frahn	9 Star Princess, Sellicks Beach	
Charlie Shaw-mcmillan	1564 Hindmarsh Tiers Rd	
ALIE BECK	79 ESPLANADE	
Dana Hodgen	27 Fingert Blvd Sellicks Bk	
Lynne Roper	76 Alexander St.	
Riley Sandercock	1 Just Road, Sellicks beach.	
Wendy Brunfitt	8, Oriana Drive Sellicks B	
Stere Brunfitt	" "	
Tess Salkeld	Alexander St	
caitlyn coggins	crystal harmony crt	
Sean McCracken	16 Crystal Harmony court	
Hannah McCracken	16 crystal Harmony court	
DAVE ZIMIAK	17 CANNES DRIVE SELICKS BEACH	
ERIN PICCOTTO	7 ESPLANADE SELLICK BEACH	
Shirley Mars	7 ESPLANADE SELLICKS BEACH	
CR Mah	124 Wellington Ave Sellicks Beach	
John McDonald	33 Esplanade Sellicks Beach	
LYN McDONALD	33 Esplanade, Sellicks Beach	
NICOLA BLACKER	33 Cannes Drive Sellicks Beach	
Couway Blacker	33 Cannes Drive Sellicks Beach	

45

Petition

To the Mayor and Councillors of the City of Onkaparinga

* **Petition contact person:** W f, SLU/ VVO IS

or L R-c_E. 1J_e_Leo
043<J 15'3>"3 0\5

Telephone : [0 LI: D 6t ?---"?- ?.. og?..

Address: (0 :S ft{Ot. e2.tr £ 'SeJ[c.it.:S. 8.J")

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Date: ft- . ?- a!- t(/ J..D ;

The petition of: (identify the individuals or group, eg 'residents of the City of Onkaparinga,

Residents of Sellicks Beach 5174 (Petition 1"

Draws attention of the Council: (identify the circumstances of the case)

We, the above. find the Draft Sellicks Beach Structure Plan" does not:

- 1) Preserve the unique rural, coastal. & seaside character of Sellicks Beach.
- 2) Protect the health & safety of future residents.
- 3) Preserve open green spaces, creeks, watercourses, & wildlife.
- 4) Preserve large allotment sizes.
- 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petitioners therefore re u that the Council: (outline the action that the Council should or should not take

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- AND
- 6) Do extensive ly consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
WENDY MORRIS	-103 ALEXANDER ST. SELICKS BCH	
NIC WILK	98 74 L'01--A/J)Jff< S'T)'tl/ CL /W:.... !!.. <:..--=,.(t/ -/-¥ ---	

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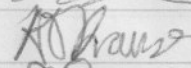
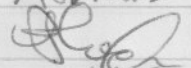
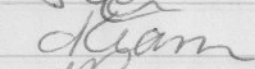
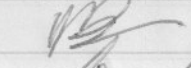
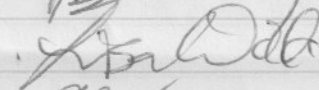

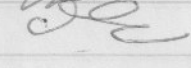
(Identify the details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Draft Sellicks Beach Structure Plan

Name	Address	Signature
H. Green	3 Ranfurly Avenue 5174	Howard Green
A. MARRACK	11a Napier Ave 5174	M
K Jones	13 Stirling Ave Sellicks	
W. Rogers	68 Wellington Ave Sellicks Beach	
C. Lauriston	41 Hastings Ave Sellicks Beach	
D. Bazzacco	41 Hastings Ave Sellicks Beach	D Bazz
P. Smith	3 ORIANA DE SAUVES BEACH	P Smith
M. Wythe	22 Dunrossil Ave Sellicks Beach	M Wythe
C. Schmidt	16 Fontaine D Sellicks Beach	CM Schmidt
A. Shreffers	17 Kaitines Avenue Sellicks	
P. Stokes	30 Norman Victory Ave Sellicks B	
B. O'Connell	107 Alexander Street Sellicks Beach	
F. Adomas	23 Wellington Ave, Sellicks Beach	F Adomas
R. WILLIAMS	17 WELINGTON AVE SELICKS BEACH	
G. WISE	6 ROBERT ST SELICKS BEACH	G Wise
E. JONES	28 LURLINE BOULEVARD SELICKS BEACH	
A. Watson	33 LURLINE BLVD, SELICKS BEACH	
K SIMPER	27 Shoreline av Sellicks Beach	
T. GIAMPOLI	XXXXXXXXXXXXXXXXXXXX	T Giampoli
W. Seal	21 Capri Sellicks Beach	W Seal
EM BARNETT	25 CAPRI CRES.	Em Barnett
B. Blank	105. Alexander St. Sellicks Beach	B Blank
K Whicker	26 Riviera rd Sellicks Beach	
B. TRON	XXXXXXXXXXXXXXXXXXXX SELICKS BEACH	

Attach additional sheets as required

Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda

Name	Address	Signature
Zach Panepinto	2210 SEVEN HILLS HTS	
ANDREW KRANSE	42 Esplanade, Selly Oak	
PETER COOPER	54 WELINGTON AVE	
Cathy Keam	36 Norman Victory Pole	
Reece Brennan	299 Prices Rd Wooronga	
LISA WILD	3 Skye Place Selly Oaks Beach	
T. MCARDLE	PO Box 36 Selly Oaks Beach	
Bob Coddell	8 Higgins Blvd Selly Oaks Beach	

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person f0ic.010- r''toh-Po.Jr':::)

Telephone: le:>4-W C;-<--'S:8 IS

Address: b Se-ill:CLG.-s P:oa.-c'

Email: I \)i'CUe.- IY-I hDi-l3/4O-1. o u t:...

Date : 26 -4-h A.Jo u 2-0'20

The petition of: (identify the individuals or group, eg 'residents of the City of Onkaparinga)

Residents of Sellicks Beach 5174 (Petition 1)1

Draws attention of the Council: (identify the circumstances of the case)

We, the above, find the "Draft Sellicks Beach Structure Plan" does not:
1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach.
2) Protect the health & safety of future residents.
3) Preserve open green spaces, creeks, watercourses, & wildlife.
4) Preserve large allotment sizes.
5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petition therefore request that the Council: (outline the action that the Council should or should not take)

We, the above, request that the Council address the above circumstances in the following ways:
1) Do not rezone any part of Sellicks Beach that is currently classified "deferred urban" to "residential".
2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.
3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.
4) Do not approve the development of residences less than 700sqm.
5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.
AND
6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
<u>Abi:7J2orc+on-Pacr</u>	<u>-S\--00 Pc'inreSS_L1-+...Se licks Beach</u>	<u>[Signature]</u>
<u>for. I b 9-of Pnncess cf</u>	<u>Sellicks Beach</u>	<u>[Signature]</u>
<u>Talia Thornton-Parish</u>	<u>16 tfO<' Phfness cf</u>	<u>Sellicks Beach TTP</u>

<u>Penelope McCann</u>	<u>18 Star Princess Ct, Sellicks Beach</u>	<u>[Signature]</u>
<u>Sharla Hill</u>	<u>5 Star Princess Cr Sellicks Beach</u>	<u>[Signature]</u>
<u>PATRICIA HOWE</u>	<u>3 Star Princess Ct Sellicks Bch</u>	<u>[Signature]</u>
<u>LES McPHAIL</u>	<u>3 Star Princess Ct Sellicks Bch</u>	<u>[Signature]</u>
<u>Shelley Simpson</u>	<u>12 Star Princess Ct, Sellicks Bch</u>	<u>[Signature]</u>
<u>GERYH HARCOCK</u>	<u>10 STAR PRINCESS CT. " "</u>	<u>[Signature]</u>
<u>Victoria Cheat</u>	<u>14 Star Princess Ct</u>	<u>[Signature]</u>
<u>Manila Nelson</u>	<u>7 Star Princess crt " "</u>	<u>[Signature]</u>

Petition

To the Mayor and Councillors of the City of Onkaparinga



Petition contact person: _____

Telephone: _____

Address: _____ Sellicks Beach _____

Email: _____

Date: _____

The petition of: (identify the individuals or group, eg 'residents of the City of Onkaparinga?')

Residents of Sellicks Beach 5174 (Petition 1)j

Draws attention of the Council: (identify the circumstances of the case)

We, the above, find the "Draft Sellicks Beach Structure Plan" does not:

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- 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

J: e petitioners therefore re uest that the Council: (Of/tline the action that the Council shguld or should not take)

We, the above, request that the Council address the above circumstances in the following ways:

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		Signature
mat + pro	Lascala Ave Sellicks Beach	
LISA Derbyshire	88 Prichard St Aldinga Beach	
CHRIS LEWIS	22 TOUCAN LOOP ALDINGA BEACH	
Pat Higginson	23 Shoreline Ave SELICKS BEACH	
Daniel Teh	9 Main Road, Willunga	
NOEL RAPER	77 MAIN ST RD MYRONGA	
	29 Alexander St Sellicks Beach	

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(Identify tj,e details of the petition on each page)

Residents of Sellicks Beach 5174 (Petition 1) Sellicks Beach Structure Plan

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Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda 2

Petition

To the Mayor and Couhcillors of the City of Onkaparinga

Petition contact person: Ok. Law-a /k ?# '-£

Telephone: t?f; Olfiff'1

Address: 1er St Sellicks Beach SA 5174

Email: laura.deane1@gmail.com

Date: 2 December 2020.

The petition of: *(identify the individuals or group, eg 'residents of the City of Onkaparinga J*

Residents of Sellicks Beach 5174 (Petition 1

Draws attention of the Council: *(identify the circumstances of the case)*

We, the above, find the oratt Sellicks Beach Structure P: # 1 -d_0_s 0-t_:

- 1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach
- 2) Protect the health & safety of future residents.
- 3) Preserve open green spaces, creeks, watercourses, & wildlife.
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We, the above, request that the Council address the above c1rcumstances in the following ways :

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AND

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Name	Address	Signature
Andrew Poliansky	17 George Parade. Sellicks Beach	<i>[Signature]</i>
PAUL TSCHIRNER	34 LURLINE BLVD SELICKS BEACH	<i>[Signature]</i>
Bonny Kairl	16 Milford Sellicks Beach.	B Kairl.
Fiona Donagh	5 Napier Ave Sellicks Beach	<i>[Signature]</i>
Terry Brandon	2 Bay View Sellicks Beach	<i>[Signature]</i>
ANNE BROTHERSTON	" " " " "	<i>[Signature]</i>
Callen White	51 Bristol St Aldinga Beach	C. White.
ROGER MURPHY	17 Alexander St Sellicks Beach	<i>[Signature]</i>

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Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: [Redacted]

Telephone: [Redacted]

Address: [Redacted]

Email: [Redacted]

Date: [Redacted]

The petition of: (identify the individuals or group/ eg 'residents of the Gty of Onkaparinga)

Residents of Sellicks Beach 5174 (Petition 1)

Draws attention of the Council: (identify the circumstances of the case)

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Address	Signature
96 WELLINGTON AVE SELICKS BEACH	[Signature]
" " " "	[Signature]
98 WELLINGTON AVE SELICKS	Christine Chambers
31 NAPIER AVENUE SELICKS BEACH	Karl [Signature]
31 NAPIER AVE SELICKS BEACH	[Signature]
47 NAPIER AVE SELICKS BEACH	[Signature]
14 GEORGE ROE SELICKS BEACH	[Signature]
14 GEORGE ROE SELICKS BEACH	[Signature]
3 ABERDEEN ST SELICKS BEACH	[Signature]

Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda 2

Petition

To the Mayor and Councillors of the City of Onkaparinga

Petition contact person: _____

Telephone: [_____]

Address _____

Email: _____

Date: _____

The petition of: (identify the individuals or group, eg 'residents of the City of Onkaparinga')

Residents of Sellicks Beach 5174 (Petition 1)1

Draws attention of the Council: (identify the circumstances of the case)

We, the above, find the 'Draft Sellicks Beach Structure Plan' does not:

- 1) Preserve the unique rural, coastal, & seaside character of Sellicks Beach.
- 2) Protect the health & safety of future residents.
- 3) Preserve open green spaces, creeks, watercourses, & wildlife.
- 4) Preserve large allotment sizes.
- 5) Protect residents on septic tank systems from the cost of a mains wastewater system.

The petitioner therefore request that the Council: (outline the action that the Council should or should not take)

We, the above, request that the Council address the above circumstances in the following ways:

- 1) Do not rezone any part of Sellicks Beach that is currently classified "deferred urban" to "residential".
- 2) Do not allow development along the boundary of the Sellicks Hill Quarry buffer zone.
- 3) Do not prioritise high-density living over open green spaces, creeks, watercourses, & wildlife.
- 4) Do not approve the development of residences less than 700sqm.
- 5) Do not charge residents on septic tank systems for the cost of a mains wastewater system.

AND

- 6) Do extensively consult with residents of Sellicks Beach on any and all proposed development. All proposals regarding the future development of Sellicks Beach should go to vote by referendum.

Name	Address	Signature
Ruth Eisner	107 Yacca Rd Carrickalinga	Ruth Eisner
Jane von Bredow	68 Alexander St Sellicks Beach	Jane von Bredow
Rachael Liddy	15 Norman Victory Pde Sellicks Beach	Rachael Liddy
Mark Petlick	15 Norman Victory Pde Sellicks Beach	Mark Petlick
Adam Lovett	38 Alexander St Sellicks Beach	Adam Lovett
Claire Boxer	38 Alexander St Sellicks Beach	Claire Boxer
Sebastien LaRonde	23 Justice rd Sellicks beach	Sebastien LaRonde
Robyn Eaton	19 Norman Victory Pde	Robyn Eaton
L. CHILARSKI	107 SELICKS BEACH RD	L. Chilariski
J. Chilariski	107 Sellicks beach rd	J. Chilariski
T. Muir	70 Alexander St Sellicks Beach	T. Muir

Once submitted to Council this petition will become a public document and may be published in a Council or Committee agenda

SOUTH SELICKS ACTION GROUP

We're opposed to the overdevelopment of rural & semi-rural coastal areas

What you can do

Head to our FaceBook page to find out more about our collective response to Council

Let Council know your views **before** the Plan is formally approved

· WHO WE ARE

We're an informal neighborhood group of property owners from South Sellicks (original survey area) who have come together to share our views on the Sellicks Beach Structure Plan put forward by Council.

· OUR FUTURE

We believe in:

- Rural & coastal character preservation
- Saying "no" to sub-division
- Saying "no" to over-development
- Protection of:
 - Creeks & watercourses
 - Natural habitats & wildlife
 - Marine life & biodiversity
 - Open spaces & greenery
 - Hills, paddocks, and vegetation

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SELICKS WOODLANDS & WETLANDS ACTION NETWORK



DRAFT SELICKS BEACH STRUCTURE PLAN 2021-2050

Sellicks Woodlands and Wetlands Action Network Draft Sellicks Beach Structure Plan (2021-2050)

OUR VISION

WE SAY any plan for the future of Sellicks Beach must protect our beautiful seaside community for the benefit of residents and future generations. It must address the existential threats of climate change and biodiversity loss and preserve the character of Sellicks Beach.

WE AIM TO:

- **Create a unique conservation park** to protect the last open space on the metropolitan coastline.
- **Prepare our community** to deal with climate change by keeping Sellicks cooler.
- **Increase biodiversity** in the area benefitting the environment, agriculture and home gardeners alike.
- **Protect** the culturally significant Tjilbruke Dreaming Trail.
- **Benefit** the local economy through jobs, tourism and benefits to agriculture.

The park would be a continuous conservation zone from the Aldinga Scrub Conservation Park, through the proposed Aldinga Washpool Conservation Park. It would continue up to a restored grassy woodland that would have once overlooked Sellicks Beach before it was cleared. The Conservation Park could eventually extend along the Fleurieu Coast to Cape Jervis to preserve the Fleurieu coastline.

The Aldinga-Sellicks Conservation Park would cover three distinct vegetation communities and their transitional zones. The benefit of this plan is that it will keep the neighbouring suburbs cooler, protect and restore the biodiversity of the wider Willunga Basin, create tourism opportunities in the area, and maintain residents' quality of life.

The proposal to restore the Sellicks Woodlands focuses on the needs of current residents, and climate proofs Sellicks for the future, without the need for massive infrastructure spending to facilitate urban development. Spending can instead be targeted to provide much-needed essential infrastructure upgrades now to improve the quality of life of the Sellicks community and its many visitors who come to enjoy the beauty of this iconic seaside village.

Essential services that should be provided to the Sellicks community include:

- Upgrading to mains sewer for the current community, at no cost to the community. Provision of mains sewerage is a human right and should not be conditional on development.
- Targeted road and pedestrian safety, and beach carpark and amenity upgrades.
- Appropriate development tied to local need for a medical centre.
- The provision of a Kurna Cultural and Nature Education Centre and walking trails.

There is also potential to develop Sellicks beach as an example of a community using renewable energy technology to ensure the provision of electricity in the future.



The Plan

To protect the existing conservation areas of Aldinga Scrub and the Aldinga washpool, and to increase the amount of native habitat in the region, SWWAN is proposing that the land bounded by Hart Road in the North and Cactus Canyon in the South, South Road to the East and the coast to the West be rezoned as Conservation.



Figure 1 Area proposed to be rezoned 'Conservation'.

Approximate Current Land use:

- Pink – Residential
- Green – Conservation
- Orange – Grazing/Annual Cropping/unused
- Blue – Orchards (vineyards, olives, other)
- Aqua – hobby farm



farm



Figure 2 Visual assessment of current land use from satellite imagery. (Pink = Residential, Orange = Grazing/Annual Cropping/Unused; Blue = Orchards/Vineyards/Olives; Aqua = Hobby Farm; Yellow = Park; Grey = Other.

Proposed Conservation Park

Over the coming decade the existing Conservation areas of Aldinga Scrub and Dunes and the Aldinga Washpool (dark green) will be buffered by restoring the new conservation areas (light green).

The park will cover three distinct vegetation zones from a coastal scrub, through the wetlands, and rising to a grassy woodland above Sellicks Beach. Walking trails will connect through the park to allow people to experience this transition and a Kaurna Cultural and Nature Education Centre is proposed.

Existing Residential areas (pink) will be protected from development, and essential infrastructure upgrades such as mains wastewater, amenity and road safety works will be undertaken.



Figure 3 Map showing the area proposed for restoration. Pink = Residential; Dark Green = Existing Conservation Area; Light Green (terrestrial) = Proposed land restoration; Light Green (marine) = Complimentary Marine/Coastal Sanctuaries.

Transfer of Ownership

The land proposed for restoration is owned by government, private owners, businesses and investment companies. SWWAN is proposing several options to facilitate transfer of ownership to the government and the creation of the park.

We propose that all government owned land be transferred to the Department of Environment and work begun immediately. Other options are for ownership to be transferred to the Kaurna Nation or to the City of Onkaparinga.

Options for owners of properties for sale (or not) of land to the Dept of Environment (or other) could include, but are not limited to;

1. Sale – The land is bought outright by the government for a fair price.
2. Sale with option to stay – Owners sell the land to the government for a lesser amount and are given a role in the restoration of the land. This will allow owners who live on the land to stay on their property and be a part of the project. *
3. Partnership – Partner with Government or third-party organization to remain in possession of the land and undertake the restoration works. * **
4. No immediate restoration – This option is particularly applicable for land currently used for vineyards and orchards where owners may want to continue to operate their businesses while the park is built around them. **

*In options 2 & 3 training and certification in Conservation and Land Management could be offered in some form.

**In options 3 & 4, though the owners retain ownership, the only option for eventual sale is to the government for the conservation park.

Land Value and investment

All investments come with risk. Sometimes it is high, sometimes low, but there is always risk involved in speculation. Speculators have invested in the land around Sellicks Beach for decades in the hope of profiting from the area's eventual development. Unfortunately, during the last several decades, the world has changed, and so too has society's needs for the future.

The housing need projected last century is no longer here (if it ever was), and is now closer to the city. The land is already environmentally sensitive and needs further protection, and the need for restoration and action on climate change is paramount. Unfortunately for these investors, this means that the risk of a greater need for the land preventing development has been realised.

Although the expected profits associated with securing the land for development will not be realised by investors, landowners have many options to secure a fair return. Sale to the government for establishment of the conservation park will be at a fair price. Options to stay can come with returns from Carbon Credits and other income opportunities. The only option no longer on the table is urban development.



Timeline

2021- 2025 Grazing and cropping land (yellow) buffering the washpool and scrub would be a priority forrestoration to protect these areas. Much of this land is already owned by the government and work could begin immediately. Restoration works on the rural land between Sellicks Beach Road and Cactus Canyon would also be a priority to establish the woodlands as quickly as possible.

2025-2030 Restore land as properties become available to complete works and establish the Aldinga-Sellicks Conservation Park by 2030. (As noted above, owners have the option to continue to operate ongoing businesses and not sell. This could be capped at 2040 or beyond)



Figure 4 Areas for restoration by land use. Yellow = Grazing/Annual Cropping/Unused; Blue = Orchards/Vineyards/Olives; Aqua = Hobby Farm.



Submission to City of Onkaparinga
 Development Policy Department
 E: developmentpolicy@onkaparinga.sa.gov.au
 RE: Draft Sellicks Beach Structure Plan

I, Tenae Madeley write to strongly oppose the City of Onkaparinga's Draft Sellicks Beach Structure Plan proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I also recognise the work of SWWAN and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the City of Onkaparinga must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWWAN's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the City of Onkaparinga and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead SWWAN's submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

[REDACTED]

[REDACTED]

[REDACTED]



WILLUNGA Inc. BASINTRAIL

15 High Street, WILLUNGA , SA 5172

CHAIRPERSON: Chris Davies
SECRETARY: Zara Lupton
TREASURER: Heather Quick

A B N : 65 979602 588
PHONE : 08 8556 2353 MOBILE : 0439 077 038
Email : willungabasintrail@outlook.com.au

Willunga Basin Trail Inc. comment on Sellicks Beach Structure Plan (Draft)

Who are we?

A community group who is establishing a walking trail of 130 km around the Willunga Basin. Our members come from all corners of the Willunga Basin and the adjacent southern suburbs and collectively we have a detailed knowledge of the region.

Willunga Basin Trail is 75% established and the intended completion date is 31/10/21. The trail will provide a recreational asset for locals and showcase the Willunga Basin for visitors. The trail traverses some of the most beautiful natural areas of the Willunga Basin. We have used, and sometimes created, natural surface paths wherever possible. Sellicks Beach is one of the key parts of the trail route.

General response to Sellicks Beach Structure Plan

We support the recognition of the unique qualities of Sellicks Beach and Council's intention to ensure that future development recognises and embraces their influence. (See Page 15)

Mentioned are the Tjilbruke Dreaming Track, Aldinga Scrub and Washpool nearby to the north, a distinct seaside community, the beach and cliffs: all that one may expect from the place where the Mt Lofty Ranges meet the sea.

Not only is the Sellicks Beach Study Area the southern edge of the Willunga Basin, of the McLaren Vale preservation area, of the City of Onkaparinga, it is also the southern edge of metropolitan Adelaide – the gateway between country and development along the coast.

In light of all this, we support the further exploration of a different type of development with more ecological emphasis on the Primary Production Zone land on the north west side of the McLaren Vale Character Preservation District boundary (see Page 13.) This is part of the planned urban lands. Such a development could lighten the need for infrastructure which more conventional development will require and would provide a softer buffer edge. (see Page 36) The Aldinga Arts and Eco Village may provide a model for this.

Walking and accessibility

We support the intention to provide shared use paths and walking accessibility in Sellicks Beach linking open space areas and the neighbourhood centres (see Map on Page 7)

Willunga Basin Trail

We note the mention of our trail on Page 29

“7. Provide regional level walking and cycling connections including a link to Aldinga (with focus on Aldinga Central) from Sellicks Beach and integrating future urban development with a proposed (sic) Willunga Basin Trail”

Route of the trail.

The trail is routed and signed from Main South Rd along the southern side of Sellicks Beach Rd (where we have cleared a path removing woody weeds) along Country Rd and Gulf View Rd to reach the Esplanade.

The northern continuation of the route is also signed along the Esplanade and the Coast Park path before travelling the beach to a short way south of Norman Rd. (In the long term we hope to travel through the Washpool to Norman Rd.) This gives a connection through Acacia Terrace, Aldinga Scrub Conservation Park, Hart Rd Wetlands and on to Pt Willunga.

Possible change to the Willunga Basin Trail route following the development of the planned urban lands at Sellicks Beach

As we prefer natural surface paths if possible and intend that the trail give a bushwalking experience, WBT Inc. would be interested to route the trail along a path in the buffer zone shown on the map on P7, from Sellicks Beach Rd across to Gulfview Rd and beyond to link with the Esplanade above Cactus Canyon. This would require small changes to our infrastructure and would take the trail to the edge of the Willunga Basin. It would also provide a walking trail which would loop around Sellicks Beach, a valuable recreational resource for locals and visitors. I quote from page 36 dot point 3

“Introduction of a landscaped buffer with sufficient width to allow for sustainable tree planting -this could also provide space for a shared use walking path.”

Gateway Entrance to Sellicks Beach at Main South Rd/ Sellicks Beach Rd/ Old Sellicks Hill Rd intersection

It would be appropriate to plan for a bridge or underpass here but given the expense that is unlikely to be achieved. The Willunga Basin Trail route crosses here and there are also walkers using Old Sellicks Hill Rd and people visiting the Victory Hotel. This amount of usage requires provision for pedestrians when designing the gateway to Sellicks Beach.

Provision for a railway.

It is notable that there is no mention of land being set aside for a station or line. A train connection will be important in the future as we transition to a less carbon emitting society and it would be wise to set aside land now. It is all the more surprising as there are so many references in the Plan to walking and cycling links.

Attachment E – Summary of Community Information Sessions

Date	Session 1 Tuesday 4 February 2021 6.30pm to 8.30pm Session 2 Tuesday 9 February 2021 6.30pm to 8.30pm Session 3 Thursday 11 February 10am to 12pm
Location	Sellicks Beach Community Centre
Number of attendees	Session 1 – 29 Session 2 – 42 Session 3 – 32 Ward Councillor Richard Peat attended sessions 1 and 2. Ward and other Councillors, the Mayor and Hon Leon Bignell attended session 3.
Facilitator	Intermethod and City of Onkaparinga

Session Format

The community were invited to attend the sessions via:

- A letter mailed to every property owner and occupier in Sellicks Beach
- Roadside banners
- Information display at the Sellicks Beach community centre

At the beginning of the workshop, a brief introduction from City of Onkaparinga's planning staff and Intermethod provided an overview engagement actions, project process and outcomes and the purpose of the session.

In the 1 – 1.5 hours that followed, session participants discussed their views, in response to:

- Each table member identifying the key issue/concern/matter regarding the Structure Plan (this enabled facilitators to ensure that the key driver of participation for attendees was given time for table discussion)
- A revised working draft Structure Plan diagram (prepared in advance of the sessions responding to engagement feedback during October 2020 – January 2021)
- Identifying What further areas of work would the Structure Plan benefit from.
- Any attendee could also use the Post-it notes to write down their thoughts.

Each session was facilitated by Intermethod and City of Onkaparinga staff.

Table facilitators wrote down all comments on large format paper.

At the conclusion of the discussion, table facilitators outlined the key thoughts/ what further work for the Structure Plan was identified at each table. These were marked up and placed on the wall for all to see (with opportunities for table attendees to confirm if facilitators have summarised correctly, or otherwise).

At conclusion of the session, each attendee was asked to prioritise (using five dot stickers given to each participant) to the collected summary responses from the discussion they felt most strongly about. This was intended to generate a set of priorities for *What further areas of work would the Structure Plan benefit from.*

Across the three sessions there were 69 suggestions for further work for the Structure Plan which received 426 prioritisation dots from attendees. A summary is provided in this attachment.

Analysis of priorities for further work comments

Session 1



The prioritisation exercise at the end of the session generated 17 individual ‘suggestions for further work’. Group attendees placed a total of 133 dots with the top five priorities being:

6. Focus on improving infrastructure of the existing residential area
7. Consider minimum block sizes (700sqm) and height limits
8. Prevent infill in the existing residential areas
9. Keeping coastal character of the area
10. Reducing impacts of the quarry e.g. dust

A full set of priority comments are provided in the table below:

What further areas of work would the Structure Plan benefit from.	Priority (no. of dots)	% of total dots placed
Focus on improving infrastructure of the existing residential area	21	16%
Consider minimum block sizes (700sqm) and height limits	19	14%
Prevent infill in the existing residential areas	17	13%
Keeping coastal character of the area	15	11%
Reducing impacts of the quarry e.g. dust	12	9%
Ways of delivering needed infrastructure first: roads, wastewater and stormwater	9	7%
Review size of the proposed centre area (reduce it)	7	5%

City of Onkaparinga
Attachment D– Summary of Community Information Sessions

Consider improvements to the foreshore area	7	5%
Improving Main South Road intersection	6	5%
Some smaller lots for ageing in place	5	4%
Considering increasing open space provision on the Future Living Area and plantings now	3	2%
Balance development with conservation	3	2%
Consider impacts of additional residents on the beach	2	2%
Active transport connectivity (more of) including shared paths	2	2%
new opportunities for local stormwater retention	2	2%
Buffer interface treatments	2	2%
More police/enforcement	1	1%



Session 2



The prioritisation exercise at the end of the session generated 27 individual 'suggestions for further work'. Group attendees placed a total of 171 dots with the top five priorities being:

6. Resolve sewer connections/provision
7. Diversity of housing and block sizes
8. No development at Sellicks Beach
9. Focus on environment and sustainability - eco housing, better integration with the landscape, look into global best practice
10. Maintain minimum 700-750sqm size lots

A full set of priority comments are provided in the table below:

What further areas of work would the Structure Plan benefit from.	Priority (no. of dots)	% of total dots placed
Resolve sewer connections/provision	15	9%
Diversity of housing and block sizes	13	8%
No development at Sellicks Beach	13	8%
Focus on environment and sustainability - eco housing, better integration with the landscape, look into global best practice	13	8%
Maintain minimum 700-750sqm size lots	12	7%
Maximum of two storeys	9	5%
Preserve the essence of Sellicks Beach	9	5%
Substantial increase in wildlife corridors, water courses, buffers and open spaces - connect wildlife corridors	9	5%
Promote sustainable development	9	5%
More trees and buffer areas, more greening to prevent strong winds	8	5%
Improve roads: safety, capacity and maintenance	8	5%

City of Onkaparinga
Attachment D– Summary of Community Information Sessions

Buffer between old and new residential areas	7	4%
Increase open space provision	6	4%
Improve public transport frequency and connectivity	6	4%
Prevent subdivision of the existing residential area	5	3%
Separation between Aldinga and Sellicks Beach: different development types and larger blocks	5	3%
Rehabilitate the creeks	5	3%
More cycling and pedestrian connectivity, which can commence now	4	2%
Strengthen message to achieve good design	4	2%
Review edge - wider buffer and organic edge	3	2%
Upgrade purple pipe (wastewater reuse) infrastructure	2	1%
Improve existing park and open spaces	2	1%
Review emergency services provision	2	1%
Reduce the need for infrastructure at the beach	1	1%
More sporting/recreational facilities (skate parks, BMX etc)	1	1%
No need for a neighbourhood centre	0	0%
Relocate neighbourhood centre away from primary production land	0	0%



Material provided to session attendees

Session 3



The prioritisation exercise at the end of the session generated 25 individual ‘suggestions for further work’. Group attendees placed a total of 122 dots with the top five priorities being:

6. Sewer needs to be resolved upfront, existing and new areas
7. Reconsider the local centre to create a main street, rather than one block, locate closer to the beach with good pedestrian and green links
8. Improve open spaces, increase tree planting
9. Prefer not to have any development - consider returning to nature
10. Purchase back some land for community, interpretive or educational uses

A full set of priority comments are provided in the table below:

What further areas of work would the Structure Plan benefit from.	Priority (no. of dots)	% of total dots placed
Sewer needs to be resolved upfront, existing and new area	14	11%
Reconsider the local centre to create a main street, rather than one block, locate closer to the beach with good pedestrian and green links	11	9%
Improve open spaces, increase tree planting	10	8%
Prefer not to have any development - consider returning to nature	9	7%
Purchase back some land for community, interpretative or educational uses	9	7%
Avoid gutter to gutter housing like in Seaford	8	7%
Need to ensure housing design quality reflective of coastal theme	7	6%

City of Onkaparinga
Attachment D– Summary of Community Information Sessions

Consult with the Kaurna community to review if there are any heritage sites	7	6%
Mix of allotment sizes throughout (Port Elliot example)	6	5%
More work on how to mitigate dust from the quarry	5	4%
Block size - 750sqm minimum	5	4%
Environment, biodiversity and climate change are reflected - protect the Aldinga Washpool	5	4%
Greater diversity of block sizes from 500sqm to 1000sqm	5	4%
Significant improvements of local roads are needed	3	2%
Ensure good design of the Housing Choice Area	3	2%
More work around new affordable housing so it can be delivered	3	2%
Interface treatments rather than buffer on northern side	3	2%
Supportive of retirement living	2	2%
Improve walking and cycling connectivity and conditions	2	2%
Upgrade of Country Road	2	2%
More flexibility around requiring shopping/retail	1	1%
Widening of the Esplanade	1	1%
Reinforce water recycling	1	1%
mitigate significant wind conditions	0	0%
Foreshore safety and vehicle access	0	0%



Dot prioritising activity at end of session 3