



SELICKS BEACH STRUCTURE PLAN

COMMUNITY LEADERS WORKSHOP



SELICKS BEACH STRUCTURE PLAN

ABOUT THE STRUCTURE PLAN

- » The Sellicks Beach Structure Plan will inform the high level, location, form and co-ordination of development together with what infrastructure and services will be required to facilitate urban development
- » It is not a detailed master plan or a rezoning initiative

OUTCOMES WE ARE SEEKING TODAY

- » Understanding your issues, ideas and aspirations for the Structure Plan

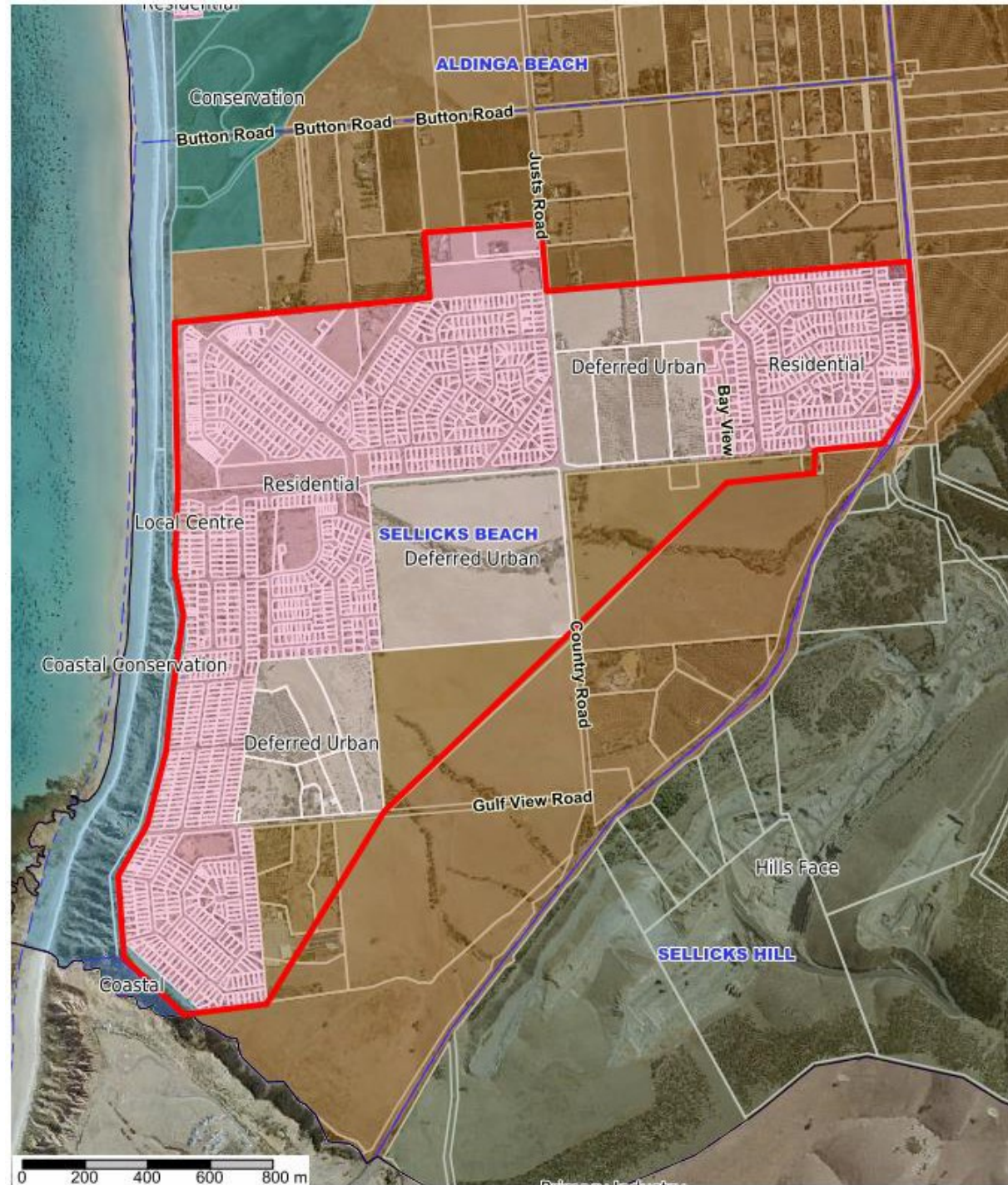
NEED FOR A STRUCTURE PLAN

- » Strong community desire to see infrastructure and other investment in Sellicks Beach
- » Spotlight on greenfield land in Aldinga, Hackham, Seaford and Sellicks Beach (OLAP)
- » Motivated land owner(s) who want to work with Council
- » A changing planning policy regime with less certainty
- » Potential changing demand for fringe housing

SELICKS BEACH STRUCTURE PLAN AREA

Demographics (2016 census)

- » 2,616 persons / 699 families
- » 1,317 dwellings
- » 60% 1-2 person households
- » 16% dwellings with 2 or less bedrooms
- » 2.5 persons per dwelling
- » Median price \$359k



SELICKS BEACH CURRENT ZONING

- » Residential Zone – 183 ha
- » Local Centre Zone – 0.5ha
- » Primary Production Zone – 46ha
- » Deferred Urban Zone – 84ha





INVESTIGATIONS THUS FAR

For the Onkaparinga Local Area Plan

- » Utilities Assessment – Impacts Study
- » Residential Market and Trend Analysis
- » Population and Employment Trends Analysis
- » OLAP Scenario Summary

For the Structure Plan

- » Sellicks Beach Structure Plan Movement Analysis
- » Utilities Infrastructure Assessment
- » Aboriginal Heritage Desktop Study
- » Stormwater Management Plan
- » Ecological Report

Council and other input

- » Elected Members workshop (held 8 September 2020)
- » Onkaparinga 2030, Community Capacity Strategic Plan, Tourism Strategic Plan
- » Previous centre studies

INVESTIGATIONS SUMMARY

WASTE WATER/WATER/GAS

- » SA Water – water supply augmentation works supply a maximum of 3000 dwellings
- » SAPN - Myponga substation can supply 200 dwellings, additional demand would be met by new substation around Maslin Beach with feeder to Sellicks Beach (approx. \$1.5-2m cost) – no site identified or acquired
- » APA Gas - No mains gas supply, potential for LPG delivery
- » Wastewater – no capacity to service larger population, upgrades needed for either Aldinga or Willunga WWTP (plus increased separation distances), greater storage capacity needed for WBWC – need external funding (2010 study)

STORMWATER

- » Watercourses across the Structure Plan area – flood flow paths downstream from east
- » New basins linked to watercourses and current pipe network

TRAFFIC

- » Main South Road, improve walking and cycling, public transport accessibility, local traffic safety and capacity

RETAIL

- » Significant shopping facilities at Aldinga Central, Seaford Central and Noarlunga – has accessible retail hierarchy
- » Little trade draw from outside Sellicks Beach. Neighbourhood centre needs – small supermarket, smaller specialty, chemist, medical, child care.

INVESTIGATION SUMMARY

HERITAGE

- » Coastal land has known Kurna archaeological sites. A full cultural heritage survey (archaeology and anthropology) before rezoning
- » 8 Heritage listing – 8 Local Heritage Places (within or just outside Study Area) , nil State Heritage Places

NATIVE VEGETATION

- » No nationally threatened flora or fauna species (State threatened Flinders Ranges Wattle)
- » 48 regulated trees (mainly Aleppo Pine) and 26 significant trees (Sugar Gum and River Red Gum)

SCHOOL

- » Within catchment of new Aldinga B-12 school (with capacity of 1,675 students and due to open in 2022)

CYCLING AND WALKING

- » Coast Park Trail, proposed Willunga Basin trail, need for a shared path links to Aldinga?

POPULATION

- » Future population subject to subdivision layout and dwelling density
- » Forecast options have looked to 450sqm to 750sqm dwelling densities

ISSUES AND OPPORTUNITIES

- 
- » Waste water
 - » Flood and stormwater management
 - » Main South Road vehicle access and Sellicks Beach Road upgrade
 - » Separation distances/buffers/transition – Character Preservation District, quarry, primary production
 - » Public transport accessibility
 - » Local shopping and facilities
 - » Housing demand and strategic growth targets
 - » Neighbourhood character
 - » Infill development
 - » Views and vistas
 - » Cycling and walking trails (public open space)
 - » Significant trees and revegetation
 - » Employment opportunities
 - » Community facilities

1 What further issues and opportunities need to be considered?

STRUCTURE PLAN GUIDING THOUGHTS

2 What should Sellicks Beach look like in the future?

3 What should guide Sellicks Beach development in the future:

- Things to prevent?
- Things to encourage?

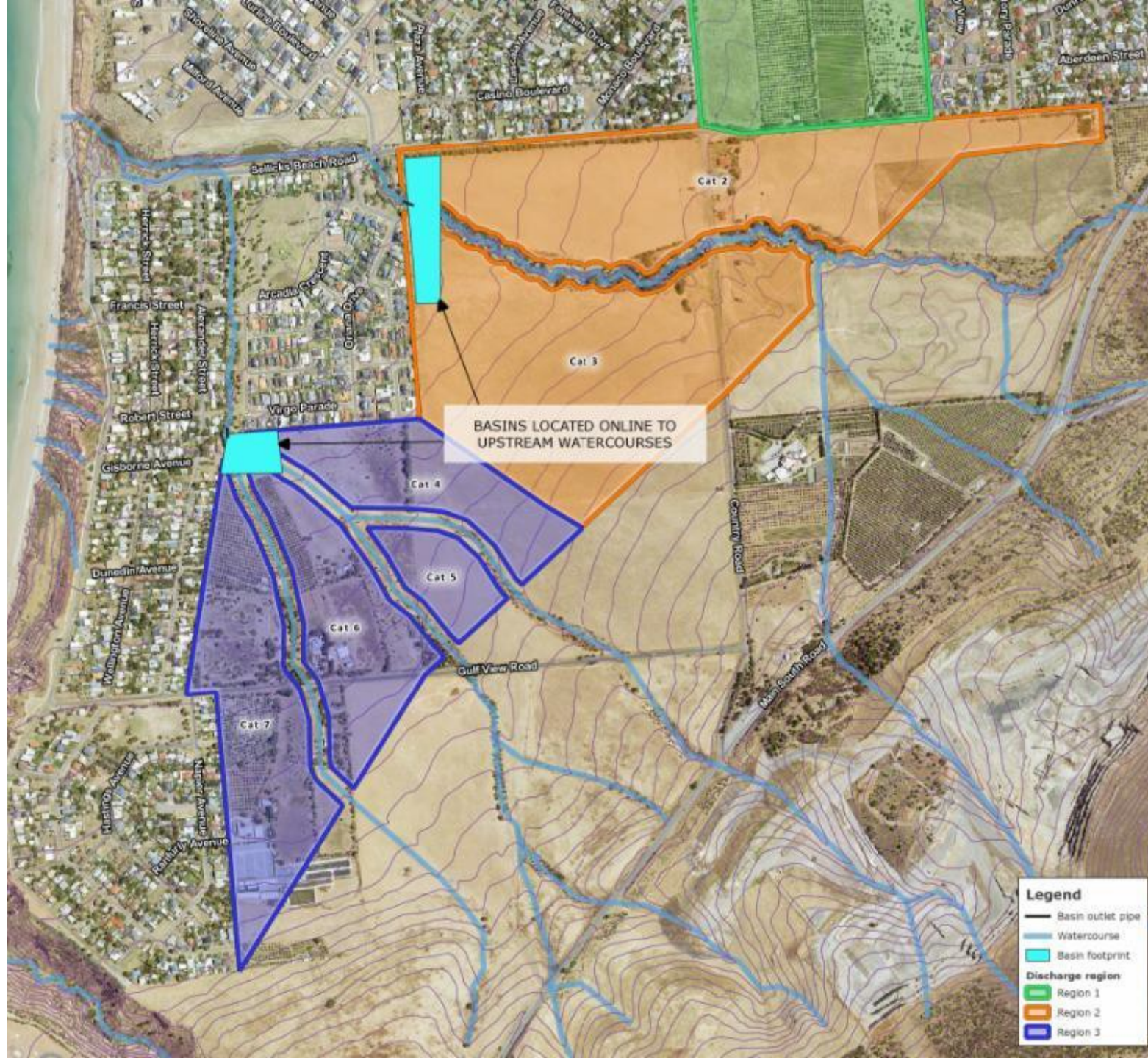
NEXT STEPS

- **Finalise Issues and Opportunities Paper**
- **SDC/Council meeting** 3 November 2020
- **Community Engagement** commencing 9 November to 7 December 2020
- **SDC/Council meeting** to consider Structure Plan February 2021

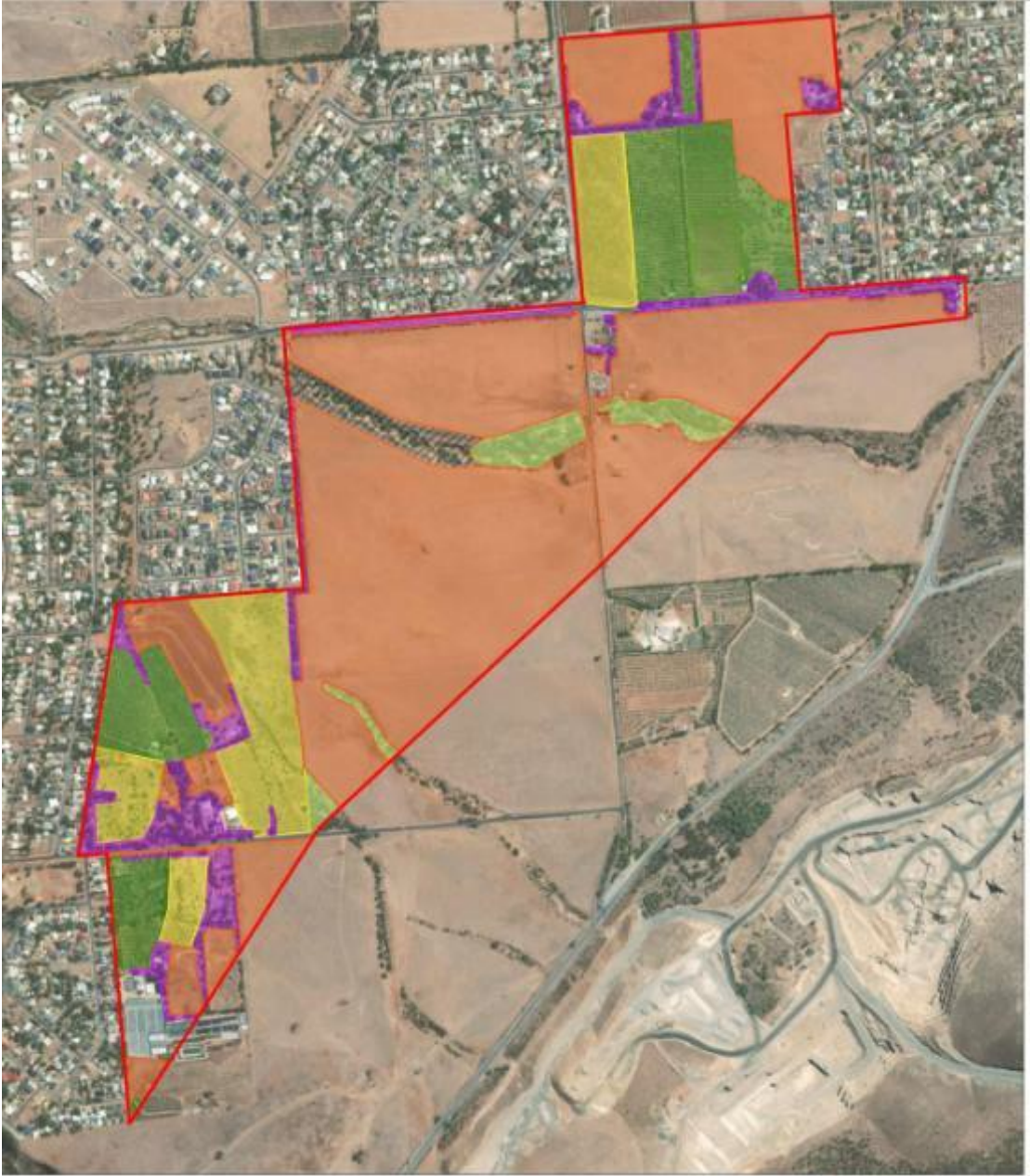
A scenic landscape featuring a row of tall, white-barked trees, possibly pines, standing in a green field. The foreground is filled with vibrant yellow wildflowers. In the background, a coastal town and the ocean are visible under a clear blue sky. A road with utility poles runs along the right side of the image.

THANK YOU

Stormwater
management –
indicative plan
(Tonkins)



Ecology – EBS Ecology



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Coordinate System:
DA 1994 MGA Zone 54
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-  Project Area
- Vegetation Association**
-  1: Amenity Plantings
 -  2: Horticulture (Olive Groves, Grape Vines, Fruit Trees)
 -  3: Olive Escapes over *Oxalis pes-caprae* +/- *Cynara cardunculus* +/- *Echium plantaginifolium*
 -  4: Revegetated Patch
 -  5: Exotic Patch
 -  6: Exotic Grassland



Heritage
Listed
Properties

