

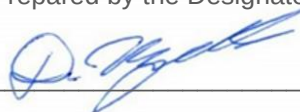
ENGAGEMENT REPORT

Section 73(7) of the *Planning, Development and Infrastructure Act 2016*

Sellicks Beach Growth Area Joint Amendment

By the Chief Executive, Department for Housing and Urban Development

Prepared by the Designated Entity:



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1 Executive summary

The Sellicks Beach Growth Area Joint Amendment is part of the South Australian Government's Housing Roadmap delivering more residential land allotments to market and providing more affordable homes for South Australians. Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

The Sellicks Beach Growth Area Joint Amendment (Joint Amendment) is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide. The Joint Amendment proposes changes to the Planning and Design Code (Code Amendment) and a change to the Greater Adelaide Regional Plan (Regional Plan Amendment).

From 4 September 2025 to 16 October 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the draft Joint Amendment.

A total of **445 submissions** were received from landowners, community members, councils, industry bodies, community groups, advocacy organisations and state government agencies. More than three quarters of respondents identified themselves as members of the public or members of the local community.

Submissions received in response to the proposed rezoning of Sellicks Beach provided a broad spectrum of feedback, including:

- community sentiment was mixed, with some submissions expressing cautious support for development, contingent on preserving the environmental integrity and character of the area. Others strongly opposed urban development in the affected area, citing its unique vistas and rural charm as incompatible with large-scale residential expansion.
- landowners within the affected area generally expressed support for the Joint Amendment, with emphasis on the need to resolve the infrastructure scheme promptly.

The most common themes of feedback were:

- maintaining the **rural character** and **visual amenity** of Sellicks Beach. Many respondents highlighted the significance of the area's iconic views, noting that their loss would detract from the identity and appeal of the region.
- **biodiversity protection**, particularly through the establishment of ecological corridors. These were seen as vital for wildlife movement and habitat connectivity, as well as for enhancing community wellbeing through nature-based recreation such as walking trails and birdwatching.
- disparity in access to **wastewater infrastructure**. While new developments will be connected to SA Water services, current residents rely on septic systems and pay annual fees to council. This was viewed as inequitable, with strong advocacy for infrastructure planning to include connection of existing homes to SA Water wastewater services.
- **air quality** and **dust management**, with many submissions stating that no development should proceed until concerns are fully addressed and proven safe. There was widespread support for

the continuation of the air quality monitoring program to ensure there are no health risks for the future community.

- there were mixed views about a **new activity centre** in Sellicks Beach, with some suggesting it wasn't necessary, and others welcoming the provision of more retail choice and services.
- **basic** and **social infrastructure** was identified as essential components of early planning to support liveability for both new and existing residents.
- **housing density** and **diversity**, with feedback expressing a preference for maintaining larger block sizes and a range of options including single-occupancy homes, family-friendly dwellings with backyards, and accessible housing for people living with disabilities. Others prefer the area to remain undeveloped.
- a clear desire for **open space** to be allocated west of **Berg Herring Wines** and for this to be reflected in the Land Use Concept Plan. Respondents highlighted the positive contribution of Berg Herring Wines to the area's character and growth, while expressing concern about further encroachment.

The engagement process met the requirements of the Community Engagement Charter principles and demonstrated the engagement activities were effective in reaching stakeholders.

An engagement evaluation survey was sent to 562 people who provided feedback on the Joint Amendment or registered or attended an information session. There were 38 surveys completed, in addition to a separate evaluation survey completed on behalf of the designated entity by the Communications and Engagement Team within the Department for Housing and Urban Development.

The engagement evaluation survey results largely support demonstration of the Charter principles; however, of those survey respondents who chose to provide additional feedback on the engagement process, many indicated they were uncertain or pessimistic that their feedback would be listened to or make a difference to final outcomes. This is not an unusual response in evaluation surveys for Code Amendments, and one of the ongoing challenges of engagement evaluation occurring before outcomes of amendments are announced.

In response to feedback and comments received during public engagement, the following key changes to the draft Joint Amendment are proposed:

- spatially apply the new '**Infrastructure Coordination Overlay**' over the entire affected area, to coordinate the strategic use of land with necessary services and infrastructure, including a referral to a Scheme Coordinator in relation to an infrastructure delivery scheme in operation in the area affected by the overlay
- spatially apply the '**Noise and Air Emissions Overlay**' to the north-eastern quadrant of the affected area to assist in mitigating any noise impacts from the proposed activity centre, potential mass transit corridor and Berg Herring Winery
- amend **Concept Plan 163 – Sellicks Beach Land Use** to clarify that a neighbourhood activity centre is proposed.

Changes are also proposed to be made to the Regional Plan Amendment, including:

- Establish a 'Recommendations' Sub-Theme within the Coordination and Delivery Theme to outline the Complying Change process and clearly identify the recommendation to amend the Code.
- Create new spatial layers and attributes to identify the recommendation to amend the Code in the Regional Plan's property search functionality and within the Future Greenfield Growth Area mapping layer.
- Retain the 'Greenways' layer as it applies to the area affected based on the areas of open space shown on the proposed Concept Plan(s) and alignment with the Regional Plan's Greenways layer.
- Adjust the wording of the conditions to the Complying Change to improve the clarity of expression, and remove reference to 'to the satisfaction of the Minister for Planning' given the Minister must initiate or agree to a complying change in any case.

While not proposed in response to consultation, it is noted that, since the Joint Amendment was released for consultation on 4 September 2025, the Concordia Code Amendment was adopted on 29 September 2025, bringing into effect the new **Emerging Main Street Subzone** and **Coordinated Development Overlay** on 4 December 2025. Accordingly, this Joint Amendment no longer proposes the Subzone and Overlay as new policy modules, but rather spatially applies the versions currently in effect in the Planning and Design Code. The key changes to the Subzone and Overlay since they were consulted on include:

- **Emerging Main Street Subzone:**
 - o allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing
 - o clarify that a main street does not need to be defined for any local activity centre (noting that a neighbourhood activity centre is proposed for Sellicks Beach)
 - o clarify that a main street must be identified on a plan of division
 - o general updates to improve terminology, create consistency and avoid duplication.
- **Coordinated Development Overlay:**
 - o Add part (c) to PO 2.1, supporting land division which results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.

In relation to feedback about the density of development, it is noted that the proposed zoning provides for a variety of density and housing outcomes to reflect the need for housing choice and variety experienced in today's housing market. The future Infrastructure Scheme will help to guide appropriate densities, ensuring that density occurs in a manner consistent with planned infrastructure and so that infrastructure is delivered in accordance with the demand for services. The Sellicks Beach Growth Area provides an important opportunity to provide more housing to fulfil demand in southern Adelaide, consistent with successive planning strategies over the past two decades, which is of critical importance in the current housing crisis.

2 Purpose

This report has been prepared by the Chief Executive of the Department for Housing and Urban Development (the Designated Entity) for consideration by the Minister for Planning in adopting the Sellicks Beach Growth Area Joint Amendment.

The report details the engagement that has been undertaken, the outcomes of the engagement including a summary of the feedback made, the response to the feedback and the proposed changes to the Joint Amendment. In addition, the report evaluates the effectiveness of the engagement and whether the principles of the Community Engagement Charter have been achieved. Any changes to the engagement plan during the process are also outlined.

3 Introduction

In July 2023, the Minister for Planning approved the Proposal to Initiate the Sellicks Beach Code Amendment, which aimed to rezone approximately 134 hectares of land (affected area) to create a master-planned community with around 1,700 new homes, accommodating an estimated 3,400 to 4,250 residents.

Since the initiation of this Code Amendment, air quality assessments have identified the need for extended monitoring. This ongoing assessment was recommended to ensure that the subject land is suitable for urban development. As a result, the Minister for Planning initiated the Sellicks Beach Growth Area Joint Amendment (Joint Amendment) on 21 August 2025, which supersedes the original 2023 proposal.

The Joint Amendment seeks to amend the Planning and Design Code for the affected area to:

- rezone the land to the Master Planned Neighbourhood Zone
- apply the Emerging Main Street Subzone
- apply two new Concept Plans to the affected area
- apply overlays to the affected area, including the new 'Coordinated Development' Overlay, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place.

At the same time the Joint Amendment seeks to amend the Greater Adelaide Regional Plan to introduce a new recommendation that enables the removal of policies established to defer urban development once the following conditions are met:

- air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and
- securing infrastructure through an approved infrastructure delivery scheme and /or formal agreements.

Under section 75 of the *Planning, Development and Infrastructure Act 2016* (the Act), a Complying Change process to amend the Planning and Design Code can be completed by the Minister for Planning once these two conditions have been resolved.

The proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

The proposal also builds on the work undertaken by the City of Onkaparinga, including the Sellicks Beach Structure Plan released in May 2021. The Structure Plan provides a strategic framework for future development, addressing land use, infrastructure, and community facilities. It is supported by investigations into ecology, infrastructure, traffic, and Aboriginal heritage. Community and agency consultation was an important part of the process.

An engagement plan was developed, aligned with the Community Engagement Charter (the Charter) principles, to consult and inform stakeholders and communities about the Joint Amendment and proposed changes. Engagement activities identified in the engagement plan provided opportunities to review the proposal, seek clarification, and propose feedback.

Compliance with the statutory obligations under the Act and the Charter was fundamental to the engagement process.

Upon the Minister's decision on this Joint Amendment, stakeholders and those involved in the consultation process will be informed of the final version of the Joint Amendment and the decisions made following consultation.

3.1 Prior engagement

The Department for Housing and Urban Development's Growth and Infrastructure Coordination Unit has engaged with the following stakeholders since 2023, with some discussions ongoing:

Stakeholder	Purpose
Department for Energy and Mining (DEM)	To seek input into investigations, including air quality monitoring and assessment, and environmental noise quality assessment.
Environment Protection Authority (EPA)	To seek input into investigations, including air quality monitoring and assessment, and environmental noise quality assessment.
SA Health	To seek input for air quality assessments to inform the Joint Amendment.
Department of Primary Industries and Regions (PIRSA)	To discuss existing primary production activities.
City of Onkaparinga	To discuss the council's structure plan and seek input into investigations to inform the Joint Amendment and infrastructure planning, including development of the Joint Amendment draft structure plan.
Department for Infrastructure and Transport (DIT) and Public Transport South Australia	To discuss the status of South Road Duplication Stage 2 and seek input to inform required transport and traffic impact investigations and the development of the draft structure plan, including the mass transit reserve investigation area, which is under investigation by DIT.
Department for Health and Wellbeing (DHW) and Department of Human Services (DHS)	To determine potential future health, wellbeing and human service infrastructure requirements for the Sellicks Beach Growth Area.
Department for Education	To determine potential future education infrastructure requirements for the Sellicks Beach Growth Area.
The Office for Design and Architecture SA (ODASA)	To discuss the site and seek inputs for urban design considerations.

Stakeholder	Purpose
SA Housing Authority (SA Housing Trust, SAHT)	To inform investigations and consideration of affordable housing provision.
Department for Environment and Water (DEW) and Green Adelaide	To inform investigations and seek input into flooding, stormwater, hydrology, biodiversity, environment and climate change investigations for stormwater planning.
Renewal SA	To inform required investigations and seek input for social infrastructure assessment and other investigations.
SA Water	To determine existing infrastructure capacity and infrastructure requirements to service the Sellicks Beach Growth Area.
SA Power Networks (SAPN)	To determine existing infrastructure capacity and requirements to service the Sellicks Beach Growth Area.
Office for Recreation, Sport and Racing	To determine potential future social infrastructure requirements for the Sellicks Beach Growth Area.
Department of the Premier and Cabinet	To check with the Aboriginal Affairs and Reconciliation division as to whether any registered sites exist in the Sellicks Beach Growth Area, as part of the Aboriginal Cultural Heritage Assessment.
Kaurna Yerta Aboriginal Corporation (KYAC)	To inform required investigations and seek input in undertaking anthropological and ethnographic surveys, as part of the Aboriginal Cultural Heritage Assessment.
State Members of Parliament	To notify members of the previous Code Amendment (Sellicks Beach Growth Area Code Amendment) and investigations.
Infrastructure Coordination Group (ICG)	To seek input on the early draft Master Plan.
Individual landowners and their representatives	To inform of the previous Code Amendment (Sellicks Beach Growth Area Code Amendment) and investigations, and to seek feedback from landowners on the draft Basic Infrastructure Scheme Outline along with the City of Onkaparinga council and persons intending to undertake development within the Sellicks Beach Growth Area.
Representatives of Sellicks Hill Quarry operator, ADBRI	To seek information to conduct an assessment of noise from the operation of the Sellicks Hill Quarry for environmental noise quality assessment and to inform of the air quality assessments as part of investigations for the Joint Amendment and infrastructure planning.

4 Engagement approach

The process for amending a designated instrument (including the process to amend the Planning and Design Code) is set out in the *Planning, Development and Infrastructure Act 2016* (the Act). The Act requires consultation in relation to the Joint Amendment to comply with the Community Engagement Charter.

The Designated Entity prepared an engagement plan to apply the principles of the Charter. The purpose of this engagement was to ensure that individuals, businesses, organisations and communities interested in and/or affected by the proposed Joint Amendment are aware of and able to provide feedback that could influence the Joint Amendment prior to finalisation.

Objectives include:

- raise awareness that a Joint Amendment is being prepared
- provide information to the community and stakeholders about what is proposed and why, potential impacts and the Amendment process
- inform stakeholders of the avenues and timeframes to contribute feedback
- inform stakeholders of how feedback will be considered and when and how they will be informed of outcomes
- allow the community to understand the relationship between the Joint Amendment and its alignment with the state government's aspiration for the site
- provide opportunities for questions to be asked and answered and for people to seek further information
- meet statutory requirements as they relate to engagement on a Joint Amendment.

The engagement period for the draft Joint Amendment ran for **6 weeks from Thursday 4 September to Thursday 16 October 2025**.

4.1 Engagement activities and outcomes

The following engagement activities were delivered during the consultation period:

Activity	Description/objectives	Stakeholder	Outcomes
Stage 1: Joint Amendment initiation			
Letters	• Confirm the extension of the air quality monitoring period • Build on existing relationships	Landowners hosting air quality monitoring equipment	2 letters sent (1 via email, 1 post) on 28 August 2025

Activity	Description/objectives	Stakeholder	Outcomes
Letters Updates to information on Sellicks Beach Growth Area Infrastructure Scheme and landowner pages on PlanSA Updates to public infrastructure schemes website on PlanSA	- Inform of the new Joint Amendment and reason for change from original Code Amendment - Inform of upcoming consultation - Provide an update on the infrastructure scheme	Landowners within the Sellicks Beach Growth Area	26 letters sent (24 via email, 2 post) on 28 August 2025 (See Attachment 1 for copy letter.)
Stage 2: Pre-consultation			
Briefings/meetings	- High level brief to inform of Joint Amendment and seek support for planned engagement - Build on existing relationships	Sellicks Beach Growth Area Project Control Group City of Onkaparinga elected members	Briefing at Project Control Group meeting held on 19 August 2025 Briefing to City of Onkaparinga elected members held on 2 September 2025 An advanced copy of the draft Joint Amendment and engagement plan provided to council in the lead up to public consultation
Briefing	Brief on planned engagement activities for consultation	State government agencies involved in the air quality assessment working group: Environment Protection Authority, Department for Energy and Mining and SA Health	The agencies were provided with a copy of the engagement plan for the consultation via email and provided with suitable contacts in the Department's engagement team for any questions about the planned engagement activities

Activity	Description/objectives	Stakeholder	Outcomes
Meeting and email	- Seek input on frequently asked questions based on council's local community knowledge - Liaise on engagement activities and seek input and support where required - To provide advance copies of the draft Joint Amendment and a poster for printing and displaying in council locations, and a copy of the engagement plan detailing planned activities	City of Onkaparinga communications and engagement and planning teams	Multiple emails in the lead up to consultation
Stage 3: Public consultation			
Direct letter at commencement of consultation	- Consult early on the draft Joint Amendment and seek feedback - Invite to information sessions - Inform how feedback will be considered in the Joint Amendment	State government agencies ¹ , City of Onkaparinga, Local Government Association, Traditional Owners, emergency services ² , utilities ³ , industry ⁴ , local businesses and associations ⁵ , community groups ⁶ and Australian Government and state government	A total of 2,337 letters were sent via email/post at the launch of public consultation, Thursday 4 September 2025, including: - letter to 24 landowners in Sellicks Beach Growth Area - letter to 2,213 adjacent landowners and occupiers - letter to 37 community groups, local businesses and associations

Activity	Description/objectives	Stakeholder	Outcomes
		MPs ⁷ , Landowners in Sellicks Beach Growth Area (SGBA) and Landowners and occupiers adjacent	- letter to 58 state government agencies, Local Government Association, industry, emergency services and utilities - City of Onkaparinga council - Letter to 2 Traditional Owners - Letter to the 2 state and federal MPs
¹ State government agencies: Department for Environment and Water (including National Parks and Wildlife Service and Green Adelaide), Premier's Climate Change Council, Environment Protection Authority (EPA), Department of Infrastructure and Transport, Renewal SA, Department of Energy and Mining, Primary Industries and Regions SA (PIRSA), SA Water, Office for Design and Architecture SA (ODASA), Department for Health and Wellbeing, SA Health, Department for Education, Office for Early Childhood Development, Department of the Premier and Cabinet – Aboriginal Affairs and Reconciliation, Infrastructure SA, SA Housing Trust, Department of Human Services, Office for Recreation, Sport and Racing, South Australian Tourism Commission and Hills and Fleurieu Landscape Board. ² Emergency services: Country Fire Service, SA State Emergency Service, SAFECOM, Metropolitan Fire Services, South Australian Police. ³ Utilities: APA Group, SA Power Networks, Electranet Pty Ltd, EPIC Energy, Telstra, NBN Co, Optus, SEA Gas, Australian Gas Networks, Australian Communications and Media. ⁴ Industry: Housing Industry Association (HIA), Planning Institute of Australia (PIA), Urban Development Institute of Australia (UDIA) – SA Division, Master Builders Association of South Australia, Property Council of Australia, Association of Mining and Exploration Companies (AMEC), Adelaide Airport Limited, Primary Producers SA and Grain Producers SA. ⁵ Local businesses and associations: Adbri Quarries, Ithaca at Sellicks, Berg Herring Wines, Poplar Grove Wholesale Nursery, The General at Sellicks, 87/88 Esplanade, Victory Hotel, Business and Tourism Aldinga, Business Fleurieu Coast, McLaren Vale Business and Tourism Association, McLaren Vale Grape Wine and Tourism Association and Regional Development Australia – Adelaide Hills, Fleurieu & Kangaroo Island. ⁶ Community groups: Conservation SA, Community Alliance SA, Friends of Aldinga Scrub, Friends of Aldinga Conservation Park, Friends of Willunga Basin, Aldinga Washpool and Silver Sands Heritage Group, Sellicks Woodlands and Wetlands Action Network (SWWAN), South Sellicks Action Group, Aldinga Bay Residents Association, Aldinga Sellicks Alliance, ADBRI Sellicks Quarry Community Consultation Group, Southern Community Coalition, Seaford District Residents Association, Sellicks Area Residents Association, Maslin Beach Community Association, Moana and Seaford Community Association, Onkaparinga Residents Association Council Watch and Onkaparinga Southern Community Forum. ⁷ Australian Government and state government MPs: State Member for Mawson, Hon Leon Bignell MP and Federal Member for Mayo, Rebekha Sharkie MP.			

Activity	Description/objectives	Stakeholder	Outcomes
State government YourSAy consultation page including: - downloadable copies of the draft Joint Amendment and attachments - feedback methods - online survey - downloadable engagement materials: fact sheets, frequently asked questions and maps - YourSAy enews	- Provide easy to understand information about the draft Joint Amendment and seek community feedback - Provide an easy method to provide feedback through the online survey - Inform how feedback will be considered in the draft Joint Amendment, including how people can see evidence of this - Keep the community up to date on the progress of the draft Joint Amendment	All stakeholders, but especially landowners and occupiers, community groups, local businesses and associations, and the wider community	The YourSAy page received 2,800 total visits and over 2000 downloads of documents, including concept plans, maps, the draft Joint Amendment, frequently asked questions and fact sheets 188 (41%) submitted feedback by completing the online survey YourSAy enews was sent to over 34,000 emails, opened by 14,000, with 174 link clicks through to the story Copies of YourSAy content and survey submissions can be viewed in Attachments 1 and 3
PlanSA website content, news stories and feedback form	- Provide information about the draft Joint Amendment, including avenues to provide feedback - Seek feedback and promote the information sessions	Industry, City of Onkaparinga, Local Government Association and government agencies	181 (40%) submitted feedback by completing the PlanSA feedback form See Attachment 1 for a copy of the content and news story on PlanSA.
Content to share on council's 'Your Say' page and social media	Raise awareness of the draft Joint Amendment within the local community	City of Onkaparinga	Content on City of Onkaparinga Your Say received 700 views from 460 visitors Council's alert to the project on its Your Say went to 1761 recipients,

Activity	Description/objectives	Stakeholder	Outcomes
			with 112 clicks through to the project Council shared a post by the Department on its Facebook page The Deputy Mayor of City on Onkaparinga, Lauren Dew, posted about the public information session for the draft Joint Amendment (See Attachment 1 for content)
Fact sheets on: - environmental considerations - complying changes - infrastructure schemes - air quality monitoring and assessment Frequently asked questions on: - general – on a wide-range of topics - air quality monitoring and assessment	- Provide information in plain English about the draft Joint Amendment in digital and hard copy - Address different topics related to the draft Joint Amendment and areas of community interest or concern - Provide practitioners and other users of the Code with greater awareness and understanding of the complying changes tool for implementing the Greater Adelaide Regional Plan	Landowners in Sellicks Beach Growth Area, adjacent landowners and occupiers, all community groups, local businesses and associations, City of Onkaparinga, Local Government Association, state government agencies, wider community, industry, Local MP	Fact sheets (environmental, complying changes and infrastructure schemes) and frequently asked questions were available for download on both YourSay and the PlanSA consultation pages (See Attachment 1 for copies of these materials) The air quality monitoring assessment materials were available as part of initiation documents on the PlanSA website
Phone calls and email enquiries	Enable stakeholders the chance to speak with planning and engagement staff	All stakeholders	4 email enquiries, 2 YourSay enquiries, one post and 2 phone enquiries received.

Activity	Description/objectives	Stakeholder	Outcomes
	throughout the engagement period		
Email and follow up phone call to Traditional Owners	Request to meet to discuss any direct impacts on Aboriginal heritage and opportunities to reflect and celebrate Kurna knowledge and culture	Traditional Owners	Phone call made and follow up email sent. No response received
Information sessions (4 sessions in total) for different stakeholder groups: - key stakeholder session for local government, industry and state government agencies (held 12 September 2025, 10 to 11 am) - Sellicks Beach Growth Area landowner information session (held 15 September 2025, 10 to 11 am) - online community information session (held 18 September 2025, 10 to 11 am) - in-person community drop-in information session (at the Sellicks Beach Community Hall 18 September 2025, 5 pm to 7 pm)	- Enable interested persons to find out more about the draft Joint Amendment, ask questions and receive immediate answers from the planning team - Promote sessions via Eventbrite, YourSAy, PlanSA, social media and in direct letters sent at launch of Joint Amendment	All stakeholders	132 attendees across 4 events, including: 39 at the key stakeholder session (for local government, industry and state government agencies) 16 at the SGBA landowner information session 50 at the in-person community information session 27 at the online community information session

Activity	Description/objectives	Stakeholder	Outcomes
Meetings/presentation of the draft Joint Amendment	Present on the draft Joint Amendment and air quality monitoring and assessment, with opportunities to ask questions	Adbri Quarries Sellicks Community Consultative Group (includes representatives from the community, local government, businesses, and government agencies) Infrastructure Coordination Group	- Meeting with Adbri Quarries (held 15 September 2025) - Meeting/presentation to Sellicks Community Consultative Group (held 8 October 2025 in Sellicks Beach) - update provided at a meeting of the state government's Infrastructure Coordination Group (held 24 September 2025)
Roadside banners on roads in and/or near Sellicks Beach	Raise awareness of the draft Joint Amendment amongst the local community	Landowners in the Sellicks Beach Growth Area, landowners and occupiers adjacent, all local community groups, local businesses and associations	2 banners were installed in approved temporary banner locations within the City of Onkaparinga. (See Attachment 1 for photos of installed banners)
Media releases	- Inform media of the consultation - Raise public awareness through media outlets	Media and all stakeholders	A media release was written for the launch of consultation but was not issued because the media covered the story in the lead up to consultation (following the initiation of the Joint Amendment, one week earlier) Media coverage received in print, online and radio

Activity	Description/objectives	Stakeholder	Outcomes
			media, included: <i>Sunday Mail</i> , <i>The Advertiser</i> and its interstate syndications, and ABC Adelaide radio, as well as on state government online publication, We Are.SA (See Attachment 1 for media items)
Social media (YourSay and PlanSA organic and paid) We Are.SA LinkedIn	• Amplify messaging of other engagement activities for the draft Joint Amendment • Promote the community information sessions • Reach a wider audience	All stakeholders	4 posts on PlanSA social media across the consultation Total reach (paid and unpaid posts): 2433 Total views: 3841 Total clicks: 42 Total Interactions (likes, shares, comments, saves): 18 There were no social media posts on YourSay 1 post on We Are.SA LinkedIn (See Attachment 1 for social media activity)
We Are.SA enewsletter (weekly enews)	• Raise public awareness through media outlets	Wider community	Story published in 7 October 2025 edition (sent to 6530 subscribers)
Planning Policy Forums	• Provide information about the draft Joint Amendment and opportunities for	Industry, local government and state government agencies	Attendees to the Planning Forum on 8 August 2025 were made aware of the upcoming

Activity	Description/objectives	Stakeholder	Outcomes
	questions and feedback		draft Joint Amendment. Attended by 66 people.
Hard copies of materials including: • The draft Joint Amendment and attachments • Brochure about the rezoning of Sellicks Beach for future housing • Fact sheets • Frequently asked questions • Poster for display in council offices	• Provide awareness of information about the Joint Amendment in hard copy to enable access for those who prefer hard copy or cannot access digital materials.	All stakeholders	The brochure was distributed at the door to attendees of the in-person information session Hard copies of fact sheets, frequently asked questions and the draft Joint Amendment were available at the in-person information session and made publicly available at Level 9, 83 Pirie Street, Adelaide City of Onkaparinga was provided with an advanced copy of the draft Joint Amendment to make hard copies available to the public across its offices The poster was provided to council in advance to print and display in its offices
Stage 4: Review feedback			
• What we heard summary • Engagement evaluation survey • Planning Ahead enews	• Provide a summary of feedback received during consultation and communicate next steps • Receive feedback on the engagement process to facilitate improvement for future engagements	Those who submitted feedback and participated in the engagement, and subscribers to Planning Ahead enews	The What we heard summary and engagement evaluation survey was sent via email or post to 562 participants in the consultation 38 evaluation survey responses were received over a 2-week

Activity	Description/objectives	Stakeholder	Outcomes
			period (27 September 2025 to 10 November) Story appeared in Planning Ahead enews October edition, sent to 2959 subscribers, opened by 1839, with 481 unique clicks on the story
Updates at Planning Policy Forums	Update on progress of Joint Amendment	Local government and industry	Attendees to the Planning Policy Forum on 24 October 2025 were provided with an update on the draft Joint Amendment. Attended by 125 people

Note: closing-the-loop/inform of outcome communication activities will be delivered as per the engagement plan following the Minister's consideration and decision regarding the Joint Amendment.

4.2 Mandatory requirements

The following mandatory engagement requirements have been met:

Notice and consultation with councils

The Charter requires that a council or councils must be directly notified and consulted on a proposed Code Amendment where the proposal is specifically relevant to a particular council or councils (where council did not initiate the proposal).

The affected area is located within the City of Onkaparinga council area. Members of the City of Onkaparinga council are part of the Sellicks Beach Growth Area Project Control Group, which have been meeting regularly as part of ongoing activities to develop the infrastructure scheme to support future growth at Sellicks Beach. A briefing was provided to the group on 19 August 2025 about the draft Joint Amendment and planned engagement activities.

A briefing/presentation about the draft Joint Amendment was provided to City of Onkaparinga elected members on 2 September 2025 in the lead up to public consultation and an advanced copy of the draft Joint Amendment and engagement plan was provided to members of council's planning team.

At the launch of public engagement, a letter was emailed directly to the Mayor of the City of Onkaparinga providing information about the draft Joint Amendment and inviting the council's feedback.

In the launch letter, council were invited to attend a key stakeholder information session for local government, industry and state government agencies, which was held online on 12 September 2025. As a landowner, they were also invited to attend the online landowner information session (15 September) and the online and in-person community information sessions held on 18 September.

A senior member of the council's planning team assisted with enquiries relating to council matters at the in-person community information session, which was also visited by the Mayor and Deputy Mayor of City of Onkaparinga.

In preparing engagement materials, the Department for Housing and Urban Development engagement team liaised with key engagement and planning contacts within council to find out about areas/issues of interest for the Sellicks Beach community.

The Department provided engagement materials to council, including content for council's Your Say website, images, and a poster to display in council offices to raise awareness of the draft Joint Amendment. The council also coordinated the production and installation of roadside signage using the artwork supplied by the Department.

Notice and consultation with the Local Government Association (LGA)

The Charter requires that the LGA be notified in writing and consulted, where the proposed Code Amendment is generally relevant to councils. While this Joint Amendment was specific to one council only, the LGA was still notified by letter upon launch of the public consultation and invited to provide feedback.

Notice and consultation with owners and occupiers of land that is specifically impacted and adjacent land

Under section 73(6)(d) of the Act, where a Code Amendment will have a specific impact on one or more pieces of land in a particular zone or subzone (rather than more generally), the designated entity must take reasonable steps to provide a notice to owners or occupiers of the land (and each piece of adjacent land) as prescribed by the regulations.

It's acknowledged that, under section 73(6)(d) of the Act, this notice only applies where compliance with the Community Engagement Charter does not apply. While the Joint Amendment complied with the Charter, the Department also chose to undertake this additional notice and consultation with owners and occupiers.

Following initiation of the Sellicks Beach Growth Area Joint Amendment, a letter was emailed or posted on 28 August 2025 to the 24 landowners within the affected area for rezoning (including council), informing them of:

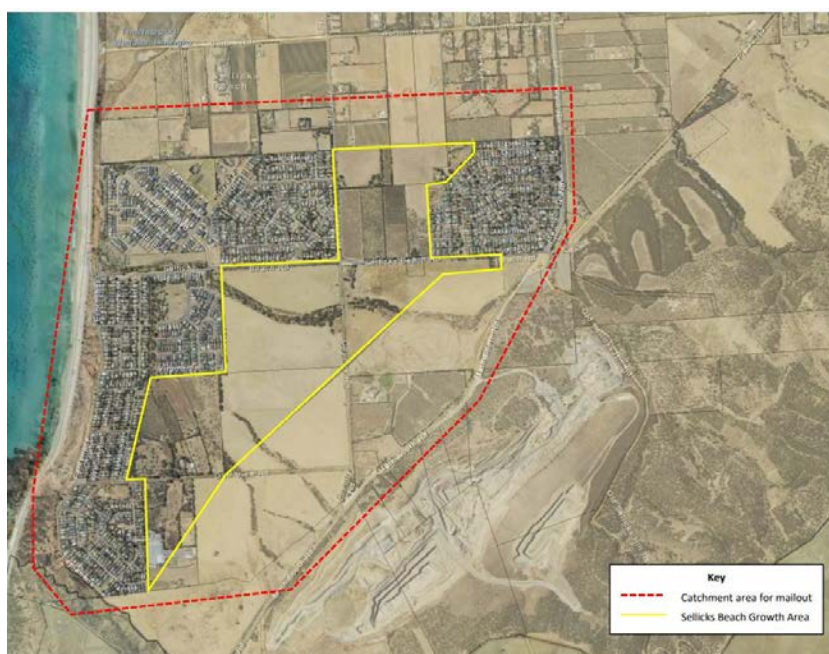
- the Joint Amendment and the reasoning behind it
- the upcoming public consultation on the draft

- an update on the Draft Outline for the infrastructure scheme in development to support the rezoning proposal.

At launch of the public consultation on 4 September 2025, a letter was emailed or posted to the 24 landowners within the affected area (including council), and 2,213 letters were posted to landowners and occupiers adjacent to the affected area, providing information about:

- the draft Joint Amendment
- where they could find further information, including frequently asked questions and fact sheets
- dates of information sessions and how to register
- how they could provide feedback.

Map of catchment area for landowner and occupier letter mailout



Some letters posted to 'The Occupier' were returned to sender. It is believed this is because the parcel of land is not 'occupied' by a resident but is used for agricultural purposes.

Additional requirements

As detailed in the initiation letter for the Joint Amendment, signed by the Minister for Planning, additionally the Commission has specified under section 73(6)(e) of the Act that the Designated Entity must consult with the following stakeholders:

- Environment Protection Authority
- Department for Energy and Mining
- SA Health
- Department for Health and Wellbeing
- Department for Infrastructure and Transport
- South Australian Country Fire Service

- Utility providers, including SA Power Networks, ElectraNet, APA Group, SA Water, Epic Energy, NBN, and other telecommunications providers
- State Members of Parliament for the electorates in which the proposed Code Amendment applies.

At launch of public consultation, a letter was emailed to each of the above stakeholders providing information on the draft Joint Amendment and inviting feedback.

In the lead up to public consultation, the state government agencies involved in the air quality assessment working group, including the Environment Protection Authority, Department for Energy and Mining and SA Health, were provided with a copy of the engagement plan and suitable contacts in the Department for Housing and Urban Development's engagement team for any questions about the engagement activities.

Additionally, a general update on the progress of the Joint Amendment was provided at a meeting of the state government's Infrastructure Coordination Group on 24 September 2025, which includes representatives from the Department for Infrastructure and Transport.

4.3 Compliance with the engagement plan

Engagement was carried out in accordance with the engagement plan, with the following exceptions.

- The engagement plan indicated at the initiation of the Joint Amendment, a phone call and a letter would be provided to landowners hosting air quality monitoring equipment to inform them of the extension of the air quality monitoring period. The letter was sent but a decision was made not to call because not all landowners were contactable by phone.
- The engagement plan indicated an email and phone call would be made to Traditional Owners at pre-consultation. The email and phone call happened mid-consultation, in follow up to a letter sent at the start of the consultation period.
- In response to a request from Adbri Quarries, the Department for Housing and Urban Development (DHUD) met with Adbri Quarries to present and answer questions on the draft Joint Amendment and air quality monitoring on 15 September 2025. The meeting included representatives from the Department for Energy and Mining and the Environment Protection Authority.
- In response to request from the Sellicks Community Consultative Group (SCCG), representatives from DHUD met with the SCCG to present on the draft Joint Amendment and answer questions. The SCCG facilitates communication and addresses concerns between the Sellicks Hill Quarry and the local community, with representatives from the community, local government, businesses, and government agencies. The meeting took place on 8 October 2025 in Sellicks Beach.
- The media release prepared for the launch of consultation was not issued because the media covered the story in the lead up to consultation (following the initiation of the Joint Amendment one week earlier). Several media outlets also published stories relating to the Joint Amendment during the consultation period. These stories are detailed in the engagement activities and **Attachment 1**.

- As an addition to the engagement plan, a copy of the draft Joint Amendment and the engagement plan was provided to key contacts at the City of Onkaparinga council on 2 September, prior to public consultation, along with a poster for council to display in its office to raise awareness of the draft Joint Amendment and where hard copies could be accessed.
- A story on the draft Joint Amendment didn't appear in the Department for Housing and Urban Development's Planning Ahead industry newsletter during the engagement period because the September edition didn't go ahead. It did appear in the October edition, which was sent after consultation closed, and included links to the what we heard summary of feedback received.

5 Evaluation of engagement

To ensure the principles of the Community Engagement Charter are met, an evaluation of the engagement process for the draft Joint Amendment has occurred.

5.1 Performance indicators for evaluation

The minimum mandatory performance indicators have been used to evaluate engagement on the draft Joint Amendment. These measures help to gauge how successful the engagement has been in meeting the Charter's principles for good engagement.

Evaluation of Engagement by Community Members

The minimum mandatory performance indicators required an evaluation of responses from members of the community on the engagement. This includes an evaluation of whether (or to what extent) community members felt:

1. that the engagement **genuinely sought** their input to help shape the proposed Code Amendment
2. **confident their views were heard** during the engagement
3. they were given an adequate **opportunity to be heard**.
4. they were given **sufficient information** so that they could take an informed view.
5. **informed** about why they were being asked for their view, and the way it would be considered.

An online engagement evaluation survey was sent out with the 'what we heard summary' to 562 people who participated in the consultation. A total of 38 evaluation survey responses were received over the 2-week period (survey was open from 27 September to 10 November 2025). (See survey responses in **Attachment 2**)

Evaluation of engagement by the Designated Entity

A further evaluation of the engagement process is required to be undertaken by (or on behalf of) the Designated Entity. The minimum performance indicators require an evaluation by the Designated Entity of whether (or to what extent) the engagement:

1. **occurred early enough** for feedback to genuinely influence the planning policy, strategy or scheme
2. **contributed to the substance** of the final draft Joint Amendment
3. **reached those identified** as communities or stakeholders of interest
4. **provided feedback to community** about outcomes of engagement
5. was **reviewed throughout** the process and **improvements put in place**, or recommended for future engagement.

The evaluation of the engagement was undertaken by the Department for Housing and Urban Development's Communications and Engagement Team on behalf of the Designated Entity. The results of the evaluation are contained in **Attachment 2** to this engagement report.

5.2 Evaluation against the Charter principles

The following is a summary of the evaluation of the engagement against the five principles of the Charter. The full results of the evaluation can be found in Attachment 2 in this engagement report.

(1) Engagement is genuine

People had faith and confidence in the engagement process

To provide plenty of notice and time to prepare feedback, key stakeholders, including the City of Onkaparinga and landowners within the affected area for the proposed rezoning were provided with early notice of the draft Joint Amendment and the upcoming consultation. This includes:

- direct letters (via email or post) sent to the 24 landowners (including council) within the affected area following initiation and at the start of public consultation
- briefings on the draft Joint Amendment and planned engagement were held with the Sellicks Beach Growth Area Project Control Group, which includes members of council on 19 August 2025 and with the elected members of council on 2 September
- an advanced copy of the draft Joint Amendment and engagement plan was provided to council in the lead up to public consultation.

Public consultation ran for 6 weeks, providing sufficient time for affected and interested stakeholders and the community to learn about the draft Joint Amendment and provide feedback.

Stakeholder mapping during the engagement planning process identified a wide range of affected and interested stakeholders, and engagement methods were tailored to ensure each audience was able to easily access information and provide feedback. Stakeholder mapping included seeking input from council on key community stakeholders and the best methods to engage with them.

In total, 2,337 letters were sent directly to stakeholders, including relevant state and local government agencies, industry bodies, utility providers, Traditional Owners, local community and business groups, local businesses and affected/adjacent landowners and occupiers. More than 2000 of those letters were to adjacent landowners and occupiers, which covered most, if not all homes in Sellicks Beach. (See map of mailout catchment area for the landowner and occupier mailout on page 24.)

A wide variety of engagement activities were used to provide information and proactively seek the participation of communities and stakeholders. These included stakeholder briefings and presentations, and in-person and online information sessions, held for different groups of stakeholders, on different days and within and outside of office hours.

The results of the engagement evaluation survey indicated that people heard about the Joint Amendment through 14 different communication methods, and submissions were received from the majority of all stakeholder groups in the engagement plan.

City of Onkaparinga's communication channels, including its YourSAy platform, social media, and roadside banner locations supported efforts to raise awareness and distribute information to the community most affected by the Joint Amendment.

Broader communication methods, including the state government's YourSAy enews and We Are.SA digital publication, enewsletter and LinkedIn account, promoted the draft Joint Amendment to a wider audience. Media coverage in print, online and radio also supported reach to a wider audience.

Those who made a submission provided well informed, honest feedback, showing they had read and understood what was being proposed and the key issues. As a result of feedback received, changes have been recommended in finalising the draft Joint Amendment for the Minister's consideration. (See section 7, page 75.)

Of the 38 engagement evaluation surveys completed, 31.58% (12 respondents) agreed that the engagement genuinely sought their input to help shape the proposal, 28.95% (11 respondents) neither agreed nor disagreed, 15.79% (6 respondents) disagreed, 15.79% (6) strongly disagreed and 7.89% (3) strongly agreed.

Of the 28 people who provided additional comments on the engagement process in their survey, many indicated they were uncertain or pessimistic about whether the community's feedback would be listened to and make a difference to final outcomes. This is not an unusual response in evaluation surveys for code amendments, and one of the ongoing challenges of engagement evaluation occurring before outcomes of amendments are announced.

Evaluation statement	Strongly disagree	Disagree	Neither agree or disagree	Agree	Strongly agree
I feel the engagement genuinely sought my input to help shape the proposal (Principle 1)	15.79 % (6)	15.79% (6)	28.95% (11)	31.58% (12)	7.89% (3)

(2) Engagement is inclusive and respectful

Affected and interested people had the opportunity to participate and be heard

Detailed stakeholder mapping as part of engagement planning identified a wide range of stakeholders that may be impacted or interested in the draft Joint Amendment, and the most appropriate channels for communication and engagement to meet their needs.

The engagement activities delivered provided many opportunities to seek information, provide feedback and ask questions in-person, hard copy/print and via digital methods.

All key stakeholders were directly contacted via letter and invited to participate in the consultation. Email was used where possible for more efficient contact, however letters were posted where post was the preferred method of contact or where an email address wasn't available.

Stakeholder briefings, meetings and in-person and online information sessions were held for different groups, recognising their different needs and focuses. In these sessions, attendees were able to ask questions and receive immediate responses from the Department's planning team in an open forum.

Briefings, meetings and information sessions included:

- briefing to the Sellicks Beach Growth Area Project Control Group in the lead up to consultation
- briefing/presentation to elected members of the City of Onkaparinga in the lead up to consultation
- key stakeholder (local government, industry and state government agencies) online information session
- in-person community drop-in information session held in Sellicks Beach
- online community information session
- meeting/presentation to Adbri Quarries
- meeting/presentation to the Sellicks Community Consultative Group
- update at a meeting of the state government's Infrastructure Coordination Group.

All planned briefings were held in the lead up to public consultation, and information sessions were held within the first 2 weeks of consultation, so that stakeholders had access to information and answers to questions early in the process and plenty of time to submit feedback.

Information sessions were held on different days of the week, and the in-person community information session was held outside of office hours and within the Sellicks Beach community to make it more accessible for local residents.

A senior member of the council's planning team was invited to and participated in the in-person community drop-in information session to assist with answering questions relating to council matters. The session was also visited by the Mayor and Deputy Mayor of City of Onkaparinga.

The YourSAy website was used as the primary community consultation tool, focusing on easy-to-understand information, with more technical information available for people wanting further details. People were also able to view the website content in more than 200 languages, making information available to South Australia's culturally and linguistically diverse communities.

Through the engagement process, feedback was received from the Department of Human Services and advocacy organisation, JFA Purple Orange, regarding the needs of people with disabilities and integration of disability access.

A hard copy of the draft Joint Amendment, frequently asked questions and fact sheets were made available at the Department for Housing and Urban Development's Pirie Street office. The City of Onkaparinga council was provided with an advanced copy of the draft Joint Amendment to make hard copies available to the public across its offices.

The large number of feedback submissions received (445), which included representation from most stakeholder groups, indicates engagement activities were successful in reaching affected and interested people. The submissions provided considered and well-informed feedback, which also indicates people were able to access and understand the information provided.

All submissions received were acknowledged and considered.

Of the 38 engagement evaluation surveys completed, 47.37% (18 respondents) neither agreed nor disagreed the engagement genuinely sought their input to help shape the proposal, 18.42% (7 respondents) strongly disagreed, 15.79% (6) disagreed, 13.16% (5) agreed and 5.26% (2) strongly agreed.

As discussed earlier, of the 28 people who provided additional comment on the engagement process in their survey, many indicated they were uncertain or pessimistic about whether the community's feedback would be listened to and make a difference to final outcomes. This is not an unusual response in evaluation surveys for code amendments, and one of the ongoing challenges of engagement evaluation occurring before outcomes of amendments are announced.

Evaluation statement	Strongly disagree	Disagree	Neither agree or disagree	Agree	Strongly agree
I am confident my views were heard during the engagement	18.42% (7)	15.79% (6)	47.37% (18)	13.16% (5)	5.26% (2)

(3) Engagement is fit for purpose

People were effectively engaged and satisfied with the process

People were clear about the proposed change and how it would affect them

A wide variety of communication tools and methods were used to reach stakeholders, and the content was appropriate for each tool/method, including: YourSay and PlanSA website content, social media posts, direct letters sent via mail/email, enews stories, frequently asked questions and fact sheets, roadside signage, third party channels, information sessions, briefings, policy forums, hard copies of materials, PlanSA email to ask questions, and meetings.

Frequently asked questions and fact sheets covered key areas of interest or concern specific to the Sellicks Beach community. For example, recognising that environment and biodiversity were key issues for the community, an environmental fact sheet was developed. Frequently asked questions were also developed around key issues, including wastewater management, open space areas, new infrastructure provision and the Mass Transit Investigation Corridor.

Stakeholders most impacted by the proposal were contacted directly by letter, including a large catchment area of adjacent landowner/occupiers. The majority of landowners (22 out of 24) within the affected area for the rezoning were emailed their letter as an efficient and cost-effective method of delivering information quickly with links to further information about the draft Joint Amendment.

All letters included details – dates, times, locations and registration links – to information sessions so people could plan to ahead to attend.

Communication and engagement activities focused on technology-based engagement to ensure all stakeholders and interested community could access information and participate in the engagement, and to deliver flexibility for community participation and value for money. This included online access to all information, tools for providing feedback and information sessions held via Zoom.

YourSAy was the primary consultation platform, with most communications directed to its pages, which contained easy-to-understand information about the draft Joint Amendment, with more technical information available for people wanting further details. Other digital communications, such as social media, newsletters and council's Your Say platform, helped to reach a larger audience and directed them to the YourSAy for further information and to provide feedback.

Stakeholder briefings and presentations and in-person and online information sessions, were held for different groups of stakeholders, recognising the different needs, focuses and areas of interest of different stakeholder groups. In these sessions, attendees were able to ask questions and receive immediate responses from the Department's planning team in an open forum.

All information sessions (key stakeholder, landowner and community) were held in the first 2 weeks of consultation so that people had access to information and answers to questions early and plenty of time to provide feedback on the draft Joint Amendment.

Information sessions were held in person and online, with the in-person community information session held outside of office hours and within Sellicks Beach for greater accessibility.

The considered and detailed feedback received on the draft Joint Amendment suggests people were given sufficient information to take an informed view.

This is supported by the engagement evaluation survey results. Of the 38 surveys completed, more than half (57.89%) of respondents agree they were given sufficient information to take an informed view. Other results include: 21.05% (8) neither agree or disagree 10.53% (4) disagree, 7.89% (3) strongly disagree and 2.63% (1) strongly agree.

Of the 28 people who provided additional comment on the engagement process in their survey, many indicated they were uncertain or pessimistic about whether the community's feedback would be listened to or make a difference to final outcomes.

This could be reflected in survey responses, including to the question about whether people felt they had adequate opportunity to be heard. Of the 38 surveys completed, 39.47% (15) agree, 39.47% (15) disagree, 34.21% (13) neither agree or disagree, 7.89% (3) strongly agree and 7.89% (3) strongly disagree.

Evaluation statement	Strongly disagree	Disagree	Neither agree or disagree	Agree	Strongly agree
I was given an adequate opportunity to be heard	7.89% (3)	39.47% (15)	34.21% (13)	39.47% (15)	7.89% (3)

Evaluation statement	Strongly disagree	Disagree	Neither agree or disagree	Agree	Strongly agree
I was given sufficient information so that I could take an informed view	7.89% (3)	10.53% (4)	21.05% (8)	57.89% (22)	2.63% (1)

(4) Engagement is informed and transparent

All relevant information was made available and people could access it

People understood how their views were considered, the reasons for the outcomes and the final decision that was made

Letters were either emailed or posted directly to stakeholders on the day the public consultation started, to provide information on the draft Joint Amendment with direct links to further information, and to encourage feedback.

The stakeholder list for engagement was extensive (see the [engagement plan](#) for stakeholder list), with 2,337 direct letters in total sent to all those impacted, informing them what the Joint Amendment was about, why they were being asked for feedback and how it would be considered.

The YourSAy website was the primary community consultation tool, focusing on easy-to-understand information, with more technical information available for people wanting further details. Information on how feedback would be considered, what people could influence in the draft Joint Amendment and the next steps, was provided in frequently asked questions and on the YourSAy site.

The considered and detailed feedback received on the draft Joint Amendment suggests people were given sufficient information to take an informed view.

This is supported by the engagement evaluation survey results, with more than half of respondents either agreeing (47.37%, 18) or strongly agreeing (5.26%, 2) they felt informed about why they were being asked for their view and how it would be considered. Other results: 18.42% (7 respondents) neither agree or disagree, 15.79% (6) disagree, and 13.16% (5) strongly disagree.

Evaluation statement	Strongly disagree	Disagree	Neither agree or disagree	Agree	Strongly agree
I felt informed about why I was being asked for my view, and the way it would be considered.	13.16% (5)	15.79% (6)	18.42% (7)	47.37% (18)	5.26% (2)

(5) Engagement processes are reviewed and improved

The engagement was reviewed and improvements recommended

During the consultation, information was added to or amended in frequently asked question materials to improve clarity and accuracy. This included:

- an amendment was made to correct wording regarding current wastewater services currently provided for Sellicks Beach
- in response to a request for information on the mass transit corridor, a frequently asked question on this topic was developed and added
- an amendment was made to correct a paragraph regarding open space:
 - o from: 'Based on local provision and service standards for open space, it is anticipated that at least 12.85 hectares of public open space, distributed as a network of neighbourhood, local pocket parks, will be provided to support the community.'
 - o to: 'Other areas of public open space, distributed as a network of neighbourhood, local and pocket parks, will also be provided, subject to assessment of the council in a future land division process.'

To improve engagement outcomes additional activities/materials were added to engagement, including:

- presentations to Adbri Quarries and the Sellicks Community Consultative Group on the Joint Amendment, delivered by the Department for Housing and Urban Development
- an update on the Joint Amendment was also provided at a meeting of the state government's Infrastructure Coordination Group (ICG)
- at the suggestion of the council, a poster was provided to the City of Onkaparinga for display in its offices to raise awareness of the draft Joint Amendment and the availability and locations of hard copies the public could access.

While Kurna Traditional Owners were involved in the Aboriginal Cultural Heritage Assessment Report for the Sellicks Beach Growth Area, there wasn't participation by Traditional Owners in the consultation on the draft Joint Amendment through the engagement activities delivered.

The Department as part of its work more broadly on the Aboriginal Engagement and Planning with Country actions in the Greater Adelaide Regional Plan will seek further engagement with Traditional Owners Groups.

The Department for Housing and Urban Development is also working on new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners.

Discussions with Traditional Owners to work through these process improvements are ongoing.

5.3 Outcome of evaluation against the Charter

Detailed evaluation against the Charter principles demonstrates the engagement process met each of the Community Engagement Charter principles and successfully engaged stakeholders and interested community. This was shown through the high number of submissions received from representatives from most stakeholders identified in the engagement plan, with strong community representation (more than three quarters of respondents identified themselves as members of the public or members of the local community).

As a result of this feedback, a number of amendments have been made to the draft Joint Amendment, demonstrating the engagement process influenced the outcome. See [Section 8](#) of this report to view a summary of recommended changes.

6 Engagement outcomes

A total of **445 submissions** were received from landowners, community members, councils, industry bodies, community groups, advocacy organisations and state government agencies. These were received via:

- YourSAy online survey – **41%** of responses submitted, mostly from community members and community interest groups.
- submissions – hard copy or submitted to PlanSA via email – **18%** of responses submitted, mostly from landowners, councils, state agencies, industry bodies, community representative organisations and advocacy groups.
- PlanSA online feedback form – **40%** of responses submitted, mostly from community.

This section of the report summarises the feedback from key stakeholder groups.

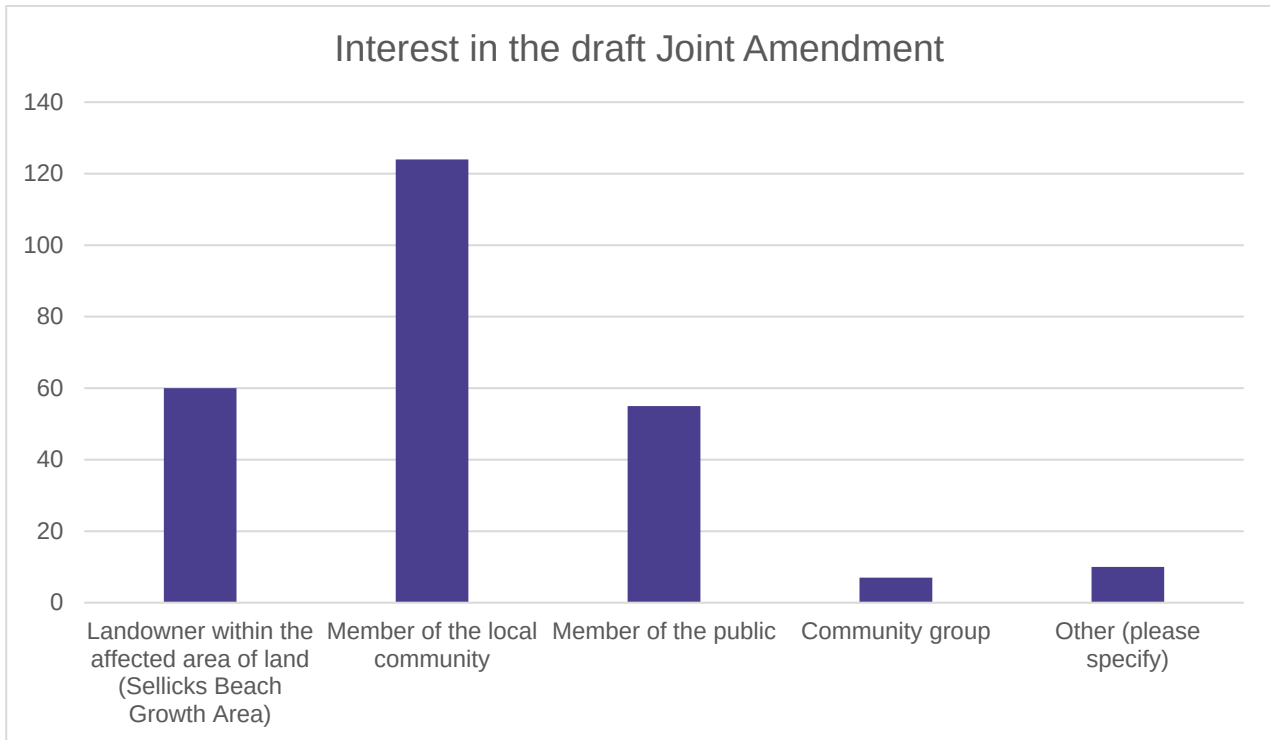
Due to the high number of submissions, and to best analyse the results, feedback has been further categorised into themes in [Section 7](#) of this report. Responses and recommendations to address the feedback received are outlined in Section 7.

A copy of all public submissions can be viewed in [Attachment 3](#) (noting submissions from within the South Australian Government are not published).

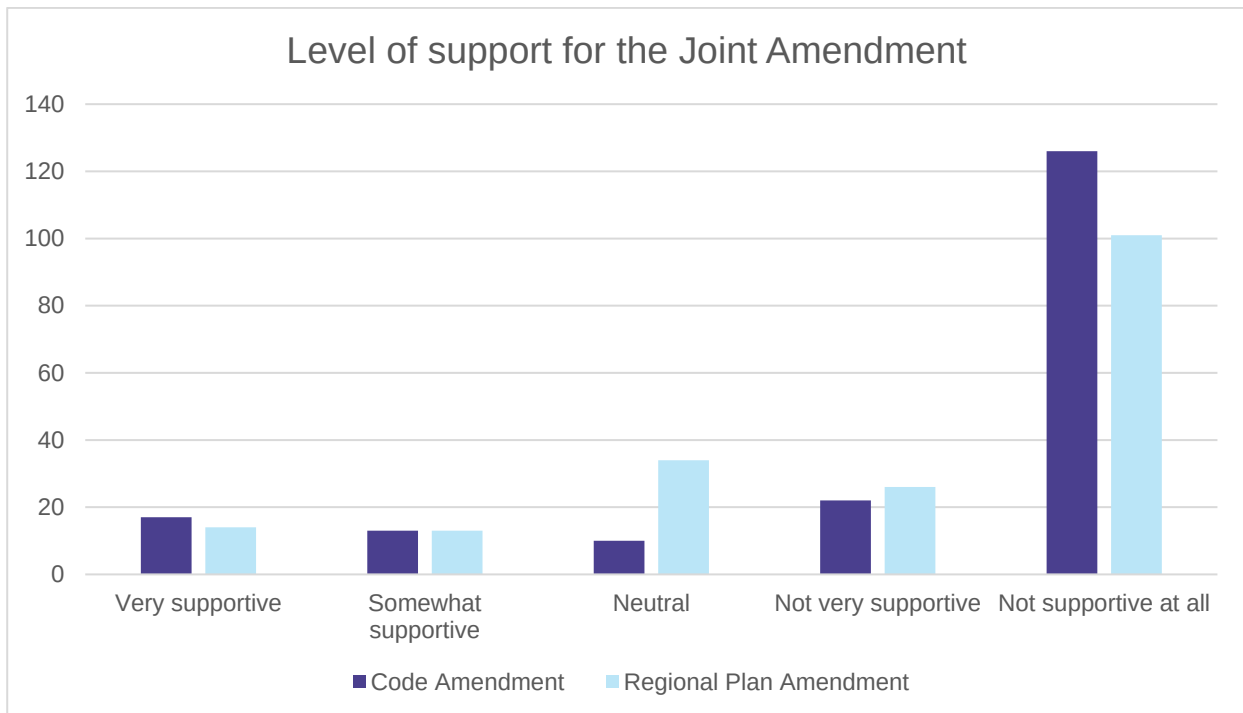
6.1 YourSAy Online Survey

A total of 189 responses were received via the YourSAy online survey. Respondents were invited to indicate their interest in the draft Joint Amendment, as summarised below.

- Members of the local community were the most common type of survey participants, followed by Landowners within the affected area.



- Participants were asked to share their level of support for the Code Amendment and Regional Plan Amendment. The graph below demonstrates the level of support.
 - o 16% of participants support the Code Amendment, 5.3% are neutral and 78.7% either are not very supportive or not supportive at all.
 - o 14.4% of participants support the Regional Plan Amendment, 18.1% are neutral and 67.7% are either not very supportive or not supportive at all.



6.2 State agency submissions

Submissions were received from four State Agencies, with three late submissions received from the Department for Environment and Water, Department for Infrastructure and Transport and SA Water. The key feedback of submissions is summarised below.

Office for Recreation, Sport and Racing (ORSR)

- ORSR expresses full support for the Joint Amendment.
- ORSR recommends DHUD consider establishing multi-use community sporting hubs designed to deliver diverse community outcomes.
- The submission encourages the development of community-level sporting facilities on school sites to optimise asset use.
- ORSR suggests co-designing sporting facilities with relevant state recreation and sporting organisations at an early stage to ensure facilities meet required standards for intended uses and competition levels.

Department for Human Services (DHS)

- DHS anticipates the Joint Amendment will increase the availability of both affordable rentals and social housing.
- They suggest housing diversity should reflect diversity within the community such as Aboriginal families, multigenerational households and those preferring to age in place.
- DHS would like to see housing allotments that comply with new accessibility requirements (for blocks with a frontage less than 10m or if irregularly shaped).

Attorney-General's Department, Aboriginal Affairs and Reconciliation (AGD-AAR)

- A search of the central archives confirmed there are no known Aboriginal sites that intersect the proposed growth area. It was emphasised that notwithstanding this, the central archives do not hold an exhaustive record and sites may be present.
- Strong support is provided for the establishment of a buffer either side of Sellicks Creek as well as any drainage riparian corridors.
- It is advised Aboriginal heritage must not be disturbed, damaged or interfered with without the Ministers authorisation. It was recommended that landowners and future developers review [*A guide to Aboriginal Heritage in South Australia*](#).

Environment Protection Authority SA (EPA)

- The EPA indicate that they are primarily interested in ensuring that the proposed rezoning of land is appropriate and addresses any potential environmental impacts and associated human health impacts.
- Final advice on the air quality results will be provided at the completion of the monitoring program in April 2026. The EPA will continue to work with the Department for Housing and Urban Development during this time.
- The Preliminary Site Investigation provides adequate site history and pathways for further remediation/investigations. It is recommended that works in riparian zones be conducted when they are dry.

Department for Environment and Water (DEW)

A combined submission from DEW and Green Adelaide was received after public consultation closed. A summary is provided below, however is not reflected in reporting statistics.

- DEW notes stormwater runoff quality is manageable, but it should not be discharged directly into the coast. Increased runoff could harm Sellicks Beach's marine environment, which supports sensitive benthic ecosystems.
- More sealed surfaces from housing development are increasing stormwater peak flows, which threaten the stability of cliffs and creek banks at Sellicks Beach.
- Expanding watercourse buffers is supported, as it reduces pressure on the coastal strip and creates opportunities for riparian restoration to help prevent gully erosion.
- The proposed Managed Aquifer Recharge (MAR) system for Justs Road Catchment poses potential risks. It should be reviewed by a qualified hydrogeologist to ensure it won't exacerbate coastal cliff or gully erosion.
- Future development should avoid clearing native vegetation, and there is strong support for protecting riparian corridors shown in Concept Plans 163 and 164.
- DEW and Green Adelaide raised technical comments regarding stormwater management, Sellicks Creek sub-catchment, tree canopy and biodiversity. While these may not be resolved in the current amendment, they should be considered in future infrastructure planning.
- Stormwater management across the site may affect the Aldinga Washpool, a nationally significant wetland. There are concerns about how changes to stormwater flow could impact its health.

Department for Infrastructure and Transport (DIT)

A submission from DIT was received well after public consultation closed. A summary is provided below, however is not reflected in reporting statistics.

- DIT generally supports the Joint Amendment and the traffic assessment undertaken.
- DIT supports the proposal to undertake a Basic Infrastructure Scheme to create a clear delivery mechanism for the construction of road infrastructure.
- The mass transit corridor identified in the Joint Amendment and underlying draft Structure Plan is supported by DIT.
- DIT advises that a Traffic Impact Assessment will be required at the development assessment stage to further refine anticipated road infrastructure interventions.
- DIT recommends that the proposed collector road be extended to connect with Gulf View Road to maximise the public transport catchment area for local residents.
- DIT advises that the development of all future collector roads within the growth area will need to be designed to accommodate any planned public transport services in the area.

SA Water

A submission from SA Water was received well after public consultation closed. A summary is provided below, however is not reflected in reporting statistics.

- SA Water notes the intent of new water and wastewater infrastructure to be delivered through the implementation of an infrastructure delivery scheme.
- SA Water also notes that significant systems augmentation will be necessary to the affected area as the proposed rezoning will lead to a large increase in demand and discharge levels.

SA Water's submission has also provided a series of general comments directly relevant to new residential areas – including SA Water planning, protection of source water, provision of infrastructure and trade waste discharge agreements (where sewer services are applicable).

6.3 Infrastructure Providers

SEA Gas

- SEAgas advised that there are no infrastructure concerns with regard to the proposed development of the Sellicks Beach Growth Area.

SA Power Networks (SAPN)

- SAPN advised that a new 66/11kV substation will be required to supply the growth area. Land will need to be acquired to facilitate the substation.
- Development will need to give consideration to the current network capacity and costs associated with extending and connecting to electrical infrastructure.

6.4 Local government submissions

City of Onkaparinga

The City of Onkaparinga is the council area in which the Joint Amendment is located. The City of Onkaparinga is supportive of the proposal and commends the state government for addressing the urgent need for housing, however, it has raised the following issues:

Sellicks Beach Structure Plan (SBSP)

- Council are pleased that the Joint Amendment's draft Structure Plan has had regard to the SBSP prepared by council in 2021, however notes the increase in number of dwellings proposed. Council seeks that future development reflects the community's desire to limit dwellings to a maximum of 1,350 dwellings consistent with the SBSP.
- The Sellicks Beach community has called for council to advocate to state government to deliver a planning framework which acknowledges and respects the area's seaside setting and character (emphasised by the community during the SBSP engagement).

Equity in the provision of new wastewater infrastructure

- The provision of wastewater infrastructure at Sellicks Beach is a key issue which needs to be resolved prior to the delivery of much-needed housing.
- The proposed infrastructure scheme should be developed to support sewer solutions for new and existing residents – a combination of ageing infrastructure and unsuitable soil conditions has led to the failure of onsite wastewater systems in the existing community.

Provision of future emergency services facilities

- Council has been approached by SAFECOM on behalf of the Country Fire Service (CFS) to assist in identifying a suitable location for a station. Council has requested that the state government to work with the CFS to find a suitable location within the Sellicks Beach area.

Air quality management

- Support is provided for the Coordinated Development Overlay until extended air quality monitoring is completed and land is deemed suitable for urban development. However current air quality exceedances raise concerns. In this context, the proposed 10 metre landscape buffer for dust control does not seem adequate and there is a lack of detail provided about what type vegetation will be planted in this buffer.

Stormwater management

- The proposed Managed Aquifer Recharge Scheme for the Justs Road catchment is conceptually sound but lacks evidence-based investigations such as groundwater, bore siting and hydrogeological testing.

Mass Transit Corridor

- The City of Onkaparinga supports the proposed extension of the Seaford rail corridor to Sellicks Beach and requests that the corridor be delivered as soon as feasible.
- Council is seeking clarification on the intention for the Mass Transit Corridor including provision for Park n Ride and increased density, including affordable housing near future

stations. However, council acknowledges that the scope for this work falls within the remit of the Department for Infrastructure and Transport.

Berg Herring Winery

- An acoustic barrier / treatment to the boundary of Berg Herring Wines is not supported, however the proposed 35 metre buffer identified on the Land Use Concept Plan is preferred to manage noise and protect the heritage values of the site.

Basic Infrastructure Scheme

- Council supports the preparation of the Basic Infrastructure Scheme (the scheme), however it has concerns with any future cost implication to the council noting the principle of cost recovery. Council therefore wishes to retain its ability to negotiate its involvement in the scheme rather than receive direction from the Scheme Coordinator.
- Council would like the scheme to provide direction on the provision and funding for both council as the relevant authority and for future development as it relates to open space coordination.

Deputations

- In finalising its submission, council received and heard two deputations from the Sellicks Woodlands and Wetlands Action Network and Berg Herring Wines at its meeting held on Tuesday 14 October 2025. Submissions from these organisations were also received by DHUD and are summarised in the following sections of the report.

6.5 Industry submissions

Urban Development Industry Australia (UDIA)

- The UDIA strongly supports the Joint Amendment, specifically the change of zone, to deliver on the key priorities to release more land in the Outer South region.
- It encourages the state government to complete outstanding actions relating to infrastructure and air quality in a timely manner.
- UDIA acknowledge that in order to continue to achieve Greater Adelaide Regional Plan targets, there is a need for state and federal governments to fast track housing infrastructure funding and delivery to unlock growth areas like Sellicks Beach.

6.6 Community organisation and advocacy group submissions

Submissions were received from 9 community organisations and advocacy groups. The key feedback of these submissions is summarised below.

Aldinga Bay Residents Association (the Association)

- The importance of responding to the housing crisis is acknowledged, however it was questioned why the number of proposed homes has increased from what was proposed in the 2021 City of Onkaparinga Sellicks Beach Structure Plan.
- Increasing housing in the area does not address the threats of climate change nor the biodiversity loss in the Willunga Basin. The Association suggests 12% open space may not

be sufficient given the climate crisis and would prefer the land be utilised as a habitat corridor.

- The Association supports the air monitoring program, and that development is contingent on the outcome and resolution of results. It was suggested that the buffer between the quarry and future homes be increased to further mitigate dust.
- It was stated how important it is for the existing community to have access to the same infrastructure as new residents, including stormwater and mains sewer.

Conservation SA

- Conservation SA prefers that all native vegetation offsets be delivered 'on-ground' rather than payment into a fund.
- Buffers along watercourses should be a minimum of 50 metres and note that the revegetated path VA4 and Greenoch Park be retained in full.
- It is important that SA Water managed wastewater is resolved and delivered prior to the commencement of development.

Community Alliance SA (CASA)

- CASA supports the Sellicks Woodlands and Wetlands Action Network submission which proposes a nature reserve that prioritises ecological restoration.
- There is concern that additional coastal development will cause greater impacts through stormwater run-off and pollutants. There is already a known loss of sandbars, dunes and sea grass plains in the area.
- CASA recommends the state government seek the opinion of coastal ecologists prior to development proceeding.

Friends of the Willunga Basin

- Friends of the Willunga Basin understand that development is pending, however request that the development pattern be different to metropolitan Adelaide, e.g. not high density.
- The location of Sellicks Beach means there will be a lower level of services for residents to access compared to more suburban locations.
- Allotments should be larger to align with the 2021 City of Onkaparinga Sellicks Beach Structure Plan. It is preferred that the minimum allotment size is 500 square metres. Density should be dependent on mains connection (wastewater) which should be available to the existing community.
- The buffer with the quarry along the eastern boundary should be increased from 50 to 100 metres. It was noted existing residents currently deal with nuisance dust.

JFA Purple Orange (Purple Orange)

- Purple Orange advocate for a co-design process with the communities that will be impacted by and included within the scope of change. This should also include persons with a disability.
- It is important that shared paths and any new infrastructure adheres to the principles of universal design.

- Purple Orange would like to see the development of an *Accessible Housing Overlay* introduced into the Planning and Design Code. Policy would align with national and state strategies such as the Liveable Housing Design Standard.

McLaren Vale Grape Wine & Tourism Association (MVGWTA)

- MVGWTA provided strong support for the proposal submitted by Berg Herring Wines. They suggest the Joint Amendment should designate public open space on the western boundary of Berg Herring Wines to preserve views, retain the heritage setting and Sellicks Beach's gateway character.
- Any proposed development that negatively impacts the tourism appeal of the region has far-reaching negative consequences for the entirety of the region's wine, wine-dependent industries, and the communities that they support.
- Policy should facilitate larger allotments, generous setbacks and landscaped buffers to deliver a positive entrance to the McLaren Vale Character Preservation District.
- Design provisions should also be incorporated to avoid 'back of house' outcomes to Main South Road. These provisions are consistent with the 2021 City of Onkaparinga Sellicks Beach Structure Plan.

South Australia Independent Retailers

- The proposed location of the activity centre is supported as it will service the new and existing communities.
- A 1,500 m² supermarket is considered small when reviewing the population growth projections for the Sellicks Beach Growth Area. It is likely that there will be demand for additional gross leasable floor area to service the community.
- It is advised that the size of the future activity centre, including the supermarket, should not be specified, in order to allow the market to respond to local needs.
- It is agreed that large format and bulky goods retailing is not necessary in the Sellicks Beach Growth Area.

Sellicks Woodlands and Wetlands Action Network (SWWAN)

- SWWAN do not support the development of housing and instead propose a nature reserve above Sellicks Beach that will buffer the Aldinga Washpool's southern boundary. This would preserve an essential connection for wildlife to habitat in the hills and Fleurieu.
- The dust problem prevalent in Sellicks Beach would be reduced by a nature reserve due to slower wind speeds over wooded areas relative to bare paddocks.
- The secluded and peaceful township and beautiful surrounds of Sellicks Beach are a major tourism drawcard. A nature reserve instead of housing will enhance the attractiveness of the area and diversify tourism opportunities.
- There are a number of Airbnbs and short-term stays listed in the area. If these were available for long-term rental, housing availability would increase (reducing the necessity for this housing development).
- SWWAN request that further investigations be undertaken in response to the ecological restoration potential, cost-benefit analysis and review of housing and population targets.

6.7 Local Businesses

Adbri Pty Ltd

- The Adbri Quarry is a key resource for securing affordable and sustainable housing across South Australia.
- Notes they are committed to being a responsible neighbour and have invested significantly in managing operations to minimise impacts on the local community.
- Although the quarry operates below maximum dust levels, they anticipate that complaints from future residents are inevitable. It is critical that housing established does not result in the need for the quarry to limit activities or the timing or manner of its operations in any way.
- There are concerns that the Joint Amendment does not address encroachment impacts and prioritises potentially incompatible uses (homes) over important land for extractive industries.

Aldinga Aviation

- Sellicks Beach is located within proximity of the Aldinga Aerodrome and will be exposed to regular aircraft flight traffic, both along the coast and over the Affected Area.
- Consideration may wish to be given to future residents to manage expectations moving forward.

Berg Herring Wines

- Berg Herring Wines does not oppose the proposed future development, but seeks amendments to reduce potential impacts on its operations.
- The submission proposes locating one of the 5 neighbourhood parks to the west of the Cellar Door, instead of the proposed 35 metre noise buffer.
- The Land Use Concept Plan should be amended to replace the noise buffer with neighbourhood scale open space. This change would minimise encroachment and protect the site's heritage value and its contribution to the local economy.
- A petition signed by members of the public and local community was submitted supporting dedicated open space to the west of Berg Herring Wines.
- Berg Herring Wines would also like to see consideration given to:
 - o removal of the proposed Emerging Main Street Subzone over land bounded by Sellicks Beach Road, Country Road and the Affected Area boundary
 - o the location of the central road from Sellicks Beach Road into the Joint Amendment
 - o development adjacent the Cellar Door not exceeding 3 storeys or being within 60 metres to minimise notification should they modify or extend operations in the future
 - o retaining the Significant and Regulated trees that bound Sellicks Beach Road and Country Road.
- The McLaren Vale Grape Wine & Tourism Association (MVGTA) and Fleurieu Milk Company provided letters of support to Berg Herring Wine's submission. Key matters from these letters of support include:
 - o support for Berg Herring Wines' proposal to designate public open space to the west of the business to preserve coastal and rural vistas and the heritage setting

- o apply “gateway living area” treatments, larger allotments, generous setbacks and landscaped buffers, to maintain southern/coastal views and to deliver a positive entrance to the McLaren Vale Character Preservation District
- o incorporate design provisions that avoid ‘back of house’ outcomes to Main South Road and reinforce the rural/coastal character on approach to Sellicks Beach
- o protection of view corridors, rural character, and open space at the rural-coastal interface is essential to sustain the region’s tourism and primary production economy.

6.8 Affected Area landowner submissions overview

Detailed written submissions were received from 8 people / organisations who own land within the Joint Amendment Affected Area. The key feedback provided in these submissions is summarised below.

- Landowners are generally supportive of the Joint Amendment.
- There is a consistent desire amongst landowners to progress and resolve the infrastructure scheme in a timely manner.
- Some landowners raised concerns that the scale of the proposed development will alter the character of the area.
- There is support for the Master Planned Neighbourhood Zone, which allows for a flexible approach to market conditions.
- Some landowners stated the need for equitable infrastructure contributions and confirmation that infrastructure negotiations will not delay the ability to bring the land to market. Feedback suggested the need for a framework to be implemented that guides scheme variations.
- There are concerns that the location of the Mass Transit Corridor Investigation Area has shifted in the last 12 months and now impacts several allotments. This increases the amount of property acquisition required, causes additional disruption in order to divide land in an orderly manner, and imposes unnecessary costs on landowners.
- A conservative approach to stormwater detention basins has resulted in over sizing of basins, which will impact dividing land in an orderly manner. It was requested that technical reports be peer reviewed.
- Some landowners suggested the realignment of future roads in a manner that preserves existing vegetation and allows for the development potential of individual sites, rather than threaten the orderly division of land.
- The wording of the Greater Adelaide Regional Plan recommendation should be more flexible to permit the Basic Infrastructure Concept Plan to be updated to align with the infrastructure scheme.
- Berg Herring Wines requested the allocation of public open space instead of a buffer to the west of the business to protect the heritage setting and important contribution to the local economy.

5.8.1 Hickinbotham Homes (Hickinbotham)

Hickinbotham is a major landowner and has an interest in half of the 134 ha Affected Area.

Hickinbotham is supportive of the Joint Amendment and urges the state government to progress the rezoning process as fast as possible.

Hickinbotham suggests that the following matters require further consideration (these are similar to what other landowners have identified):

- The stormwater strategy is sub-optimal with the nominated basin sizes being larger than necessary. There is no business case or evidence to support the proposed Managed Aquifer Recharge Scheme.
- Independent engineering advice received provides an alternate approach which significantly reduces on-site detention. The Stormwater Management Strategy and Concept Plan 164 should be amended to reflect this approach.
- It is acknowledged that stormwater management will be refined during future development applications, however, assumptions and design principles that inform cost distribution in the infrastructure scheme should result in fit-for purpose, equitable infrastructure outcomes.
- The Basic Infrastructure Scheme requires a clear and equitable governance process, with peer-reviewed technical inputs and a framework for considering variations to the Scheme.
- The wording of the Greater Adelaide Regional Plan recommendation should be more flexible to permit the Basic Infrastructure Concept Plan to be updated to align with the infrastructure scheme.

6.9 Community member submissions overview

Written submissions were received from 237 members of the local community and public. The key feedback of submissions is summarised below.

- Community submissions reflected a mixed level of support for the development of Sellicks Beach. Some suggest that it needs to be done in a way that respects the environment and character of the area. Other feedback expressed the view that the Affected Area is unsuitable for urban development due to the lack of infrastructure.
- Some submissions stated they wanted no development to occur and prefer the land to either remain as is or be used for ecological and biodiversity purposes, supporting SWWAN's proposal. There was a call for other areas identified in the Greater Adelaide Regional Plan be prioritised for infill development instead of Sellicks Beach.
- Many community submissions requested the allocation of public open space west of Berg Herring Wines and that this be reflected in the Land Use Concept Plan.
- Supporting the viability of local businesses was a common theme in community submissions.
- Infrastructure must be resolved before any development commences, this includes funding and delivery for roads, stormwater, wastewater and community services.
- Should development occur, the local community would prefer to see larger blocks. If high density proceeds, more green space needs to be allocated for wildlife, community and climate cooling.
- Community members expressed concern that development will permanently alter the character of the area and cause environmental impacts.

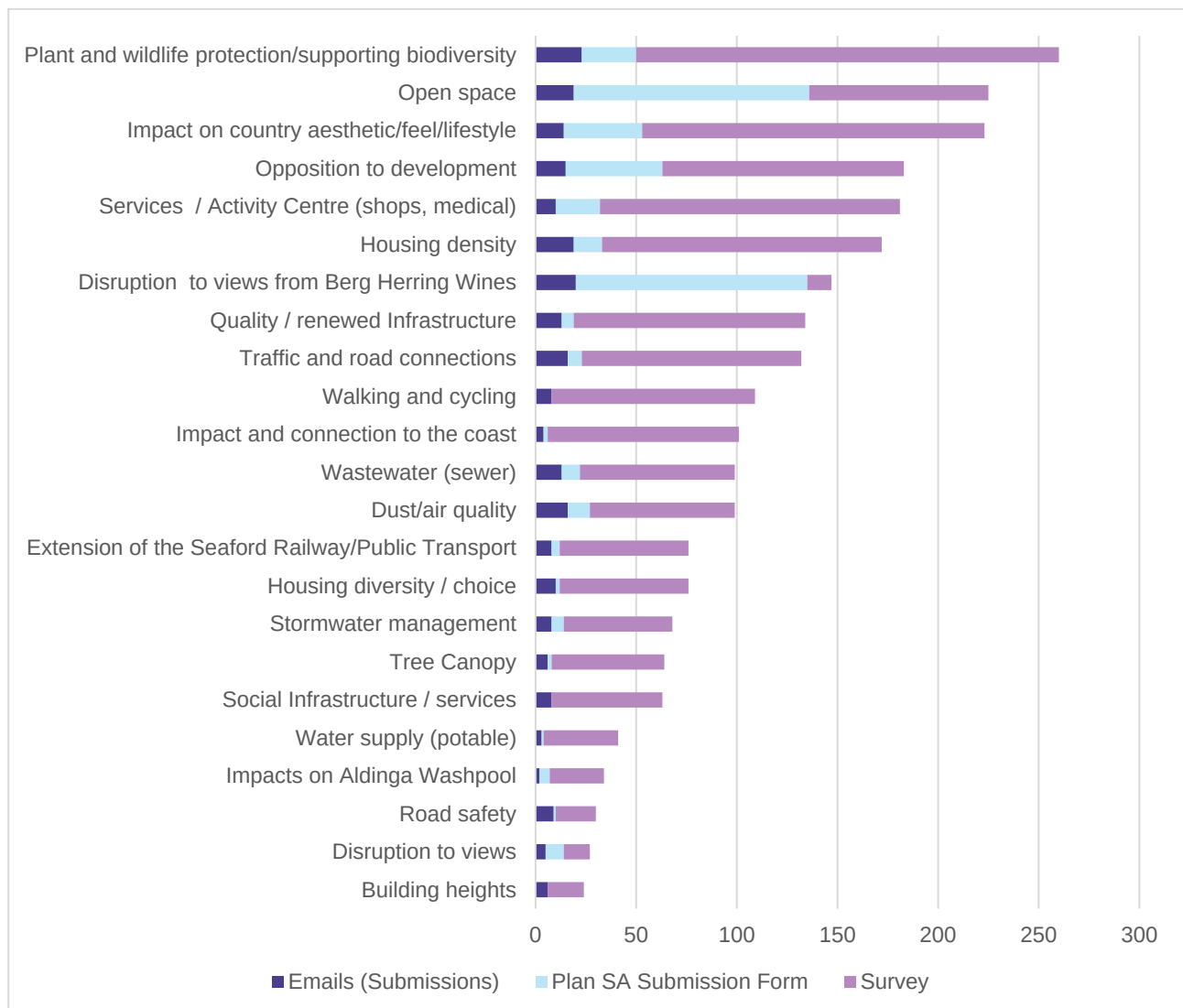
- Nuisance dust from the Sellicks Hill Quarry are unresolved. There was support for the introduction of the Coordinated Development Overlay as a holding mechanism until air quality monitoring is completed and resolved.
- Many submissions emphasised the need for the local community to have the access to the same level of infrastructure as the new community, particularly wastewater.
- There was mixed feedback in relation to housing density. Some preferred low density that aligned with the 2021 City of Onkaparinga Sellicks Beach Structure Plan, others preferred a mix of low to medium, with high density located around the activity centre.
- Some feedback raised the need for more awareness regarding coastal (run-off and erosion) and bushfire risk as part of the Joint Amendment.
- There were some suggestions for increased connectivity to the coast through new pathways.
- Peregrine Corporation provided a submission on behalf of the Shahin Family who are long-standing members of the Sellicks Community. Similar concerns were raised in their submission regarding the land being unsuitable for development until the existing Sellicks Hill Quarry amenity impacts are resolved and medium density is not appropriate and would irrevocably transform Sellicks Beach and the Character Preservation Area.
- Community members of the Bluewater Estate were concerned that the estate did not envisage such an increase in traffic at the time of establishment. There were also calls for estate residents to be connected to SA Water wastewater.
- Some respondents had concerns that the additional population would impact on the coastline environment including stormwater run-off and driving on beaches.

7 Engagement themes: summary, response and recommendations

This section provides a thematic summary of all feedback received during the 6-week engagement period.

To ensure clarity and readability, this report highlights the common and recurring themes identified across all feedback, with analysis and presentation of results intended to be qualitative. The length of the theme summary below is aligned to the volume of submissions discussing the theme.

All feedback has been reviewed, analysed, and considered when finalising the Joint Amendment.



In the submission review process, each submission was tagged with key themes. The predominant themes have been grouped together in the analysis below.

7.1 Environmental value and protection

Plant and wildlife protection and supporting biodiversity

There was strong and consistent support for protecting and enhancing biodiversity through the creation of ecological corridors. These corridors were viewed as essential not only for wildlife movement and habitat connectivity but also for promoting ecotourism, nature appreciation and community wellbeing, through walking paths and bird watching facilities.

Many respondents advocated for dedicating the growth area to re-establishing native flora, with integrated walking tracks and recreational features that support thriving wildlife populations. The importance of buffers, particularly near waterways, was emphasised to improve ecological outcomes and allow for revegetation and restoration of diverse vegetation communities.

Concerns were raised about public open space within land divisions functioning more as recreational lawns than genuine habitat corridors. These spaces were seen as inadequate for supporting native species and maintaining ecological connectivity, especially in the face of increasing habitat fragmentation and urban encroachment.

A recurring theme was the need for green corridors to prevent native wildlife from becoming trapped in suburban landscapes. Respondents highlighted the inadequacy of current open space provisions, particularly for migratory birds and species such as black cockatoos, kangaroos and echidnas. The Sellicks Woodland and Wetlands Action Network proposal received strong support from the local community for its vision of a connected ecological corridor.

Several respondents proposed a nature reserve as a sustainable alternative to housing development, linking coastal zones to hills through a managed green zone. This would form a continuous corridor connecting hills, wetlands and coastlines, delivering both biodiversity and recreational benefits beyond green spaces.

Environmental risks such as stormwater run-off, pollution, heat island effects and loss of natural character were highlighted. While open space along waterways was supported, respondents noted these areas often serve primarily as drainage corridors. Suggestions included adding native landscaping, shaded seating, cycling and walking links and play areas. These should all be supported by long-term maintenance and design standards that reflect the local character of Sellicks Beach.

There was a call to recognise the cultural significance of the landscape, particularly the Kaurua Tjilbruke Dreaming Trail, integrating environmental protection with cultural heritage.

Tree canopy and open space

Feedback strongly supported prioritising tree canopy and open space in the development plans for Sellicks Beach. Several respondents stated the best outcome for the land would be to preserve it entirely as green space, with no housing, to maintain the area's natural character and amenity. Others suggested development could work alongside green or rural buffer zones to protect views, heritage values, and the local economy, particularly to the west of Berg Herring Wines. There was a desire for greater than the minimum 12% open space to be provided in this setting and in response to climate pressures.

Open space along waterways was seen by some as critical for both community wellbeing and ecological sustainability. Feedback suggested developing these areas into nature corridors similar to the River Torrens Linear Park, offering walking and cycling paths, picnic areas and shaded spots. However, concerns were raised about the current management of green spaces, some noting that existing areas are poorly maintained and wanting to see a regime of higher quality maintenance in this area.

While the proposed open spaces were generally supported, some respondents emphasised these areas must be clearly defined and not labelled as waterways. There was a call for thoughtful design and long-term maintenance to ensure that open spaces genuinely contribute to the lifestyle, biodiversity and visual appeal of Sellicks Beach.

Impacts on Aldinga Washpool

Feedback emphasised the need to protect the Aldinga Washpool, highlighting its importance as an ecosystem and conservation. Respondents raised concerns that development increases the risk of damage to the Washpool and the wildlife that depend on it. It was emphasised that waterways near the coastline connect to the Washpool, and the network needs to be protected.

Some respondents raised the need for effective stormwater management to prevent run-off into the Washpool, which could cause environmental harm. Feedback suggested that using the area as a biodiversity corridor would help reduce impacts on the Washpool's fragile ecosystem.

Impact and connection to the coast

Coastal impacts was a recurring theme, with respondents emphasising the importance of managing water flow to prevent erosion, pollution and disruption of natural systems.

Feedback highlighted that Sellicks Beach is a coastal community that deeply values its coastline environment. Many respondents viewed the scale of the proposal as inappropriate for the surrounding semi-rural and coastal character.

Respondents raised that the Joint Amendment lacks clear direction on coastal risks and mitigation strategies. Some respondents requested that a coastal ecologist be engaged to assess the potential impacts of development to the coastline before the Joint Amendment proceeds.

There were some concerns about population growth leading to increased vehicle traffic, including cars on the beach, which contributes to dune erosion, safety issues and harm to local species. Respondents called for a stronger focus on prioritising coastal resilience, noting that once it is lost, it cannot be replaced.

Response:

Biodiversity

Investigations were completed to understand the biodiversity of the site, including any flora and fauna, both desktop and field surveys.

Concept Plan 163 – Sellicks Beach Land Use was developed based on the ecological investigations undertaken for the Joint Amendment. Open space corridors have therefore been

identified on this Concept Plan to identify areas where there is rich biodiversity, and where there is opportunity for future rejuvenation, conservation and rehabilitation.

Protection of Aldinga Washpool

A stormwater management strategy has been developed which identifies the new infrastructure required to manage stormwater and protect sensitive downstream environments such as the Aldinga Washpool.

The large size of the Area Affected will allow for a well-planned design, where stormwater management can be built into the site layout to ensure targets for stormwater treatment and peak flow controls are met. This includes ensuring that there will be no run-off into the Aldinga Washpool.

Before development begins, further calculations and detailed design will also be necessary to confirm the size and location of the stormwater management basins through the refinement of the future infrastructure scheme. This and other water sensitive urban design elements, as recommended in the stormwater management strategy, could then be implemented in consultation with the City of Onkaparinga.

The **Hazards (Flooding) Overlay** from the Code continues to apply to parts of the Affected Area not suitable for development, such as areas adjacent to the Sellicks Creek and other waterways throughout the site. The **Hazards (Flooding – Evidence Required) Overlay** also applies over part of the area to provide a precautionary approach to mitigate potential impacts from potential flood risk. The [State-wide Flood Hazard Code Amendment](#), being led by the State Planning Commission, is expected to further review how flooding overlays apply to the area. This work will be subject to a separate investigation and consultation process.

Protecting Native Vegetation

The **Native Vegetation Overlay** currently applies over all the Affected Area, which means clearance of native vegetation, including scattered remnant trees, will be subject to the legislated controls under the *Native Vegetation Act 1991*. This will help to ensure appropriate areas of native vegetation are protected, retained and restored to sustain biodiversity, threatened species and vegetation communities, fauna habitat, ecosystem services, carbon storage and amenity values.

A more detailed assessment of localised areas of native vegetation will occur prior to development proceeding. The design and layout of future development (including the positioning of future roads and access points) will need to be conscious of areas where higher value native vegetation has been identified, including trees identified as important sources for bird species where practical.

It's noted that further consideration of Native Vegetation controls will be undertaken through upcoming implementation of the *Biodiversity Act 2025*.

Tree Protection and Planting

The **Regulated and Significant Tree Overlay** already applies to the site, which seeks conservation of regulated and significant trees to provide aesthetic and environmental benefits and mitigate tree loss.

The Joint Amendment will also apply the Urban Tree Canopy Overlay to seek the planting of new trees when undertaking residential development. This will help to increase the number of trees, enhance the urban tree canopy, and improve the greening and visual amenity for future residents within Sellicks Beach.

Public Open Space

When land is divided to create more than 20 new allotments, the applicant must contribute to public open space. This can be done by setting aside at least 12.5% of the land for open space or by making a monetary contribution, as outlined in Section 198 of the *Planning, Development and Infrastructure Act 2016*.

Concept Plan 163 – Sellicks Beach Land Use shows that several major regional open space links will be developed within the Affected Area to make use of existing stormwater corridors and these could also act as a dedicated biodiversity corridor. It is also anticipated that several other local to neighbourhood scale open space areas may be required to support the expanding community.

The design and location of all public open space will be assessed by the relevant council authority at the time of land division. This assessment will consider relevant council strategies and planning policies to ensure that parks, recreation areas, and green spaces are well-placed, accessible, and meet the needs of future residents.

As outlined, several open space corridors have already been identified in **Concept Plan 163 – Sellicks Beach Land Use** where they cross multiple allotment boundaries. These corridors will require a coordinated approach between landowners and council to ensure they are delivered effectively and provide meaningful connections across the development.

As the detailed planning of local and neighbourhood parks occurs later in the development process, these spaces are not shown on the current Concept Plan. They will be negotiated with council and further investigated during the land division stage. This will provide an opportunity for council to determine the best location of open space (including improving any links to any adjacent reserves / open space) and to also identify appropriate plantings for these areas.

Conclusion

Given the range of mechanisms proposed through the Joint Amendment (biodiversity corridors and stormwater management captured on Concept Plan, application of the Urban Tree Canopy Overlay) and currently in place and proposed to continue (native vegetation controls, regulated and significant tree controls, flood mitigation policies, open space contributions at land division), no further changes are recommended.

7.2 Impact on country aesthetic, feel and lifestyle

Local character and amenity

There was strong community sentiment that any development in Sellicks Beach should retain its existing identity as a peaceful rural and coastal town, rather than transforming it into a conventional

urban suburb. Many respondents expressed concern that the proposal would permanently alter the natural beauty and quiet country character that residents and visitors deeply value. They viewed the potential loss of Sellicks Beach's rural identity as irreversible once development occurs.

Some residents emphasised that they chose to live in Sellicks for its space, tranquillity and rural setting, and any future development should retain this character. Suggestions included maintaining a country feel with plenty of parks, trees and coastal views. Feedback stated overpopulation can be avoided by preserving open areas that reflect the existing lifestyle. Concerns were raised about the level of alignment with the 2021 City of Onkaparinga Sellicks Beach Structure Plan, which was developed with community input and reflects the values and vision of residents.

Respondents also highlighted the social impacts of development, including fears of increased crime. Feedback stressed that growth should be well-managed to enhance health, wellbeing and liveability for both new and existing residents. This includes timely provision of schools, healthcare, recreation and community spaces, supported by well-designed green infrastructure.

Preserving land for primary production and maintaining green belts emerged as another key concern. Respondents advocated that housing development should be limited to land unsuitable for food production, to protect the agricultural character and sustainability of the region.

Overall, there was a strong desire for development to respect and preserve the unique lifestyle, amenity and local character that makes Sellicks Beach special.

Opposition to development

Several respondents were opposed to any future development in Sellicks Beach. Feedback raised concerns that transforming the area into a high-density suburb would lead to population growth that outpaces the delivery of essential services, infrastructure and environmental protections. It was suggested that this could result in the loss of the area's unique character and leave residents without adequate social and infrastructure support.

Feedback indicated that the proposed development represents unnecessary urban sprawl into a fragile coastal environment. Respondents stated that increased housing, infrastructure and commercial activity would permanently alter the natural character of Sellicks Beach, disrupt wildlife habitats and place additional pressure on already vulnerable ecosystems.

These submissions expressed that the proposed zoning and overlays prioritise development intensity over community character, environmental sustainability and the capacity of local infrastructure. Feedback reflects a desire to preserve the distinct identity of Sellicks Beach and ensure that any growth is carefully managed, if at all, to protect both the environment and the wellbeing of the community.

Disruption to views

A recurring theme in the responses was the importance of preserving the rural character and visual amenity of the area, which many believe is central to its identity and appeal. Several respondents stated that the proposal would compromise one of Sellicks Beach's most iconic and irreplaceable views. The sentiment was clear that the loss of existing views would significantly detract from the area's character.

Feedback highlighted strong concerns about the potential disruption to open space and scenic views adjacent Berg Herring Wines. Respondents noted that local businesses, particularly those in tourism and hospitality, rely on uninterrupted views and the surrounding open landscape.

Several respondents acknowledged Berg Herring's positive role in the growth and appeal of Sellicks Beach, and that further encroaching development would be unacceptable. Many submissions expressed a clear desire to see open space allocated to the west of Berg Herring Wines, and that this be included in the Land Use Concept Plan. This was seen to protect key sightlines, enhance the visitor experience, and avoid negative impacts on the winery's operations.

It was also noted that McLaren Vale is a world-class wine tourism destination, that contributes significantly to Australia's economy. However, some community members expressed concern that the area is facing overdevelopment, which risks eroding the landscapes and vistas that attract visitors and support community health.

Response:

Local character and amenity

Across Greater Adelaide, many areas are protected because of their environmental, cultural, and tourism value. These protections are provided through relevant legislation such as the *Character Preservation (McLaren Vale) Act 2012* and the *Environment and Food Protection Areas* under the *Planning, Development and Infrastructure Act 2016*.

While these protections are vital, they also limit where new homes can be built. When land supply is restricted, housing prices tend to rise, making it harder for people to find affordable homes in the region.

The Sellicks Beach Growth Area has therefore been identified as a suitable location for new housing and to address current housing supply pressures. It is located outside the protected McLaren Vale Character Preservation District and the Environment and Food Protection Area. Although change can be challenging for existing communities, this development will offer new housing choices in a location with excellent lifestyle benefits and planned infrastructure, including a planned future rail corridor.

To ensure the new neighbourhood fits in well with its surroundings, existing planning policies will help safeguard nearby rural activities and the unique character of McLaren Vale. A 10-metre landscaped buffer has therefore been included in **Concept Plan 163 – Sellicks Beach Land Use** to create a gentle transition between the new homes and adjacent rural land.

The proposed Master Planned Neighbourhood Zone will also facilitate a planned approach to future development in the Area Affected, while allowing new development to take advantage of significant and far-reaching views offered by the elevation of the land in the proposed area.

In response to the topography of the land, it is likely that lower density development will be provided on sloping land to respond to any landscape constraints and minimise the extent of cut and fill required. Medium density development is likely to be more feasible on flatter sections of the land. The final composition of any future development will be determined at the land division stage and will be subject to assessment by the local council.

The number of dwellings in the affected area will also be controlled by the proposed Infrastructure Scheme and the available infrastructure capacity. The primary objective will still be to provide in the order of up to 1,700 new dwellings to accommodate future demand for housing in the Outer South and McLaren Vale regions.

Berg Herring Winery

Significant community feedback received during consultation (including from the winery itself) requested that the area west of Berg Herring Wines be formally designated as future public open space on **Concept Plan 163 – Sellicks Beach Land Use**. The purpose of this request was to not only provide for appropriate noise separation between the winery and any adjacent future housing but to also preserve some of the existing views from the winery to the coastline and surrounding farmland.

Concept Plan 163 – Sellicks Beach Land Use released for consultation nominated a proposed noise buffer of 35 metres adjacent the winery to address this issue, consistent with recommendations in the Environmental Noise Quality Assessment undertaken to inform the Joint Amendment. Following consultation, the Environmental Noise Quality Assessment was updated through an addendum to consider recent information on development authorisation conditions (see [Attachment 4](#)). A buffer distance of 35 metres remains relevant, or alternatively a 3.0m high noise barrier constructed on the western boundary line of the Winery. It is understood that a solid noise barrier is not the preferred approach of either the Winery owner nor the City of Onkaparinga, and the presence of such a structure may impact on the heritage value and setting of the of the Local Heritage item on the Winery site.

When land division/development applications are lodged for assessment, the City of Onkaparinga can determine whether an open space buffer or some other acoustic treatment/buffer is suitable to provide the separation required between the winery and new housing to manage any future interface issues.

Council can also consider at this time whether the provision of a local or neighbourhood-scale public park at this location is appropriate and would be consistent with its recently adopted [Open Space Strategic Management Plan 2025-30](#) (Plan). The Plan recently released by council focuses on creating a sustainable network of high-quality parks, reserves, and play spaces by ensuring most households have a local play space within a 750-metre radius.

It's emphasised that, while public open space is not specifically nominated on the Concept Plan through this Joint Amendment, the Concept Plan does not preclude the provision of open space in this location. Ultimately, the provision of open space or other interface treatment(s) will be determined at the land division stage through assessment by the City of Onkaparinga in consultation with the relevant landowner/developer.

Spatial application of the Noise and Air Emissions Overlay

It is also considered that the **Noise and Air Emissions Overlay** should be spatially applied to the area surrounding the winery and the area north of Sellicks Beach Road containing the proposed Activity Centre and future Mass Transit Corridor to address and manage the potential for future noise associated with these activities.

The **Noise and Air Emissions Overlay** policy aims to protect the community from noise and air pollution generated in areas along road and rail corridors and noise generated from certain land uses in mixed use zones.

The policy of this Overlay seeks that sensitive receivers (such as dwellings) adjoining high noise and/or air pollution sources are designed and sited to shield from the emission source.

Ministerial Building Standard 010 (MBS-010) is ‘linked’ to this Overlay – meaning that development of specified sensitive land uses (e.g. residential development) in areas affected by this Overlay must satisfy the requirements of MBS-010 to satisfy the building rules. For more information on MBS-010, visit:

https://plan.sa.gov.au/resources/building/ministerial_building_standards/ministerial_building_standard_010_construction_requirements_for_the_control_of_external_sound

Recommendations:

- To assist in mitigating any noise impacts from the proposed Activity Centre, potential mass transit corridor and the Berg Herring Winery, spatially apply the Noise and Air Emissions Overlay to the north-eastern quadrant of the Affected Area (see spatial application in [section 10: C1.3 Noise and Air Emissions Overlay](#)).

7.3 Infrastructure

Lack of infrastructure

A considerable number of submissions have expressed concerns that Sellicks Beach does not contain the infrastructure necessary to accommodate existing as well as future development.

There are views that rezoning the land at Sellicks Beach ahead of any binding infrastructure commitments risk congested roads, over-stretched services and flood/stormwater problems on a low-lying coastal plain. Other concerns were raised that the proposed infrastructure scheme would be too broad and does not substitute for a site-specific, costed and sequenced delivery plan linked to staging conditions.

Feedback observed that without timely investment, there is a risk that the community will experience population growth without the services required to sustain wellbeing. There is also a concern that development will be approved “in principle” before readiness is demonstrated. A staged or conditional approach, with transparent governance and accountability, would help address these risks.

Equity in infrastructure provision between old and new parts of Sellicks Beach

Related to the ‘Lack of infrastructure’ issue identified above, a significant number of submissions have also touched on the issue of inequitable infrastructure provision between the established and proposed new residential areas of Sellicks Beach. It is well known that the existing area of Sellicks Beach is currently not connected to sewer which limits the ability of current landowners to subdivide and further develop their properties.

One submission indicates that ‘much of the current Sellicks Beach residential area is without footpaths, curbing and piped sewerage. Creating a new development which presumably will have these amenities is likely to cause a divide in the community: an “us and them” culture’.

Other submissions argue that the rezoning should not occur until infrastructure in the older areas of Sellicks Beach is upgraded to the standard required in the newer areas. At a minimum, it was also suggested that work be commenced to provide immediate sewer connections to every existing residentially zoned house in Sellicks Beach.

The Aldinga Bay Resident’s Association supports requests for the same infrastructure as the new development, i.e. access to stormwater, mains sewerage, footpaths, and bicycle paths. But to do this, adequate funding needs to be provided by the state government in conjunction with any further development.

The City of Onkaparinga’s submission states that SA Water should be required to provide sewer infrastructure to both new and existing homes in Sellicks Beach. Council is concerned about the failure of onsite wastewater systems in the older areas of Sellicks Beach (in particular those located within the PRODEC and Ocean View [Bluewater] estates) where ageing infrastructure and unsuitable soil conditions are leading to ongoing problems.

Timing and delivery of new infrastructure

Several respondents are concerned that **Concept Plan 164 – Sellicks Beach Basic Infrastructure** lacks clear commitments to deliver essential services such as stormwater management, transport and road networks prior to development commencing. There is strong concern that infrastructure will lag population growth, leaving both new and existing residents without adequate support and services.

Concerns were also raised by landowners in the affected area about delays in infrastructure scheme negotiations and the need for equitable contributions. While some support progress of the infrastructure scheme, they emphasised that negotiations and scheme finalisation should not delay land release.

Hickinbotham Homes have identified that the scheme needs to provide a clear and equitable governance process, with peer reviewed technical inputs to guide the establishment of the scheme and a framework for considering variations to the scheme as new technology and infrastructure solutions are identified or become more economically feasible.

While the City of Onkaparinga supports the preparation of the scheme it has expressed some concerns about the future cost implications for council noting the principle of cost recovery. Council has also indicated that it would like to retain its ability to negotiate infrastructure involvement by not receiving direction from the Scheme Coordinator.

Stormwater management

Some respondents stated stormwater management requires more detailed planning, particularly to address flood mitigation, water-sensitive urban design (WSUD), and the protection of downstream waterways and coastal ecosystems. There was strong support for implementing natural stormwater systems that align with environmental values and reduce ecological impact.

Feedback highlighted the risk that roads, drainage and utility infrastructure could damage sensitive coastal and wetland areas, increasing run-off and degrading habitats. The need for a mosquito management plan was also raised, with concerns that poorly designed drainage areas could lead to increased mosquito populations, negatively affecting community health, lifestyle and nearby agricultural and viticulture land.

Some landowners in the affected area expressed concern about the placement and scale of proposed stormwater basins, suggesting they appear overly conservative and could restrict land development potential. This raised issues of fairness and calls for more flexible, site-responsive design that supports orderly development while effectively managing stormwater.

Response:

Equity in infrastructure provision between old and new areas of Sellicks Beach

While the objective of equitable infrastructure provision between old and new urban areas is a good objective, it is not always practical due to the different layouts / age and type of housing developed in different eras. It is also not a matter that is within the scope of the Joint Amendment to address. Investigations undertaken as part of the Joint Amendment only relate to the provision of infrastructure to service the new housing and associated development envisaged at Sellicks Beach. Legislation under the Act identifies that consideration of infrastructure for an infrastructure scheme should be limited to that required by and directly attributable to a growth area.

The future infrastructure needs / requirements for those existing urban areas of Sellicks Beach therefore need to be considered separately to the current Joint Amendment process and need to involve discussions with the City of Onkaparinga (as a key local service provider) and key agencies including SA Water who are responsible for broader water and sewer network upgrades.

The proposal for up to 1,700 new houses at Sellicks Beach may result in the development of new water and sewer plant upgrades to service the Sellicks Beach Growth Area and may make any future infrastructure upgrades to established homes a more viable option.

Timing and delivery of new infrastructure

The Joint Amendment proposes the insertion of **Concept Plan 164 – Sellicks Beach Basic Infrastructure**. The purpose of this Concept Plan is to reflect the current proposed infrastructure and ensure that any future development is undertaken in a way that is consistent with the structure plan that underpins the infrastructure delivery scheme. The Concept Plan therefore shows the indicative location of the main road network and stormwater detention basins.

Concerns about the timing and delivery of infrastructure are primarily related to the associated infrastructure scheme, not the Joint Amendment. Per the requirements of the Act, an infrastructure scheme is required to provide a works plan to identify proposed timing of infrastructure delivery and this would be addressed as part of the future infrastructure scheme.

An infrastructure scheme is being developed for the Sellicks Beach Growth Area, which seeks to establish a coordinated and equitable funding and delivery program for basic infrastructure.

The scheme will be managed by a Scheme Coordinator tasked with the oversight of key infrastructure development to ensure that the key infrastructure provisions, which are required to

support each stage of development, will be delivered in a timely, coordinated and efficient manner and that all necessary financial contributions are paid in accordance with the scheme.

To ensure coordinated development and alignment with the infrastructure scheme, a post-consultation change is proposed to spatially apply the **Infrastructure Coordination Overlay** to the entire Affected Area at Sellicks Beach. This is consistent with the approach taken for recently finalised Concordia Code Amendment, which rezoned 971 hectares of rural land to Master Planned Neighbourhood Zone and which requires a similar infrastructure scheme.

The new Overlay includes policies that can be used to ensure that development within the Sellicks Beach Growth Area is consistent with the scheme and the relevant Concept Plans. This includes **‘Concept Plan 164 – Sellicks Beach Basic Infrastructure’**, which seeks to guide the provision of basic infrastructure and ensure that future development does not compromise the scheme.

The **Infrastructure Coordination Overlay** also includes a requirement for specific development types to be referred to the Scheme Coordinator, to provide the opportunity for the Scheme Coordinator to consider the proposed development, ensure it is consistent with the scheme and to advise whether contributions are required in accordance with the Scheme.

As part of the Concordia Code Amendment process, the Department investigated different legislative options to ensure alignment between an infrastructure scheme and development applications assessed against the Code. A referral process to the Scheme Coordinator was considered the most suitable mechanism.

Coordinating development in line with the Infrastructure Delivery Scheme

The Joint Amendment (as consulted on) seeks to spatially apply the new **Coordinated Development Overlay** over the entire Affected Area to defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.

In addition to this, the Joint Amendment proposes to also update the Greater Adelaide Regional Plan to enable a complying Code Amendment (under section 75 of the *Planning, Development and Infrastructure Act 2016*) to be undertaken to remove the **Coordinated Development Overlay** once the following conditions are met, to the satisfaction of the Minister for Planning:

- a) air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and,
- b) securing infrastructure through an infrastructure delivery scheme and/or formal agreement(s).

These mechanisms ensure that development cannot occur before the necessary infrastructure is determined, how and when it will be delivered, and who pays for it.

Basic Infrastructure Scheme governance arrangements

Several submissions, including those received from Hickinbotham and the City of Onkaparinga, have expressed concern about how the proposed infrastructure scheme will work in practice.

[Draft standard policies and guidelines](#) for establishing and delivering basic infrastructure schemes in South Australia, including for Concordia and now Sellicks Beach, have been developed and are now being finalised based on feedback received.

The draft Basic Infrastructure Scheme Practitioner Guideline provides guidance on infrastructure charging and contribution mechanisms and outlines the process for establishing basic infrastructure delivery schemes under the *Planning, Development and Infrastructure Act 2016*.

The suite of draft policies include:

- Policy 1: Planning Referrals and Preliminary Agreements
- Policy 2: Works-In-Kind Agreements
- Policy 3: Works Program
- Policy 4: Reviews and Variations.

The South Australian Government has worked with government agencies, councils and industry to develop these draft policies and guidelines and it is expected that these policies will be refined and enhanced to reflect best practice outcomes.

Further consultation with affected landowners is required under the provisions of the Act and will occur prior to the finalisation of the proposed scheme for Sellicks Beach.

Stormwater

As part of planning for the proposed urban development, a stormwater management strategy has been prepared to help guide how water runoff will be managed across the site. Proposed stormwater management infrastructure such as detention basins, their locations and sizes were determined according to a technical assessment undertaken by Wallbridge Gilbert Aztec engineers and referenced in the Joint Amendment investigations released for consultation.

More detailed design work – including the final layout of basins, wetlands, and drainage corridors – will be resolved through the proposed infrastructure scheme. The stormwater basins shown in **Concept Plan 164 – Sellicks Beach Basic Infrastructure** are therefore only indicative at this stage as they will be subject to further refinement as noted above. It is intended that upon approval of the infrastructure scheme, the Concept Plan will be updated to reflect the finalised infrastructure scheme.

Through the development of the scheme, the final stormwater infrastructure plans will also be reviewed and considered by relevant authorities. Similarly, at the land division stage, authorities (including the City of Onkaparinga) will assess submitted documents to ensure they meet environmental and planning standards. Where possible, in the finalisation of the scheme, opportunities to reduce the size of these basins will be explored to improve land use and design outcomes. Some stormwater corridors cross multiple allotment boundaries, meaning a coordinated approach between landowners and council will be essential to ensure effective delivery and integration across the development.

Recommendation:

- To ensure coordinated development and alignment with the proposed infrastructure scheme, spatially apply the **Infrastructure Coordination Overlay** to the Sellicks Beach Growth Area (see copy of Infrastructure Coordination Overlay in [Attachment 5](#), with Concept Plan references inserted).

7.4 Traffic, Active Transport and Public Transport

Mass Transit Corridor Investigation Area

Respondents broadly supported investigation into the provision of a Mass Transit (Rail) Corridor, viewing it as a positive step toward improving connectivity to Sellicks Beach. However, concerns were raised that without a firm commitment to rail or bus infrastructure prior to development, the region risks becoming heavily car dependent. Many highlighted the need to extend the train line, citing existing traffic congestion on Main South Road between the Southern Expressway and Seaford as a major issue.

There was a call for greater transparency regarding how the corridor will be delivered and integrated with surrounding land uses. Several landowners expressed concern about the location of the Mass Transit Corridor, noting that the new alignment affects more properties and disrupts orderly land development. This raised issues relating to fairness, planning coordination and the long-term impact on property values.

While improved public transport is widely supported, respondents emphasised the need to consider the broader impacts of mass transit infrastructure, including noise, access and land use compatibility, to avoid unintended consequences for existing landholders and community. It was suggested that the transit corridor should not compromise the character of Sellicks Beach.

Overall, there was some support for public transport investment, particularly rail, but many sought assurances that it be delivered equitably, sensitively, and in a way that benefits both current residents and future growth.

Traffic, road connections and safety

Feedback raised concerns about the potential for increased traffic congestion resulting from the proposed development. Many respondents noted that the existing road infrastructure is already in poor condition and expressed doubts about whether future road maintenance will keep up with growth. One submission suggested that Sellicks Beach Road is overdue to be fixed and that the Country Road / Main South Road intersection needs to be upgraded due to the frequency of accidents.

Other submissions support the proposed improvements to Main South Road and the Sellicks Beach Road intersection, along with the structured approach to the provision of new collector roads and local connections to support growth in the local population.

Adelaide Brighton Cement considered the traffic impact assessment undertaken to be inadequate as it doesn't address the addition (it only notes) of vehicles from new residential dwellings, including the length of Main South Road to the south-east of the Joint Amendment area.

Clarification: *The comment made here by Adelaide Brighton Cement was based on an earlier traffic impact assessment undertaken for the Affected Area and not the final traffic impact assessment undertaken by MFY in June 2025 and referenced in the Joint Amendment's investigations released for community consultation.*

The traffic assessment completed by MFY in June 2025 took into consideration the cumulative impacts of the proposed dwelling yield on the local and regional road network.

While some community members welcomed the release of new housing, others pointed out that residents who work outside the local area could place additional strain on the road network. Limited public transport options were also highlighted, raising concerns about increased car dependency and worsening traffic congestion.

Several respondents stressed the need for substantial infrastructure investment, including the construction of a new road or bridge over the Onkaparinga River, before releasing further land south of the river for development. There were many concerns expressed about the lack of a defined corridor to accommodate a future increase in traffic flow from the end of the Southern Expressway to the intersection of Victor Harbor and South Road.

Concerns were also raised about the impact of additional traffic on existing residents, with calls to avoid creating unnecessary through-traffic in established areas. However, the proposed location of the activity centre was generally supported, with some respondents noting it would generate minimal traffic impact on the existing community.

Road safety was another key issue, particularly for cyclists. Some respondents described cycling from the top of Sellicks Hill to key destinations as highly dangerous due to traffic conditions, warning that adding thousands of cars would further compromise safety. There was strong support for improving cycling infrastructure to ensure safe and accessible routes for all users.

Additionally, feedback emphasised the need for ample parking and ease of access throughout the development. Respondents stressed that without sufficient parking provisions, the area could face overflow issues and increased congestion, particularly around community hubs and commercial areas.

Walking and cycling

There was strong support for improving walking and cycling infrastructure in Sellicks Beach, with many respondents noting that existing paths are in poor condition and difficult to navigate, especially for people using prams or mobility aids. A connected network of shared paths was widely supported, with suggestions to link the development to Hastings Reserve, the beach, and local amenities such as the café and post office.

Safety was a recurring concern, with calls for lighting, clear signage, and separation between cyclists and pedestrians, particularly along high-traffic roads like Sellicks Beach Road. Respondents emphasised that shared paths should be accessible to all abilities, featuring wide paths (≥ 3.0 m), gentle grades, rest points, and protected crossings at key locations such as schools and arterial roads.

Some respondents preferred walking and cycling paths to be in conservation and recreation areas, favouring natural trails through revegetated landscapes over paved paths amongst housing. There was also strong support for integrating tree canopy cover, water-sensitive urban design, and permeable paving to enhance both environmental outcomes and user comfort.

While shared paths were generally welcomed, some respondents felt that cyclists and pedestrians should be separated to reduce conflicts and improve safety. Concerns were raised about the long-term maintenance of the path network, that without clear design standards and implementation commitments, pathways will deteriorate over time.

Some respondents did not support the shared paths as it contributes to the urbanisation of land that should remain rural. Others noted that some proposed paths appear disconnected or poorly planned, missing opportunities to better link to the coastline, which is a key attraction for residents.

Overall, the feedback reflects a desire for well-designed, inclusive, and environmentally sensitive walking and cycling infrastructure that enhances liveability without compromising the rural character of Sellicks Beach.

Response:

Mass Transit Corridor

The Department for Infrastructure and Transport (DIT) is currently undertaking the planning and investigation work required to explore opportunities for the future extension of public transport services to the identified growth area at Sellicks Beach.

The alignment of the mass transit corridor shown on **Concept Plan 163 – Sellicks Beach Land Use** reflects the corridor identified in the Greater Adelaide Regional Plan at a conceptual level. The corridor is therefore indicative only, and further planning and investigation work is required before any future mass transit options can be determined.

DIT is still actively investigating the mass transit corridor, and this process will be subject to a separate consultation and approval process.

The corridor of land that will be preserved for any future mass transit project was determined to allow for the future provision of accessible, efficient, and equitable transport options for the community and the wider Fleurieu region, providing safe, accessible, and connected options for different travel modes (public transport, walking, cycling and private vehicles).

Final planning for the Sellicks Beach Growth Area will be informed by the outcomes of this mass transit corridor investigation to ensure alignment with long-term transport and land use objectives.

DIT will continue to work collaboratively with key stakeholders (including any affected landowners) around future land use and transport opportunities in the area.

For more information on the work currently being undertaken, visit:

www.dit.sa.gov.au/garailextensions.

Traffic congestion and safety

It is the intent of the state government to only proceed with developing this land for housing if the appropriate infrastructure scheme is in place to fund and deliver critical road infrastructure.

Traffic investigations undertaken for this Joint Amendment indicate that the projected additional traffic flows can be adequately accommodated subject to future infrastructure upgrades being provided. This includes consideration of the distribution of traffic to / from Main South Road as well as other key adjacent lower order roads such as Sellicks Beach Road and Justs Road. Key infrastructure upgrades / interventions are therefore identified on **Concept Plan 164 – Sellicks Beach Basic Infrastructure**.

As DIT is the primary referral agency for any development affecting Main South Road, they will need to be satisfied that any proposed future road works affecting this key corridor will not only accommodate the additional demand arising from the development of the land at Sellicks Beach but also not hinder the wider strategic role of this important road corridor.

In terms of other important regional rail corridors referred to in submissions, DIT are also currently undertaking planning work to inform any future upgrades (and the funding required) for the Main South Road corridor between the end of the Southern Expressway and Robinson Road, Seaford.

For more information on the work being undertaken to plan for this new road corridor, visit: www.dit.sa.gov.au/infrastructure/projects/msr-robinson.

Shared path network

The submissions received during consultation were mostly supportive of the shared path network. The Joint Amendment has been designed to promote high levels of walkability and healthy lifestyles through the provision of an interconnected road network that is combined with a vast network of shared bicycle and pedestrian pathways.

Concept Plan 163 – Sellicks Beach Land Use has been designed to incorporate a shared path network to link the master planned community with open space and community facilities.

7.5 Dust and air quality

Feedback received during consultation consistently stated that no development should proceed in Sellicks Beach until air quality concerns are fully resolved and proven safe for the community. There was strong support for the current air quality monitoring program, with feedback indicating it should continue until clear evidence confirms that housing in the area will not pose health risks.

Some feedback raised concerns about the current impact of dust on residents. Concerns related to both potential health risks, as well as the inconvenience of dust collecting on their property resulting in additional cleaning. Respondents said it would be irresponsible to expose more people to these conditions without first addressing the problem. There were also calls to increase the buffer between residential areas and industrial operations to reduce the risk of interface conflicts and further environmental degradation.

Adelaide Brighton Cement (as operator of the nearby quarry) has detailed in its submission how it is currently addressing / managing dust and air quality issues, but sought more active and ongoing access to and consultation with the Department for Housing and Urban Development and participation in the ongoing reports and assessments.

Response:

Air quality monitoring

The Joint Amendment will apply the **Coordinated Development Overlay**, which acts as a holding measure for development until infrastructure planning for the growth area is finalised and the air quality monitoring program is completed and results assessed to confirm the land is suitable for urban development.

The air quality monitoring program is expected to conclude in April 2026. Results will then be reviewed to identify if the land is suitable for urban development and any mitigation measures are appropriate. Current air quality monitoring requirements have been determined in consultation with the Environment Protection Authority (EPA), who will continue to be involved in the monitoring program.

While not proposed in response to consultation, it is noted that, since the Joint Amendment was released for consultation on 4 September 2025, the Concordia Code Amendment was adopted on 29 September 2025, bringing into effect the **Coordinated Development Overlay** on 4 December 2025. Accordingly, this Joint Amendment no longer proposes the Overlay as a new policy module, but rather will spatially apply the version currently in effect in the Planning and Design Code. [Attachment 6](#) highlights the differences in the current operative Overlay compared to that consulted through the Joint Amendment.

EPA air quality monitoring

The EPA has long been aware of community concerns regarding local dust issues in the local area. In this context, the EPA commenced air quality monitoring in the Sellicks Beach area several years ago, which is ongoing. Details on this monitoring can be found on the [Engage EPA website](#), and the final report from the EPA's previous 2016-2017 air quality monitoring can be found on the [EPA's monitoring website](#).

Greater Adelaide Regional Plan recommendations

The Joint Amendment proposes the insertion of a new recommendation into the Greater Adelaide Regional Plan which will enable the removal of the **Coordinated Development Overlay** through a section 75 complying change to the Code once the following conditions are met:

- a) air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and,
- b) securing infrastructure through an infrastructure delivery scheme and/or formal agreement(s).

The above approach provides a clear process to only allow housing to be developed if the air quality monitoring program provides findings that support urban development in the Affected Area.

Engagement with Adelaide Brighton Cement

The Department for Housing and Urban Development commenced early engagement with Adelaide Brighton Cement in February 2024 for the purpose of better understanding concerns identified about the proposal to rezone the affected area for housing through the then Code Amendment process (since superseded by the Joint Amendment).

Several meetings and site visits to the quarry have occurred since early 2024 with Adelaide Brighton Cement briefed (and requested to provide feedback) on proposed air quality / noise investigations over the period from August 2024 to May 2025.

Adelaide Brighton Cement were also notified of the Minister for Planning's decision to initiate the Joint Amendment in August 2025 (this notification included detail on the provision of air quality related information to be released to the public) and were recently briefed on the Joint Amendment during the recent 6-week public consultation process.

7.6 Social infrastructure and activity centre

Social infrastructure and facilities

Participants emphasised that social infrastructure and community facilities must be prioritised early in the planning process to ensure liveability and support for both new and existing residents. This includes building playgrounds, open spaces, and essential services before housing is established.

There was strong support for walking paths and active travel, some respondents raised concerns about the lack of detail and commitment to ensure these features are actually delivered and maintained.

Some feedback raised the need for broader consultation, suggesting the community should be surveyed to determine what facilities are genuinely needed, rather than assuming shops alone will meet local needs.

Views were mixed regarding new services attracting more people to the area. Some respondents stated they are happy to travel to nearby towns like Aldinga for services and do not want development that increases visitor numbers. Others supported the proposal, saying it is long overdue and will bring much needed services, facilities, and infrastructure to the area to support the community.

Some feedback raised concerns about the adequacy of health and safety infrastructure, with questions about whether urgent care centres and police stations would be included to address issues such as mental health, drug use and violence. Overall, the feedback reflects a desire for thoughtful planning that delivers meaningful, accessible, and well-timed social infrastructure to support a growing and diverse community.

Activity centre and services

There is support for a walkable main street with cafés and local businesses. However, some respondents felt that a main street could undermine Sellicks Beach's natural character, open

landscapes and coastal connection. The priority should be protecting natural values rather than encouraging urban sprawl. The activity centre was requested to consider the inclusion of greenery, especially locally native trees.

Some feedback suggested strengthening existing services in nearby centres rather than creating new ones. There was a preference to utilise the Aldinga Shopping Centre, though some suggested an upgrade may be needed. Some respondents were unsure how the centre would compete with existing shopping areas in Aldinga and Seaford, and whether the population would be sufficient to sustain new businesses in Sellicks Beach.

Concerns were raised about the proposed location of the activity centre potentially causing congestion, with a centre located on South Road suggested as a better alternative. There was interest in better integration with the existing Sellicks Beach community as well as the opportunity for improved connections to transport corridors.

Some feedback supported a smaller activity centre (such as a small IGA or similar retail offering). Some respondents thought the activity centre should be a central component of the future development, with higher density housing around it, to support the new population.

Others stated they were only supportive if the activity centre reflects the local character and coastline, avoiding large anchor tenants/large leasable areas. There are concerns that a neighbourhood-level activity centre could urbanise the rural area and alter its character.

Some respondents sought clarification on what an activity centre entails and whether it includes facilities like healthcare, a library or a hall. It was noted that **Concept Plan 163 – Sellicks Beach Land Use** lacks detail on emergency services, healthcare and infrastructure capacity (stormwater). Questions were raised about whether Noarlunga Hospital is being upgraded to support increased healthcare demand.

Some suggested that an ideal outcome would be a mix of businesses and community centres along a main street, complemented by parks and open spaces to promote social cohesion. Willunga's main street was cited as a good example. The main street should reflect the area's character, supporting local family-run businesses.

Response:

Concept Plan 163 – Sellicks Beach Land Use shows the preferred location of the activity centre, north of Sellicks Beach Road. Further consideration will be given to the size, shape and location of the activity centre when determining the final subdivision layout at the relevant stage of the development.

Rezoning of land at Sellicks Beach to accommodate in the order of 1,700 new dwellings will increase demand for local services in the immediate area. This includes existing business and facilities in surrounding areas, including Aldinga and Seaford, as well as new services which may be accommodated in the proposed activity centre.

The additional population from the development has the potential to attract a range of new businesses / services to the area and reduce the need to travel further to access existing facilities.

Retail capacity

To support the future population of both the Sellicks Beach Growth Area and the wider suburb, a retail capacity assessment was undertaken by Hudson Howells to inform the Joint Amendment. This assessment identified the need for a neighbourhood scale activity centre within the Sellicks Beach Road and Justs Road quadrant.

The proposed centre is expected to include:

- a medium-sized supermarket (around 1,500m²), likely operated by an independent retailer
- a small selection of specialty shops such as a café or bakery, fresh produce store, and takeaway food outlets
- a limited number of convenience services like a hairdresser, optometrist, or small newsagency
- non-retail services such as a medical centre, childcare facility, gym and potentially a community centre
- the total land area required for the neighbourhood centre is approximately 1.5 hectares. Large format or bulky goods retailing is not considered necessary for this location.

This mix of retail and community services will help meet the everyday needs of residents and contribute to the creation of a vibrant, walkable neighbourhood. The Emerging Main Street Subzone permits uses such as healthcare and GPs to support living locally and minimising travel to other areas.

To clarify the role and scale of the activity centre, it is recommended the Concept Plan nominates 'neighbourhood activity centre' which the Greater Adelaide Regional Plan identifies as typically providing between 1,500 and 10,000 m² floor space.

While not proposed in response to consultation, it is noted that, since the Joint Amendment was released for consultation on 4 September 2025, the Concordia Code Amendment was adopted on 29 September 2025, bringing into effect the **Emerging Main Street Subzone** (and administrative definition of 'main street') on 4 December 2025. Accordingly, this Joint Amendment no longer proposes the Subzone as a new policy module, but rather will spatially apply the version currently in effect in the Planning and Design Code. [Attachment 6](#) highlights the differences in the current operative Subzone and definition compared to that consulted through the Joint Amendment.

Social Infrastructure

Intermethod completed an analysis of the social infrastructure needed to service the anticipated future housing and population, which informed the draft Joint Amendment for consultation.

The report identified that to accommodate the expected population, provision of social infrastructure for the Sellicks Beach Growth Area will potentially include a local community centre and hall, recreation areas, public toilets and play spaces.

The report did not identify the need for state level facilities such as schools or other services (unlike the Concordia Code Amendment). Provision of social infrastructure would be further considered in parallel to the completion of other infrastructure investigations.

The proposed Master Planned Neighbourhood Zone supports the provision of a range of social infrastructure, with envisaged uses including community facility, education facility and recreation area. The Zone's policy also seeks community facilities such as schools, community centres,

recreation centres and public open space co-located within activity centres or complementary uses to reinforce their role as a focal point for community. This policy framework provides flexibility around where different land uses are located, allowing neighbourhoods to respond to changing needs as master planned areas develop.

Provision for future emergency services facilities

An existing Country Fire Service (CFS) facility is located at Fontaine Drive, Sellicks Beach. A Social Infrastructure Assessment undertaken for the Joint Amendment didn't identify the need for a new CFS / emergency services facility based on the future growth envisaged for the area. However, SAFECOM (on behalf of the CFS) have requested that a location for a new emergency services facility be identified for Sellicks Beach.

While the location of such a new facility has not been specifically identified on **Concept Plan 163 – Sellicks Beach Land Use**, the proposed Master Planned Neighbourhood Zone policy framework does provide the flexibility to enable such a facility to be located within the zone.

It is understood the CFS has also recently approached the City of Onkaparinga to discuss the possible use of a site located outside the growth area. Discussions with the council are ongoing.

Given that each emergency services facility needs to be designed and constructed considering specific operational and locational considerations and these requirements are subject to change, it would be inappropriate to identify a nominated site on the Land Use Concept Plan. Furthermore, the Joint Amendment will not seek to reserve land for this facility through the rezoning process because, unlike the Concordia Code Amendment, the demand for such a facility does not arise from the proposed increased population.

Recommendation:

- Amend **Concept Plan 163 – Sellicks Beach Land Use** to clarify that a neighbourhood activity centre is proposed.

7.7 Housing diversity, density and quality

Housing density and height

Many respondents expressed concern that the proposed housing density and building height are not appropriate for Sellicks Beach, given its existing rural character and limited infrastructure. The transition from coastal and rural living to a denser urban environment was seen as inconsistent with the area's established identity and not desirable for this area.

There was strong sentiment that liveability could be compromised if higher-density housing is not accompanied by adequate open space, wider streets, sufficient parking, and pedestrian-friendly infrastructure. Several respondents felt the revised proposal prioritises density over environmental sustainability, community wellbeing, and infrastructure capacity.

Some feedback called for a more balanced approach, suggesting moderate density that reflects existing housing styles and preserves local amenity. While some supported well-designed

medium-density housing, they emphasised it must be carefully located and integrated with green infrastructure and active transport options.

Concerns were also raised about concentrating medium to high-density housing around the activity centre, which could lead to car dependence and placing pressure on on-street parking, especially given the area's limited public transport.

There was strong support for maintaining larger block sizes, with several respondents referencing the likely increase in proposed dwelling yield from the 2021 City of Onkaparinga Sellicks Beach Structure Plan from 1,200 to 1,700 homes, with the former preferred by many.

Many residents value space and privacy, and felt these qualities should be preserved. Some suggested that housing needs could be better met through infill and redevelopment within existing suburbs, rather than expanding into rural land.

Others proposed that if medium to high-density housing is pursued, it should include ground floor commercial uses. There was also support for village-style development, such as the Aldinga Eco Village model, near the activity centre, rather than high-rise or more dense patterns of development.

Overall, while there was some openness to medium-density housing, most respondents felt it should not be the focal point of the area. Any increase in density must be carefully planned to avoid undermining the liveability, values, and unique character of Sellicks Beach.

Housing choice and availability

Respondents would like to see future housing options in Sellicks Beach that reflect a diverse range of needs, including single-occupancy homes, family-friendly dwellings with backyards, and housing designed to support people living with a disability. There was strong support for incorporating sustainable design principles that respond to local conditions, with features such as tree canopy cover, shade, setbacks and private open space.

Some feedback highlighted the importance of ensuring a mix of housing types that includes affordable and community housing options, rather than focusing solely on single-family homes. Respondents stated that housing should support inclusivity and wellbeing, with medium-density options incorporating community gardens, green space and healthy shared environments.

There was also a call for high-quality design standards and for housing to be in existing areas where services like hospitals and police stations are accessible. Overall, the feedback reflects a desire for thoughtful, inclusive housing design that balances density with amenity, sustainability and the character of Sellicks Beach.

Quality and design of new housing

Most submissions argue for lower density and bigger back yards, not wall to wall housing. Others have mentioned support for lot sizes in the range of 700-750 m² which would be consistent with the outcomes of the previous City of Onkaparinga Structure Plan process completed in 2021. It is acknowledged that a lot of community input went into finalising this Structure Plan.

Many of the comments received related to the likely design quality of the proposed master planned development. Multiple submissions commented on the fear of poor / cheap quality design of

homes, resulting in a 'sea of grey roofs', featureless grey 'bumper-to bumper shoe boxes' with large swathes of dark metal fencing, as experienced in other recent master planned developments in the South (e.g. at Aldinga and Seaford). There was concern that another proposal of this scale would threaten the established character and identity of Sellicks Beach.

Response:

Housing diversity and density

The proposed zoning for the Sellicks Beach Growth Area is designed to support a new master planned community that offers a diverse range of housing options. These policies will help deliver more affordable homes and cater to the varied needs of future residents, including families, young adults, and older people looking to downsize into more appropriately sized and well-located properties.

State planning policies encourage the delivery of affordable housing and a mix of housing types to suit different household structures, life stages and lifestyle preferences. The Master Planned Neighbourhood Zone supports this by allowing for a variety of housing forms, with higher-density development encouraged near transport corridors, public open space and future activity centres.

While the zone will permit higher-density housing in key locations, it is anticipated that much of the residential development at Sellicks Beach will be of a lower density. This reflects the unique characteristics of the site, including its topography, surrounding land uses, and the need to protect scenic and character areas.

Compared to the 2021 City of Onkaparinga Sellicks Beach Structure Plan, the Joint Amendment and associated infrastructure scheme anticipates approximately 500 additional homes. This change responds to growing housing demand in southern Adelaide and the limited opportunities for future expansion due to surrounding primary production / character preservation land protections. The increase helps address affordability pressures while still respecting the area's valued landscape and character.

To further support housing affordability, the **Affordable Housing Overlay** will be applied as consulted on. This overlay promotes the integration of affordable housing within residential and mixed-use areas, ensuring a variety of housing options are available to meet the needs of different household types.

Housing design and appearance

In terms of the concerns identified about the potential for 'wall to wall' housing, this is sometimes appropriate, such as for terrace housing located in areas of medium to high density, close to activity centres and open space. In areas of Sellicks Beach where lower densities are envisaged, minimum setbacks between dwellings will apply (e.g. not wall to wall).

The proposed Master Planned Neighbourhood Zone also allows use of Building Envelope Plans (BEPs), which will assist in guiding appropriate boundary development. The City of Onkaparinga will determine how these BEPs are finalised.

For more information on BEPs, visit:

www.plan.sa.gov.au/our_planning_system/instruments/planning_instruments/building_envelope_plans

In terms of the design and appearance of new dwellings, the Code does not dictate colours of new homes, but design policies guide the articulation and design of dwellings facades, which can include the use of a mixture of materials.

Changes to the National Construction Code (NCC), including new sustainability measures, were also implemented across South Australia on 1 October 2024 and address issues such as wall and roof colours.

Changes to the NCC also include the introduction of mandated 7-star Nationwide House Energy Ratings Scheme (NatHERS) ratings on residential homes and 5-star National Australian Built Environment (NABERS) ratings for all new commercial developments.

7.8 Other matters identified

Impacts on existing farmland / quarry operations

Several submissions (in particular those from Adelaide Brighton Cement, Peregrine on behalf of the Shahin family and the Friends of the Willunga Basin) have indicated that there is a need to create a larger buffer zone / area from the area affected to protect the long term operations of the Sellicks Hill Quarry as well as any neighbouring farm land which forms part of the Environment Food Production Area.

Some of the submissions consider that the existing 10 metre buffer identified on **Concept Plan 163 – Sellicks Beach Land Use** is inadequate and needs to be in the order of 50-100 metres.

The McLaren Vale Grape Wine & Tourism Association considers that there should be larger allotment sizes provided for future housing development along the rural / urban interface to act as an appropriate transition to adjacent sensitive primary production land.

Adelaide Brighton Cement consider that the Joint Amendment fails to minimise the impacts of encroachment on the Sellicks Hill Quarry by incompatible land uses, prioritise the potential of the land for extractive industry and provide for the appropriate assessment of potentially incompatible land uses. It also considers that the Joint Amendment is inconsistent with state planning policies and various strategic plans and policies which seek to protect existing quarry operations in South Australia from encroachment from incompatible land uses.

Response:

Investigations undertaken to inform the Joint Amendment have demonstrated that the proposed development can be designed and sited to appropriately mitigate environmental impacts and minimise land use conflicts between agricultural activities and future urban development within the Sellicks Beach Growth Area.

The draft **Concept Plan 163 – Sellicks Beach Land Use** identifies provision of a 10-metre landscaped buffer along the eastern edge of the Affected Area to provide an appropriate transition in development between the rural / urban interface at this location, and potential mitigation of interface impacts from activities on adjacent primary production land. The form and provision of this buffer would be further considered in association with the conclusion of the air quality monitoring program.

The Code also contains a range of policies which can be used to ensure that new development within the Sellicks Beach Growth Area will not prejudice the long-term viability of the existing rural activities within the adjacent Environment and Food Production Area and McLaren Vale Character Preservation District. In addition, the nature and scale of the proposed development will provide further opportunities to minimise the impact of new development on adjacent rural land uses and activities, including the siting of buildings and the provision of larger allotments / lower density development (if necessary), which can be used to provide appropriate separation and a buffer.

Interface with Sellicks Hill Quarry

If, at the conclusion of air quality monitoring and assessment, a need for additional dust mitigation measures is identified, these measures will be given due consideration as part of the process for a Complying change to the Code in accordance with the terms of the proposed Regional Plan recommendation:

“air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone.”

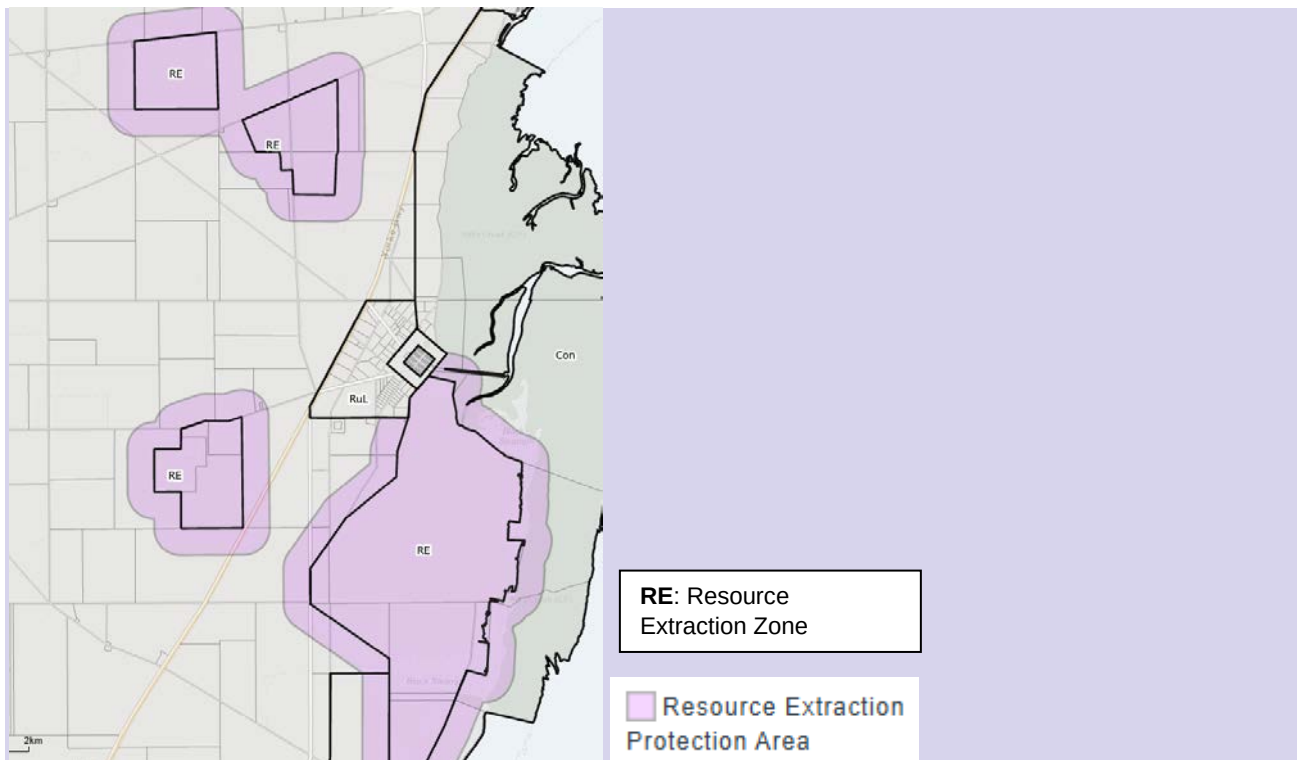
Looking at the strategic context of interface with extractive industries, the Greater Adelaide Regional Plan sets out the following long-term strategic objectives regarding mineral and energy resources:

1. *Protect Greater Adelaide’s mineral resources operations, including its extractive industries from incompatible land uses to ensure the supply of building and construction materials for the future.*
3. *Adequate separation distances between mining activities, housing and other incompatible development are maintained.*

The Regional Plan also identifies the following Action for the Department for Energy and Mining (DEM), due for completion by March 2027:

Identify and protect Key Resource Areas across Greater Adelaide including investigating the application of the Resource Extraction Zone and Resource Extraction Protection Area Overlay and new policy that addresses urban interface issues.

The Resource Extraction Protection Area Overlay is generally applied to a distance of 500 metres from current quarries (which are zoned Resource Extraction Zone) in South Australia, outside of Greater Adelaide. This current spatial application is demonstrated in the below image from the South Australian Property and Planning Atlas (SAPPA) surrounding the town of Price.



The current Resource Extraction Protection Area Overlay seeks *“Protection of current and future state significant resource extraction activities by ensuring development has regard to potential environmental and amenity impacts generated by the lawful operation of proximate mines and quarries.”*

The Sellicks Hill Quarry is currently not zoned Resource Extraction, but rather Hills Face. It also does not have the Resource Extraction Protection Area Overlay applied around its extent, so its further protection would be subject to consideration through the abovementioned DEM Action.

It's noted that the Affected Area is generally located at least 500 metres from the Sellicks Hill Quarry. While the spatial application principles for application of the Overlay in a metropolitan context have not yet been confirmed/established, there isn't currently evidence to suggest that this separation distance is insufficient.

The proposed Joint Amendment commits to investigating this matter further through application of the Coordinated Development Overlay as a holding mechanism, and inclusion of the Regional Plan recommendation which ensures urban development could only proceed with air quality monitoring and assessment that supports the proposed rezoning.

Environmental sustainability

Several submissions don't want the area to develop like recent housing estates at Seaford and Aldinga.

A multitude of comments focus on climate impact and insist that development enabled by the Joint Amendment be designed in a sustainable manner (similar to the Eco Village at Aldinga) and be subject to more aspirational measures such as lighter coloured roofs, water sensitive urban design, improved energy efficiencies and environmentally friendly building techniques.

Many submissions also request future development be designed with adequate green space in mind – highlighting the links between open space and better mental and physical health and wellbeing. Many respondents feel that there is not enough green space incorporated into **Concept Plan 163 – Sellicks Beach Land Use**.

The City of Onkaparinga submission goes into further detail on this issue – requesting that the Code be strengthened to include mandatory sustainability and climate resilience criteria for all residential development to reflect the principles of State Planning Policy 2: Design Quality. Council also considers that its Sellicks Beach Structure Plan (and associated urban design guidelines) completed in 2021, strikes a balance between the provision of services and infrastructure, density of residential development and climate resilience.

Response:

Future development at Sellicks Beach (and across South Australia more broadly) is already subject to assessment against environmental sustainability principles embedded within the Code, with planning policies addressing matters such as design, orientation, soft landscaping, water sensitive urban design, and public open space, etc.

As outlined under heading '[7.7 Housing diversity, density and quality](#)' above, recent changes introduced to the NCC and now applicable in South Australia include a range of new sustainability measures which also apply to new housing. This includes the introduction of mandated 7-star NatHERS ratings on residential homes.

Support for rezoning to accommodate additional housing / development to support local businesses

Several submissions acknowledged the need to provide additional land supply at Sellicks Beach to address future population growth / demand for new housing in the outer southern region of greater Adelaide. In this context, there was also some acknowledgement that current land supply in the region is constrained and therefore making it difficult to enter the local housing market.

Some submissions, notably from local business owners, were also supportive of the proposal to rezone, commenting that the increase in population will support struggling local businesses. Submissions commented that the proposal to rezone the land and build homes on this scale will promote job creation and investment in the local community.

Response:

Rezoning of land at Sellicks Beach to accommodate in the order of 1,700 new dwellings will increase demand for local services in the immediate area - this includes existing business / facilities in surrounding areas like Aldinga as well as new services which will be accommodated in the proposed Activity Centre.

The additional population from the development has the potential to attract a range of new businesses / services to the area and reduce the need to travel further to access these facilities.

Retail investigations undertaken as part of the Joint Amendment have also identified that there will be demand for an Activity Centre to service future residents as the land develops. This activity centre will support the establishment of a range of supporting land uses as the land is progressively developed.

Consultation Process / Final Rezoning Decision

Despite the engagement process undertaken, some local residents / members of the local community expressed feeling powerless due to the perception that the process and final rezoning decision is a 'fait accompli'. Others see the consultation process as being simply a 'tick-a-box exercise'.

Other comments outline the difficulty understanding the documentation provided and the lack of clarity around the proposed Infrastructure Scheme or perceived misinformation in the investigation reports. Similarly, other feedback requests more consultation to work through the Infrastructure Scheme requirements before the rezoning occurs.

Response:

The land now proposed for rezoning at Sellicks Beach has been identified for future urban development for several years in successive planning strategies by the State Government. This intent is clearly outlined in the recently released *Greater Adelaide Regional Plan*.

Local studies (including the City of Onkaparinga 2021 Sellicks Beach Structure Plan) have also recommended rezoning the land at Sellicks Beach to accommodate the future growth demands in the region.

Engagement with the community was undertaken to specifically seek feedback on how the land should be developed (e.g. where infrastructure is needed, where housing, services and open space should be located).

Community submissions have therefore assisted in determining the best options for guiding the future form and nature of the development proposed at Sellicks Beach. This includes comments on the proposed zone, subzone and concept plans proposed, as well as the nature and type of new infrastructure required to service this new area.

In terms of the proposed infrastructure scheme, it is intended that the development of this land will only proceed if an appropriate infrastructure scheme or agreement is in place to fund and deliver critical road and stormwater infrastructure. To this end, further engagement will be undertaken with the affected parties to finalise the infrastructure scheme, in accordance with the Community Engagement Charter.

In terms of the concerns expressed about the information provided to accompany the Joint Amendment, this information was drafted with many target audiences in mind. This ranged from the more technical and detailed Joint Amendment document (including the relevant investigations / analysis and policy response) to the less detailed Joint Amendment fact sheets, frequently asked questions documents and spatial mapping document (before and after zone / subzone maps) which were aimed at helping the general community to understand the proposed changes.

In addition, the community information sessions held in-person and online in September 2025 provided an opportunity for members of the public to talk directly to government staff about the proposed changes.

As outlined in section [5 'Evaluation of engagement'](#) in this report, evaluation against the Community Engagement Charter principles demonstrated the engagement process met each of the Community Engagement Charter principles and successfully engaged stakeholders and interested community.

Regional Plan changes

While not in response to consultation feedback, the recommended amendments to the Greater Adelaide Regional Plan were reviewed following consultation, resulting in a series of recommended updates to better reflect the complying change process in the Plan's recommendations and spatial layers.

Recommendation:

Amend the proposed changes to the Greater Adelaide Regional Plan Amendment to:

- Establish a 'Recommendations' Sub-Theme within the Coordination and Delivery Theme to outline the Complying Change process and clearly identify the recommendation to amend the Code.
- Create new spatial layers and attributes to identify the recommendation to amend the Code in the Regional Plan's property search functionality and within the Future Greenfield Growth Area mapping layer.
- Retain the 'Greenways' layer as it applies to the area affected based on the areas of open space shown on the proposed Concept Plan(s) and alignment with the Regional Plan's Greenways layer.
- Adjust the wording of the conditions to the Complying Change to improve the clarity of expression, and remove reference to 'to the satisfaction of the Minister for Planning' given the Minister must initiate or agree to a complying change in any case.

8 Summary of recommended changes

In response to feedback and comments received during public engagement, the following key changes to the draft Joint Amendment are proposed:

- spatially apply the new **'Infrastructure Coordination Overlay'** over the entire affected area, to coordinate the strategic use of land with necessary services and infrastructure, including a referral to a Scheme Coordinator in relation to an infrastructure delivery scheme in operation in the area affected by the overlay
- spatially apply the **'Noise and Air Emissions Overlay'** to the north-eastern quadrant of the affected area to assist in mitigating any noise impacts from the proposed activity centre, potential mass transit corridor and Berg Herring Winery
- amend **Concept Plan 163 – Sellicks Beach Land Use** to clarify that a neighbourhood activity centre is proposed.

While not proposed in response to consultation, it is noted that, since the Joint Amendment was released for consultation on 4 September 2025, the Concordia Code Amendment was adopted on 29 September 2025, bringing into effect the new **Emerging Main Street Subzone** and **Coordinated Development Overlay** on 4 December 2025. Accordingly, this Joint Amendment no longer proposes the Subzone and Overlay as new policy modules, but rather spatially applies the versions currently in effect in the Planning and Design Code. The key changes to the Subzone and Overlay since they were consulted on include:

- **Emerging Main Street Subzone:**
 - o allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing
 - o clarify that a main street does not need to be defined for any local activity centre (noting that a neighbourhood activity centre is proposed for Sellicks Beach)
 - o clarify that a main street must be identified on a plan of division
 - o general updates to improve terminology, create consistency and avoid duplication.
- **Coordinated Development Overlay:**
 - o Add part (c) to PO 2.1, supporting land division which results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.

Changes are also proposed to be made to the Regional Plan Amendment, including:

- Establish a 'Recommendations' Sub-Theme within the Coordination and Delivery Theme to outline the Complying Change process and clearly identify the recommendation to amend the Code.
- Create new spatial layers and attributes to identify the recommendation to amend the Code in the Regional Plan's property search functionality and within the Future Greenfield Growth Area mapping layer.

- Retain the 'Greenways' layer as it applies to the area affected based on the areas of open space shown on the proposed Concept Plan(s) and alignment with the Regional Plan's Greenways layer.
- Adjust the wording of the conditions to the Complying Change to improve the clarity of expression, and remove reference to 'to the satisfaction of the Minister for Planning' given the Minister must initiate or agree to a complying change in any case.

9 Regional Plan Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Greater Adelaide Regional Plan, version 2025.3 published on 29 May 2025. Where amendments to the Greater Adelaide Regional Plan have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Joint Amendment.

Amendment Instructions

Amend the Greater Adelaide Regional Plan as follows:

- New content shown by green text e.g. **add text**
- differences in content from what was released for consultation has the section highlighted in yellow
- deletion of changes that were proposed in the consultation Joint Amendment but has been removed is shown by red text with strikethrough e.g. ~~remove text~~

Text changes:

1. In the '*Implementation and Delivery*' Theme, ~~REPLACE the 'Proposed Additional Supply—Greenfield Precincts' table with the following~~ add a new Sub-Theme '*Recommendations*' as follows:

Recommendations

A regional plan must include recommendations about the application and operation of the Planning and Design Code in the relevant region or area.

Complying Changes to the Planning and Design Code

Regional plans can recommend streamlined Code amendments under Section 75 of the PDI Act, known as Complying Changes. These allow the Minister for Planning to fast-track changes to the Code, such as zoning or overlays, to support the development of new growth areas or make other changes identified in regional plans.

The Minister may agree to an amendment to the Code if it is consistent with a recommendation in the relevant regional plan. For a Code amendment to qualify as a Complying Change, the regional plan recommendation must clearly and expressly identify the appropriate changes through the use of specific maps or other spatial information and specific information about the changes that are considered appropriate.

Recommendations relating to the change to a boundary of a zone or subzone or application of an overlay are generally expressed via mapping layers and identified below.

Title	Recommendation	Spatial application
Sellicks Beach Growth Area	Land Use: Neighbourhood Intensity: Urban Zone Type: Master Planned Neighbourhood Subzone: N/A Specific Information: Amend the Planning and Design Code to remove the Coordinated Development Overlay subject to the following conditions being met: a) air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and, b) securing infrastructure through an infrastructure delivery scheme and/or formal agreement(s).	City of Onkaparinga

Proposed additional supply

Greenfield

Precinct	Description	Estimated Additional Dwelling Yield
Onkaparinga Heights	Greenfield development located in Onkaparinga Heights at the end of the Southern Expressway.	2,000 dwellings
Sellicks Beach	Sellicks Beach has been included within Adelaide's growth boundary since 2010 and remains one of the few larger greenfield sites in the Outer South Land Supply Region. At	1,700 dwellings

Precinct	Description	Estimated Additional Dwelling Yield
	approximately 135 hectares the Sellicks Beach Growth Area (SBGA) is to facilitate the development of a new master planned residential community catering for approximately 1,700 new homes with appropriate civil infrastructure, commercial and retail services to support the growing population. A complying change to the Planning and Design Code may be undertaken under section 75 of the Act to remove the Coordinated Development Overlay, subject to the following conditions being met: 1. Completion of air quality monitoring and assessment, with findings that support the rezoning of the SBGA to the Master Planned Neighbourhood Zone; and 2. Securing infrastructure commitments through an infrastructure delivery scheme adopted under	

Precinct	Description	Estimated Additional Dwelling Yield
	~~section 167 of the Act and/or formal agreement(s), to the satisfaction of the Minister for Planning."~~ ~~Note: When this amendment occurs, the Future Greenfield Growth Area layer covering the extent of the site will be transitioned to become 'Existing Residential'.~~	

Spatial Amendments:

2. Create a new "Recommendations" layer and spatially apply it to the to the same spatial extent as the Master Planned Neighbourhood Zone shown in Attachment C1.1 and include the following feature information:

Title	Recommendation	Spatial application
Sellicks Beach Growth Area	Land Use: Neighbourhood Intensity: Urban Zone Type: Master Planned Neighbourhood Subzone: Null Specific Information: Amend the Planning and Design Code to remove the Coordinated Development Overlay subject to the following conditions being met: a) air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and,	City of Onkaparinga

	b) securing infrastructure through an infrastructure delivery scheme and/or formal agreement(s).	
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3. Replace the feature information within the 'Future Greenfield Growth Area' mapping layer applying to the same spatial extent as the Master Plan Neighbourhood Zone shown in Attachment C1.1 with the following:

Future Greenfield Growth Area Outer South Key Area: Sellicks Beach Type: Greenfield LGA: Onkaparinga Land Use: Neighbourhood Intensity: Urban Zone Type: Master Planned Neighbourhood Subzone: Null Specific Information: Amend the Planning and Design Code to remove the Coordinated Development Overlay subject to the following conditions being met: a) air quality monitoring and assessment that supports the rezoning of the Sellicks Beach Growth Area to the Master Planned Neighbourhood Zone; and, b) securing infrastructure through an infrastructure delivery scheme and/or formal agreement(s).
--

~~CREATE a new Primary Layer titled "Complying Planning and Design Code Amendments", with the following definition:~~

~~"Areas where the Plan identifies future Complying changes to the Planning and Design Code, under Section 75 of the Planning, Development and Infrastructure Act 2016 subject to timing or other conditions being met."~~

~~The Layer shall be visible:~~

- ~~• following the existing "Existing Township" layer, under the header "Greenfield and Township Development"; and~~
- ~~• following the existing "Future Greenfield Growth Area" layer, under "Implementation and Delivery"~~

And the layer shall apply bounded by the yellow line in the following map:



Feature information to be APPLIED to the Polygon:

Title: “Sellicks Beach Growth Area”

LGA: “Onkaparinga”

Intensity: “Urban”

Zone Type: “Master Planned Neighbourhood”

Recommendation: “Remove the ‘Coordinated Development Overlay’ once the following conditions are met:

1. Completion of air quality monitoring and assessment, with findings that support the rezoning of the SBGA to the Master Planned Neighbourhood Zone; and
2. Securing infrastructure commitments through an infrastructure delivery scheme adopted under section 167 of the Act and/or formal agreement(s), to the satisfaction of the Minister for Planning.”

REMOVE the layer titled “Open Space Network — Greenways”, whenever that layer is contained within the “Sellicks Beach” polygon.

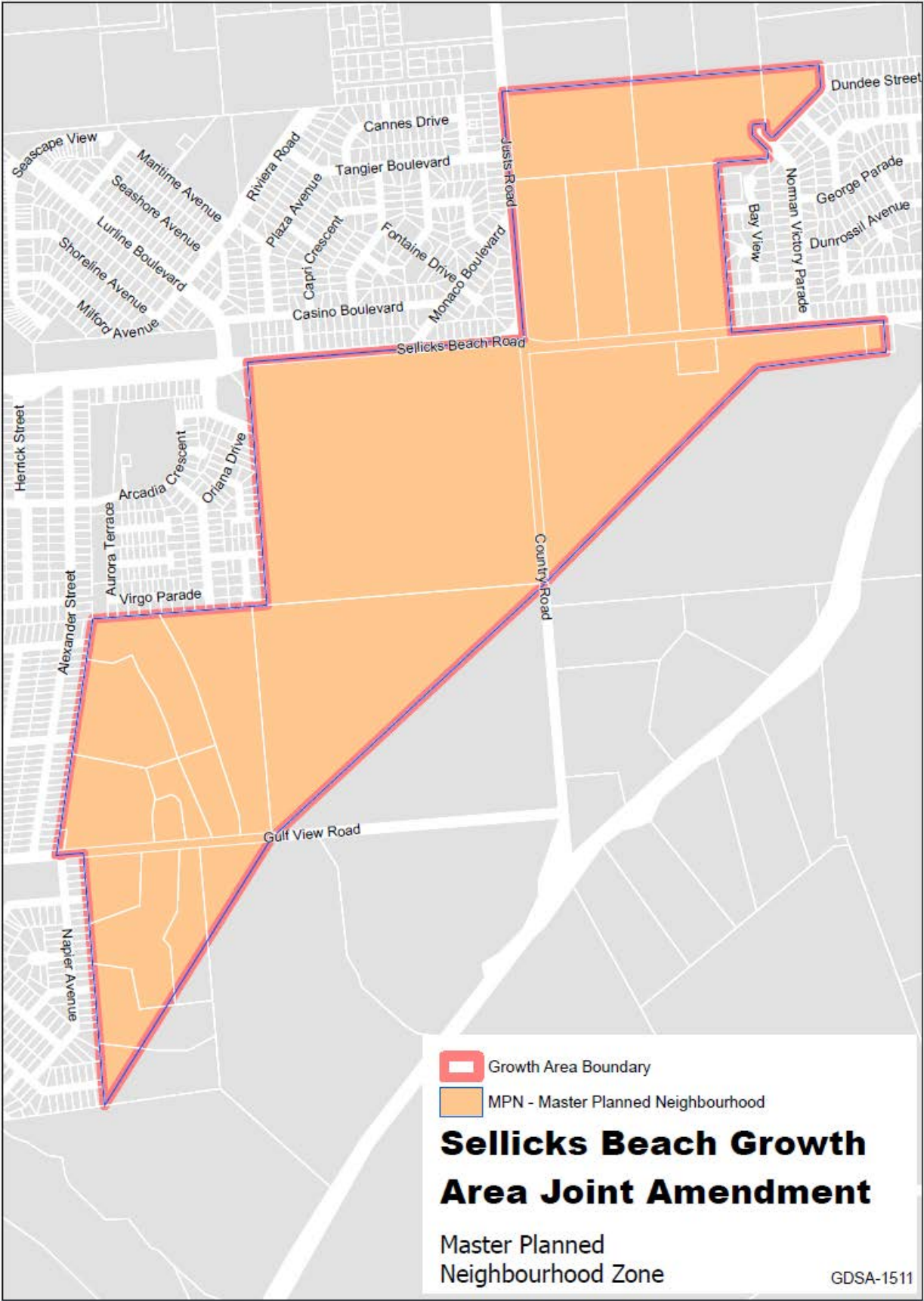
10 Code Amendment instructions

The following amendment instructions (at the time of drafting) relate to the Code, version 2025.21 published on 4 December 2025. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

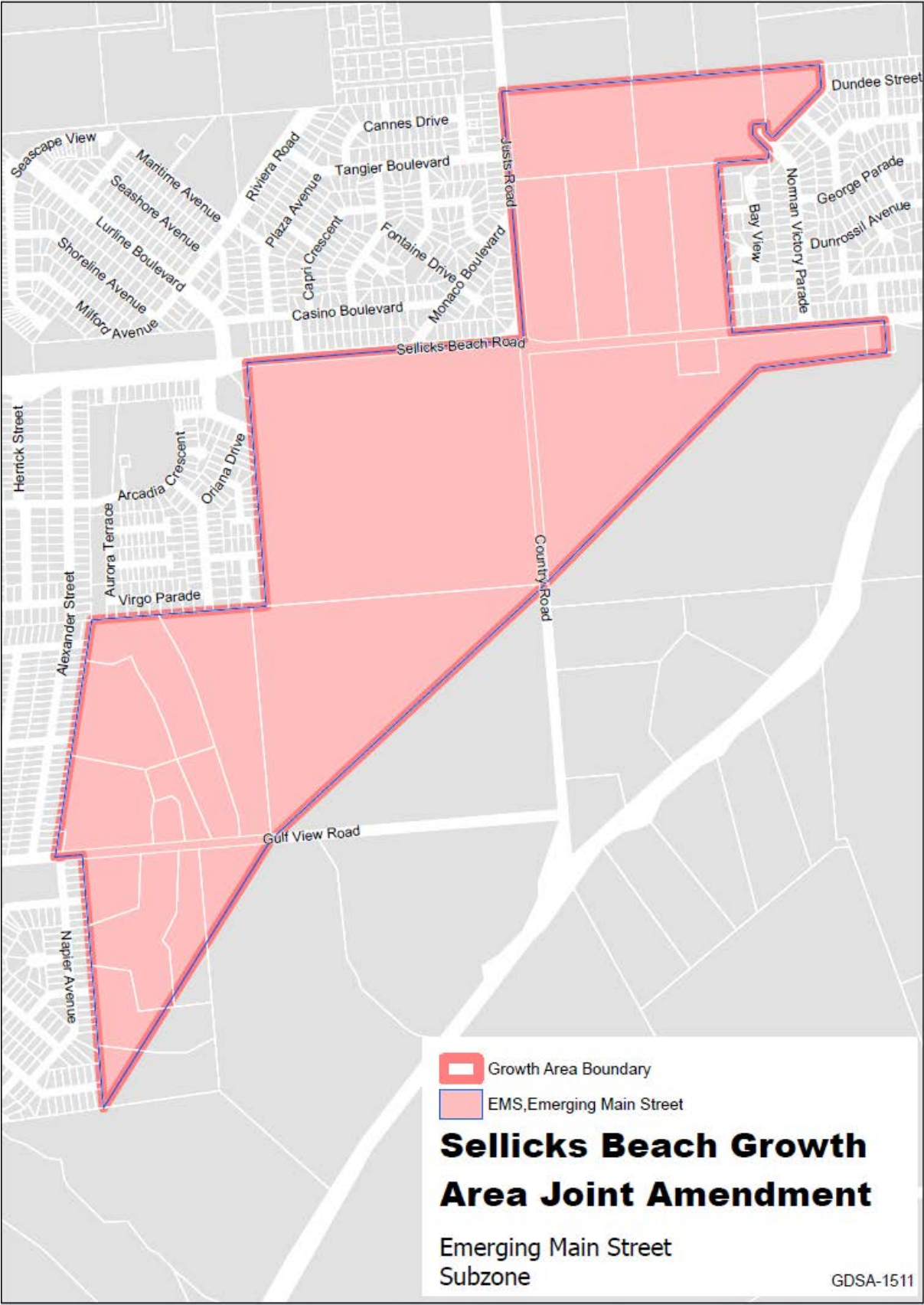
C1 Spatial Amendments (SAPPA)

- (1) Remove the **Minimum Site Area**, Technical and Numerical Variations layer from the Rural Zone in the Affected Area.
- (2) Spatially apply the **Master Planned Neighbourhood Zone** (in place of the Rural Zone and Deferred Urban Zone) to the area nominated as 'MPN - Master Planned Neighbourhood' in the map contained in Attachment C1.1.
- (3) Spatially apply the **Emerging Main Street Subzone** to the area nominated as 'EMS, Emerging Main Street' in the map contained in Attachment C1.2.
- (4) Spatially apply the following overlay to the area shaded in purple in the map contained in Attachment C1.3:
 - a. **Noise and Air Emissions Overlay**
- (5) Spatially apply the following overlays to the entire Affected Area, as shown in Attachment C1.4:
 - a. **Affordable Housing Overlay**
 - b. **Coordinated Development Overlay**
 - c. **Infrastructure Coordination Overlay**
 - d. **Urban Tree Canopy Overlay**
- (6) Spatially apply the **Concept Plan 163 Sellicks Beach Land Use** (shown in [C2: Part 12: Concept Plans](#)) and **Concept Plan 164 Sellicks Beach Basic Infrastructure** (shown in [C2: Part 12: Concept Plans](#)), as Technical and Numerical Variations layers to the entire Affected Area, as shown in Attachment C1.5.
- (7) Update the "Description" field in DTS/DPF 1.2 and 1.3 of the Infrastructure Coordination Overlay to reference "**Concept Plan 164 – Sellicks Beach Growth Area Basic Infrastructure**" where that Concept Plan spatially applies.

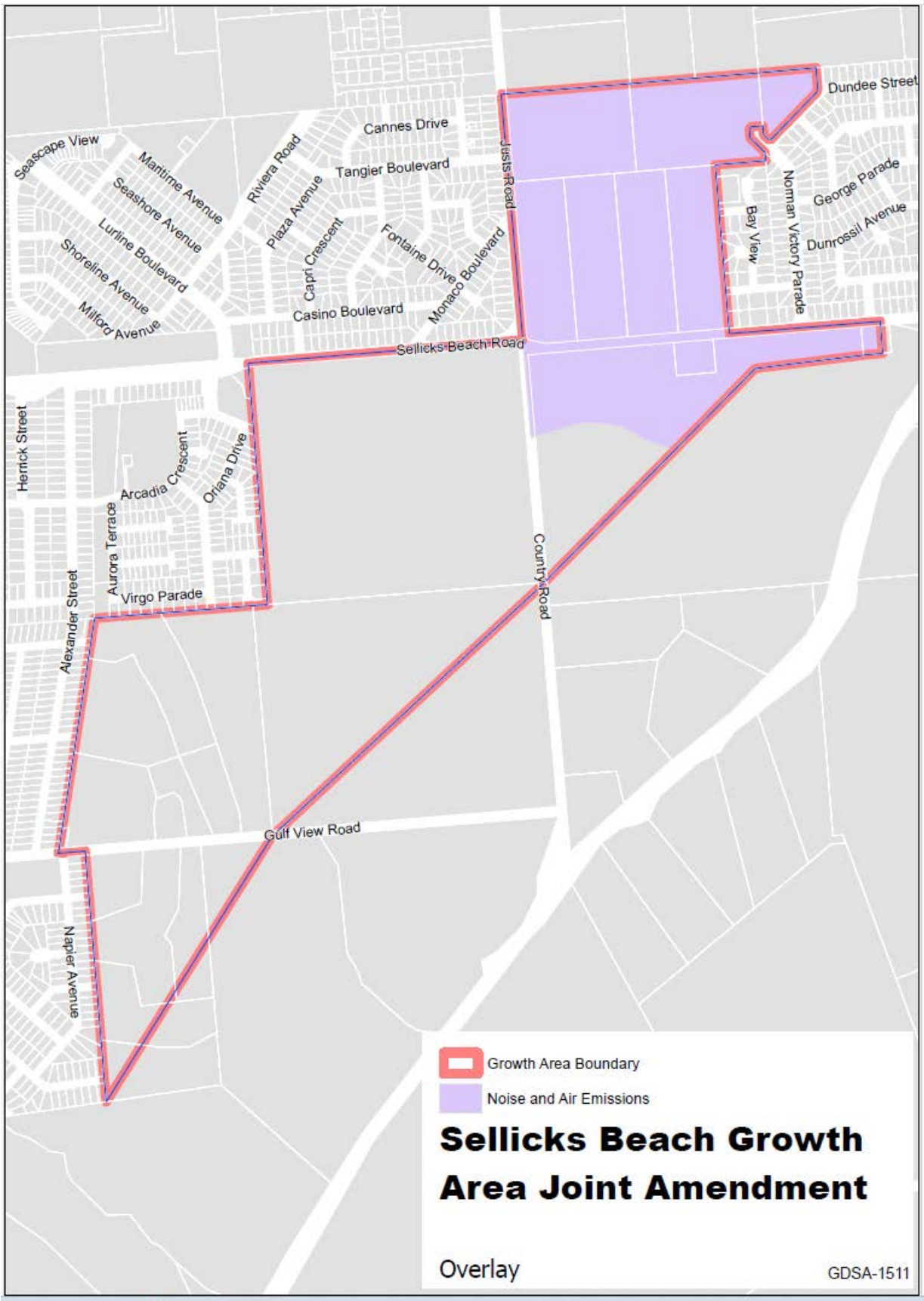
Attachment C1.1: Master Planned Neighbourhood Zone



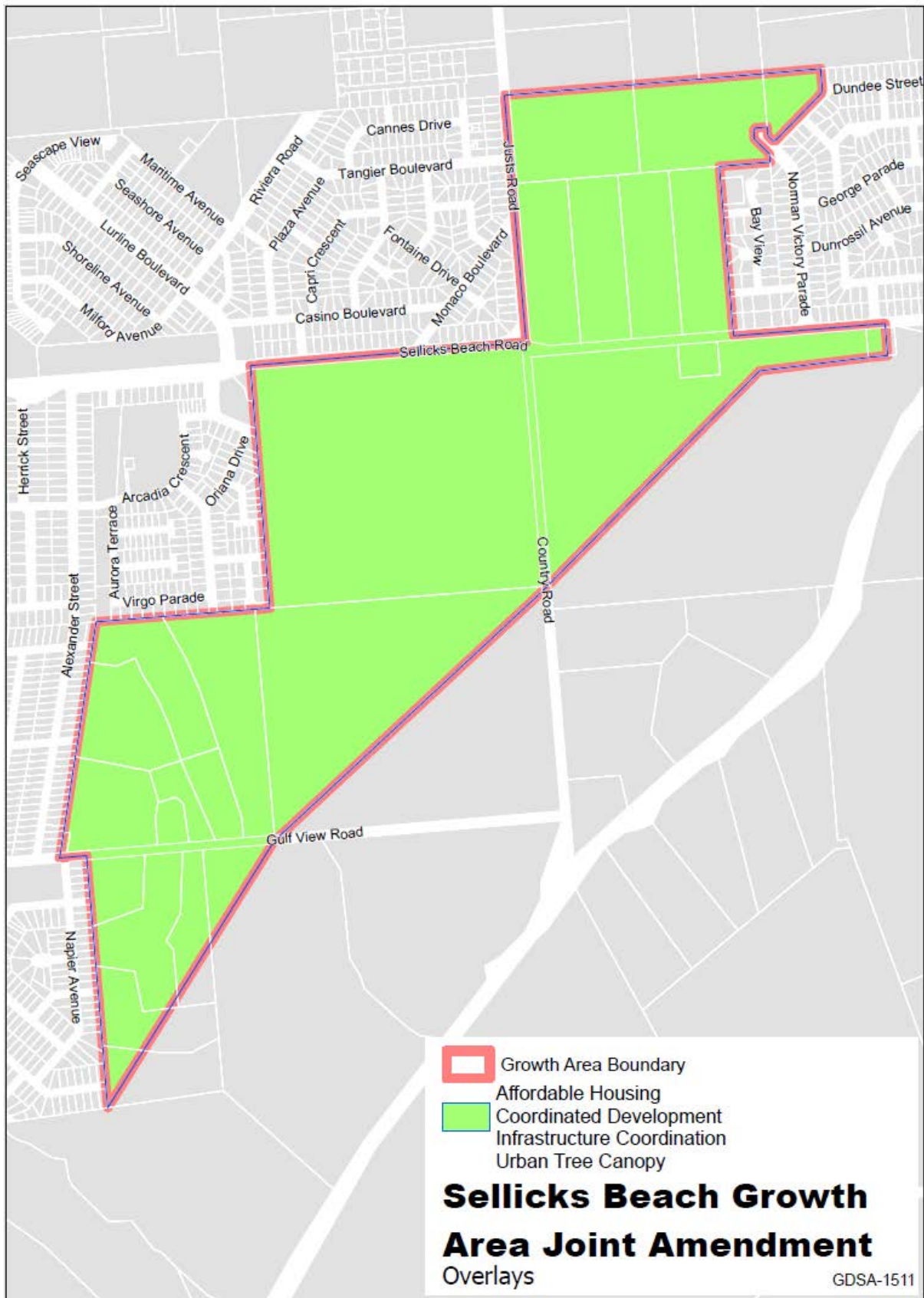
Attachment C1.2: Emerging Main Street Subzone



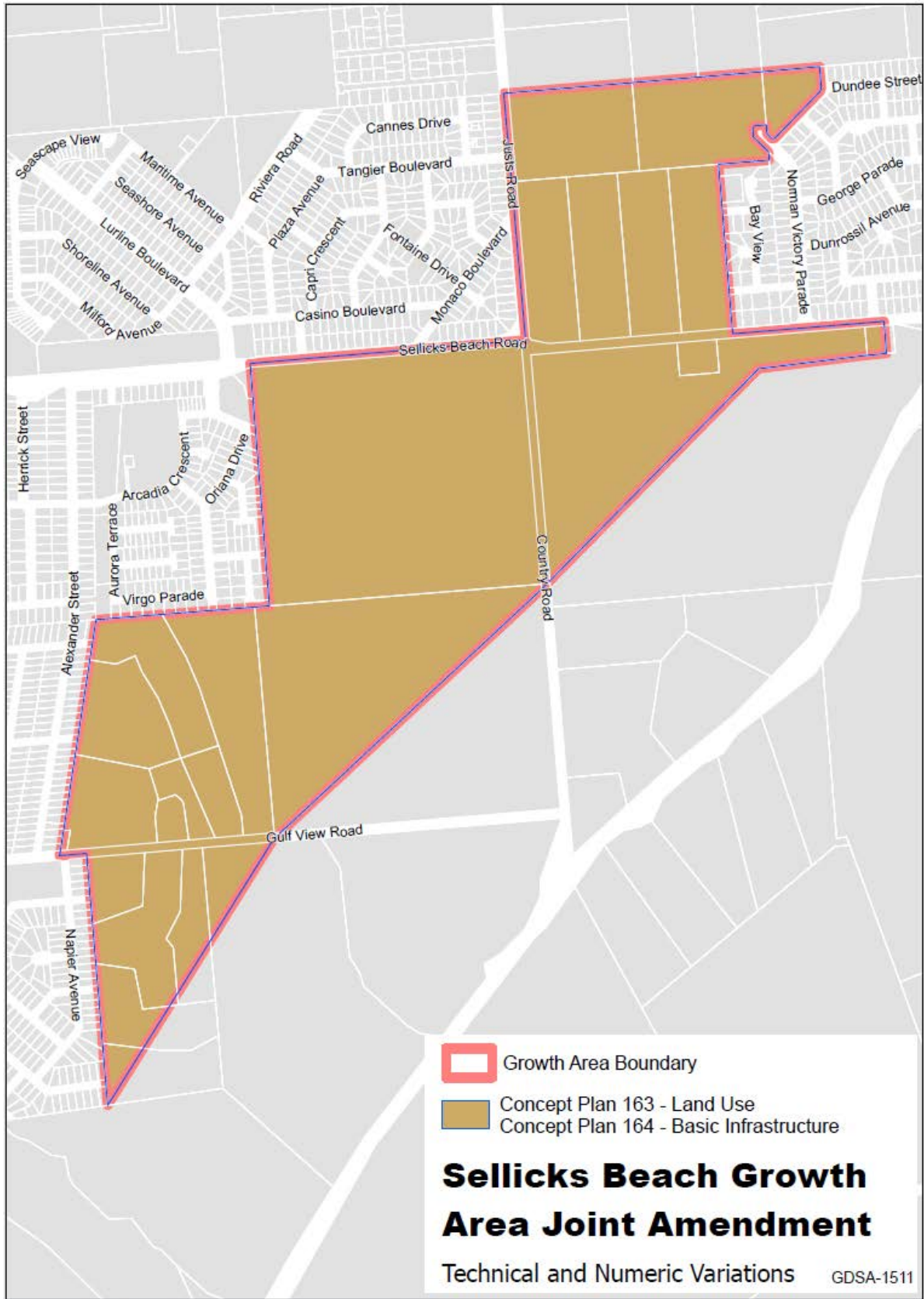
Attachment C1.3: Noise and Air Emissions Overlay



Attachment C1.4: Affordable Housing Overlay, Coordinated Development Overlay, Infrastructure Coordination Overlay, Urban Tree Canopy Overlay



Attachment C1.5: Proposed Amendments to Technical and Numeric Variations (TNV) Concept Plans for Concept Plan 163 – Sellicks Beach Land Use and Concept Plan 164 – Sellicks Beach Basic Infrastructure



C2 Planning and Design Code Amendments

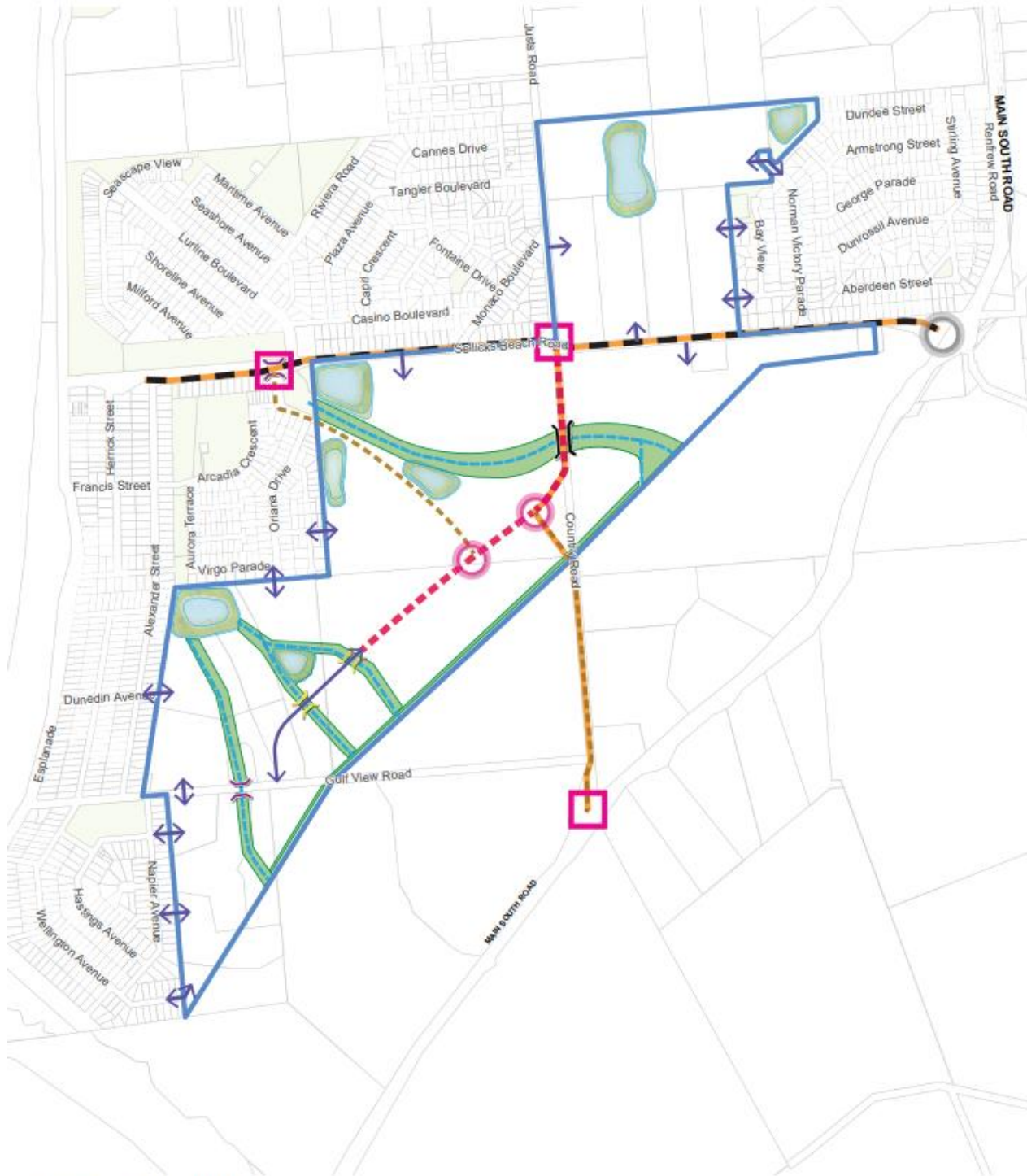
Part 12 – Concept Plans

In **Part 12 – Concept Plans**, insert the following Concept Plans under the heading ‘Onkaparinga’

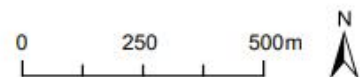
Concept Plan 163 – Sellicks Beach Land Use



Concept Plan 164 – Sellicks Beach Basic Infrastructure



- | | | | |
|--|-----------------------------|--|-----------------------------------|
| | Concept Plan Boundary | | Bridge upgrade |
| | Distributor Road | | Culvert upgrade |
| | Collector Road | | Potential crossing point |
| | Minor Collector Road | | Intersection upgrade |
| | Road upgrade | | New Collector road Intersection |
| | Potential street connection | | DIT intersection upgrade (funded) |
| | Potential access point | | Indicative detention basins |
| | Rivers and Creeks | | |
| | Drainage/riparian corridor | | |



Concept Plan 164 Sellicks Beach Basic Infrastructure

Attachments

Attachment 1 Communication materials

Attachment 2 Evaluation results

Attachment 3 Copy of submissions received

Attachment 4 Addendum Report - Environmental Noise Quality Assessment (Sonus)

Attachment 5 Infrastructure Coordination Overlay

Attachment 6 Consequential changes to Emerging Main Street Subzone and Coordinated Development Overlay

Attachment 1 – Communication materials

- Attachment 1 - Communication materials - Sellicks Beach Growth Area Joint Amendment (knet #24068542)
- media coverage
- letters
- brochure
- frequently asked questions
- fact sheets
- enewsletter articles
- social media
- roadside banners
- information sessions
- policy forum presentations
- YourSAy consultation website
- PlanSA consultation website and news story
- City of Onkaparinga Your Say
- Eventbrite pages
- What we heard feedback summary

Attachment 1 – Communication materials

Media coverage

Four media items recorded across South Australian media

1. 31 August 2025 – *Sunday Mail* (print) and interstate syndications online (*Cairns Post*, *Geelong Advertiser*, *Gold Coast Bulletin*, *Herald Sun*, *Mercury*, *The Chronicle* (Toowoomba), *The Courier Mail*, *The Daily Telegraph*, *The Weekly Times*, *NT News*, *Townsville Bulletin*)

Link: [Dust levels near Sellicks Hill Quarry exceed standards as 1700-home estate delayed | Herald Sun](#)

2. 16 September 2025 – *The Advertiser* (Adelaide Now online) and interstate syndications (*NT News*), *Cairns Post*, *Geelong Advertiser*, *Gold Coast Bulletin*, *Herald Sun*, *Mercury*, *The Chronicle* (Toowoomba), *The Courier Mail*, *The Daily Telegraph*, *The Weekly Times*, *NT News*, *Townsville Bulletin*)

Link: [Sellicks Beach: 1700 homes planned on land near Berg Herring Wines | NT News](#)

3. 17 September 2025 – ABC Adelaide – Breakfast with Jules Schiller and Sonya Feldhoff

Discussion relating to story in *The Advertiser* from 16 September

4. 7 October 2025 – We Are.SA (South Australian Government owned and managed)

Link: [Rezoning proposal to deliver up to 1700 new homes in SA | WE ARE.SA](#)

Initiation letter – to landowners within the Affected Area for rezoning

OFFICIAL



#23686381

<Owner Name>
 <Owner Postal Address>
 <Suburb SA postcode>

Dear <Salutation>|

Sellicks Beach Growth Area Joint Amendment and infrastructure scheme update

As a landowner in the Sellicks Beach Growth Area, I am writing to inform you of a recent announcement by the South Australian Government relating to the rezoning of this land and also provide an update on the infrastructure scheme for the area.

Sellicks Beach Growth Area Joint Amendment

The Minister for Planning initiated the Sellicks Beach Growth Area Joint Amendment on 21 August 2025, which seeks to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan to establish a new master planned community with up to 1700 new homes.

The new Joint Amendment has the same intent as the original 2023 proposal to rezone the land, however new policy is now being proposed as a holding measure while air quality investigations are completed. More information on air quality monitoring is provided further below.

The Joint Amendment proposes to amend the Planning and Design Code to:

- apply the Master Planned Neighbourhood Zone, and appropriate Subzones, Concept Plans and Overlays to the Affected Area, to guide housing development that is aligned with infrastructure delivery.
- apply new planning policy to protect the land from residential development until air quality monitoring is completed and any issues resolved to support future housing growth.

The Joint Amendment will also amend the Greater Adelaide Regional Plan, which guides where new housing and employment land will go for the next 30 years, to:

- introduce new text and map information to reinforce Sellicks Beach as a future growth area.
- include a new recommendation that allows housing development to proceed once the air quality monitoring program is complete and an infrastructure scheme is in place.

More information about the Joint Amendment is provided in the Proposal to Initiate available on the PlanSA website at plan.sa.gov.au/en/ca/sellicks-beach-growth

Public consultation on the Joint Amendment is expected to commence in the coming weeks and will provide more information including fact sheets, frequently asked questions and the report for the investigations undertaken for the Sellicks Beach Growth Area.

As an owner of land in the Sellicks Beach Growth Area, you are an important stakeholder, and we will write to you again upon commencement of the public consultation with links to all consultation materials.

You will also be invited to attend an information session on the Joint Amendment specifically for landowners within the Sellicks Beach Growth Area.

Air quality monitoring and assessment

In November 2024, the Department for Housing and Urban Development began a six-month air quality monitoring and assessment program on land proposed for rezoning. The monitoring program is being undertaken to ensure the land is suitable for housing.

The monitoring period spanned the period before, during and after summer as part of broader investigations to support the proposed rezoning.

The monitoring program will continue for another 12 months to better understand air quality in the area – until the end of April 2026.

More information on air quality monitoring and outcomes to date, including a fact sheet, frequently asked questions and the preliminary air quality monitoring report, are available on [PlanSA](https://plan.sa.gov.au/en/ca/sellicks-beach-growth) at plan.sa.gov.au/en/ca/sellicks-beach-growth

Infrastructure scheme update

The second consultation on the draft outline for the Sellicks Beach Growth Area Infrastructure Scheme was completed in April this year. This followed the first consultation on the draft outline in February 2025.

Three submissions were received in response to the second consultation, and a summary of the feedback received can be found on:

plan.sa.gov.au/have_your_say/sellicks-beach-growth-area-infrastructure-scheme

The Draft Outline is being updated in consideration of the feedback received. Once the Draft Outline has been finalised it will be published on the PlanSA website and a Scheme Coordinator will be appointed to oversee the development and delivery of the infrastructure scheme in due course.

Consultation on the draft infrastructure scheme is expected to occur in 2026, once the air quality monitoring and more detailed infrastructure investigations are completed. As a landowner you will be contacted at that time for feedback on the draft scheme.

If you have any questions or concerns in the meantime, please contact the [PlanSA](https://plan.sa.gov.au) helpdesk at PlanSA@sa.gov.au.

Yours sincerely

David Reynolds
 CHIEF EXECUTIVE

28/08/2025

Start of consultation letter to landowners within the Affected Area for rezoning

OFFICIAL



303640865

4 September 2025

Landowner Name
Owner Address
Owner [Suburb_SA](#) postcode

Email address:

Dear Sir/Madam

Consultation on the draft Sellicks Beach Growth Area Joint Amendment

I am writing to invite you to provide feedback on the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment).

Public consultation on the Joint Amendment has commenced and is open for 6-weeks, closing on Thursday 16 October 2025.

About the Joint Amendment

The Joint Amendment proposes to rezone approximately 134 hectares of land (the Sellicks Beach Growth Area) adjacent to Sellicks Beach to help facilitate the staged development of a new master planned community that is able to accommodate about 1,700 new homes.

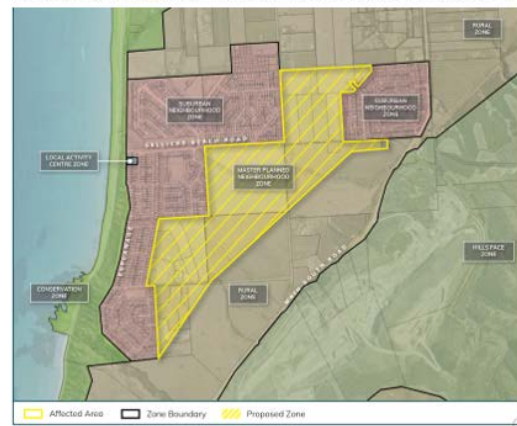
The Joint Amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
 - 134 hectares of land currently in the Deferred Urban and Rural Zones to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space.
- applying a new Emerging Main Street Subzone across the affected area to support:
 - a new activity centre that enables the development of employment and community services, such as a supermarket. The subzone seeks a main

street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity

- a focus on housing density around the activity centre to promote walkable neighbourhoods.
- applying a new 'Coordinated Development Overlay' across the affected area, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- applying the Urban Tree Canopy Overlay across the affected area to encourage tree planting with new development
- applying the Affordable Housing Overlay across the affected area to deliver at least 15 per cent affordable housing with new residential development
- introducing two new concept plans:
 - one to show future land uses, including the preferred location of the activity centre, as well as identifying landscaped buffers and shared use paths
 - the second to identify land for basic infrastructure, including stormwater management and roads.

Figure 1: Location of Affected Area and the proposed Master Planned Neighbourhood Zone



Have your say

Provide your feedback on the Joint Amendment by the close of consultation, **Thursday 16 October 2025** via:

- [YourSA](#) online survey: yoursay.sa.gov.au/sellicks-beach-growth
- email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

All feedback received during the 6-week consultation will be considered in any updates to the draft Joint Amendment before it is submitted to the Minister for Planning, who will then make a decision on whether to adopt the Joint Amendment.

Information sessions

Community information sessions, including a dedicated landowner session, will be held during the consultation period, and are a great opportunity to find out more information and ask questions:

- **Online Sellicks Beach Growth Area landowner information session:** Monday 15 September 2025, 10 to 11 am, [Register via Eventbrite](#)
- **Online community information session:** Thursday 18 September, 10 am to 11 am, [Register via Eventbrite](#)
- **In-person community drop-in session:** Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach, [Register via Eventbrite](#)

More information

For more information about the Joint Amendment, including fact sheets, frequently asked questions, concept plans and copies of the investigations undertaken to inform the proposal:

- visit the [YourSA](#) website at: yoursay.sa.gov.au/sellicks-beach-growth
- visit the [PlanSA](#) webpage at: plan.sa.gov.au/en/ca/sellicks-beach-growth
- email PlanSA@sa.gov.au

Yours sincerely

David Reynolds
CHIEF EXECUTIVE
4 September 2025

Proposed changes to the Regional Plan

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the holding overlay, to allow the land to be developed for housing once the air quality monitoring program is completed, with findings which support development in the Affected Area, and an infrastructure scheme/agreement is in place.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area (Affected Area in Figure 1), council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

The community can view the concept plan for basic infrastructure for the growth area on YourSAy: yoursay.sa.gov.au/sellicks-beach-growth

View the draft Joint Amendment

View the draft Joint Amendment, as well concept plans, fact sheets, frequently asked questions and copies of reports for the investigations undertaken to inform the proposal online at: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the draft Joint Amendment are available to view during standard opening hours at:

Department for Housing and Urban Development office:

- Level 9, 83 Pirie Street, Adelaide, 9am to 5pm

City of Onkaparinga Council offices:

- Aldinga Office and Library 11 Central Way, Aldinga Beach 5173 Monday to Friday: 9.30am to 1pm
- Aldinga Community Centre 7 Stewart Ave, Aldinga Beach 5173 Monday to Friday 8.30am to 4pm
- Willunga Office St Peters Terrace, Willunga 5172 Monday to Friday 9.30am to 5pm
- Noarlunga Office Ramsay Place Noarlunga Centre 5168 Monday to Friday 8.30am to 5pm

Start of consultation letter to adjacent landowners and occupiers

OFFICIAL



#23510510

4 September 2025

Full name
Address
Suburb_State postcode

Dear Sir/Madam

Consultation on the draft Sellicks Beach Growth Area Joint Amendment

As someone who lives in or owns property near the Sellicks Beach Growth Area, I am writing to invite your feedback on the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment).

About the Joint Amendment

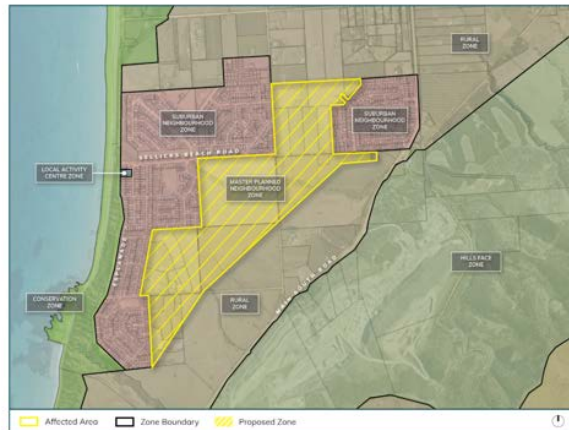
The Joint Amendment aims to rezone approximately 134 hectares of land (the Sellicks Beach Growth Area) adjacent to Sellicks Beach to help facilitate the staged development of a new master planned community that is able to accommodate about 1,700 new homes.

The Joint Amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
 - 134 hectares of land currently in the Deferred Urban and Rural Zones to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space.
- applying a new Emerging Main Street Subzone across the affected area to support:
 - a new activity centre that enables the development of employment and community services, such as a supermarket. The subzone seeks a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity
 - a focus on housing density around the activity centre to promote walkable neighbourhoods.

- applying a new Coordinated Development Overlay across the affected area, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- applying the Urban Tree Canopy Overlay across the affected area to encourage tree planting with new development
- applying the Affordable Housing Overlay across the affected area to deliver at least 15 per cent affordable housing with new residential development
- introducing two new concept plans:
 - one to show future land uses, including the preferred location of the activity centre, as well as identifying landscaped buffers and shared use paths
 - the second to identify land for basic infrastructure, including stormwater management and roads.

Figure 1: location of Affected Area and the proposed Master Planned Neighbourhood Zone



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Proposed changes to the Regional Plan

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the holding overlay, to allow the land to be developed for housing, once the air quality monitoring program is complete, with findings which support development in the Affected Area, and an infrastructure scheme/agreement is in place.

The Joint Amendment is on community consultation from 4 September 2025 to 16 October 2025.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area (Affected Area in Figure 1), council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

The community can view the Concept Plan for basic infrastructure for the growth area on YourSA: yoursay.sa.gov.au/sellicks-beach-growth

View the Joint Amendment

View the Joint Amendment, as well concept plans, fact sheets and frequently asked questions and copies of reports for the investigations undertaken to inform the proposal:

Online at: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the draft Joint Amendment are available to view during standard opening hours at:

Department for Housing and Urban Development office:

- Level 9, 83 Pirie Street, Adelaide, 9am to 5pm

City of Onkaparinga Council offices:

- Aldinga Office and Library 11 Central Way, Aldinga Beach 5173 Monday to Friday: 9:30am to 1pm
- Aldinga Community Centre 7 Stewart Ave, Aldinga Beach 5173 Monday to Friday 8:30am to 4pm

- Willunga Office St Peters Terrace, Willunga 5172 Monday to Friday 9:30am to 5pm
- Noarlunga Office Ramsay Place Noarlunga Centre 5168 Monday to Friday 8:30am to 5pm

Have your say

Provide your feedback on the Joint Amendment by the close of consultation, Thursday 16 October 2025 via:

- YourSA online survey: yoursay.sa.gov.au/sellicks-beach-growth
- email: plansubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Information sessions

Community information sessions will be held during the consultation period, and are a great opportunity to find out more information and ask questions.

- **Online community information session:** Thursday 18 September, 10 am to 11 am
- **In-person community drop-in session:** Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach
- **Register for these events via the Eventbrite links at:** yoursay.sa.gov.au/sellicks-beach-growth

More information

For more information about the Joint Amendment:

- visit the **YourSA** website at: yoursay.sa.gov.au/sellicks-beach-growth
- visit the **PlanSA** webpage at: plan.sa.gov.au/en-ca/sellicks-beach-growth
- email PlanSA@sa.gov.au

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

Start of consultation letter to council

OFFICIAL



83 Pine Street
Adelaide SA 5000
GPO Box 1815
Adelaide SA 5001
DX 171
Tel 1800 752 864

#23522441

<Contact name>
<City of Onkaparinga>

By email:

Dear <contact name>

Consultation on the draft Sellicks Beach Growth Area Joint Amendment

I'm pleased to advise that I have released the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment) for consultation under section 73(6) of the *Planning, Development and Infrastructure Act 2016* (the Act).

Consultation commences on **Thursday 4 September 2025**, with feedback invited until **Thursday 16 October 2025**.

I wish to thank the staff from your council for their participation on the Joint Amendment process to date.

About the Joint Amendment

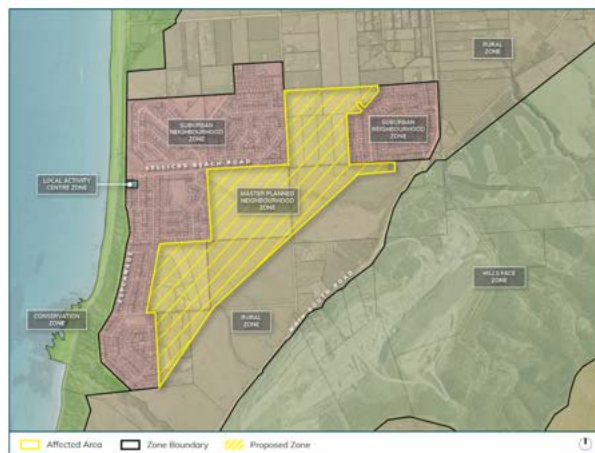
The Joint Amendment will help facilitate the staged development of a new master planned community that will be capable of accommodating approximately 1,700 new homes for an estimated 3,400 to 4,250 residents.

The draft Joint Amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately 134 hectares of land currently in the Deferred Urban and Rural Zones to the **Master Planned Neighbourhood Zone** (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, facilities and open space
- applying a new Emerging Main Street Subzone across the affected area to support:
 - a new activity centre that enables the development of employment and community services, such as a supermarket. The subzone seeks a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity

- a focus on housing density around activity centres to promote walkable neighbourhoods.
- applying a new Coordinated Development Overlay across the affected area, which acts as a holding mechanism to prevent urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- applying the Urban Tree Canopy Overlay across the affected area to encourage tree planting with new development
- applying the Affordable Housing Overlay across the affected area to deliver at least 15 per cent affordable housing with new residential development
- introducing two new concept plans:
 - one to show future land uses, including the preferred location of the activity centre, as well as identifying landscaped buffers and shared use paths
 - the second to identify land for basic infrastructure, including stormwater management and roads.

Figure 1: location of Affected Area and the proposed Master Planned Neighbourhood Zone



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Proposed changes to the Regional Plan

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the holding overlay to allow the land to be developed for housing, once the air quality monitoring program is completed, with findings which support development in the Affected Area, and an infrastructure scheme/agreement is in place

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area (Affected Area in Figure 1), council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

Community engagement

During the consultation a range of engagement activities will provide opportunities for those affected and/or interested in the Joint Amendment to learn about and provide feedback.

Activities include information sessions, fact sheets, social media, state government YourSay and PlanSA platforms, hard copies, roadside signage and posters at strategic locations, as well as the sharing of content on the council's Your Say and use of its roadside signage locations.

The Engagement Plan detailing all engagement activities and stakeholders for the consultation is located at: plan.sa.gov.au/en/ca/sellicks-beach-growth

I thank you for the council's support in sharing information with its community.

View the draft Joint Amendment

View the draft Joint Amendment, as well as concept plans, fact sheets and frequently ask questions at:

- PlanSA at plan.sa.gov.au/en/ca/sellicks-beach-growth
- YourSay: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the draft Joint Amendment are available to view during standard opening hours at both the Department for Housing and Urban Development, and City of Onkaparinga offices at Aldinga Beach, Willunga and Noarlunga Centre.

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Have your say

We welcome your council's feedback on the draft Joint Amendment by **Thursday 16 October 2025** via:

- YourSay online survey: yoursay.sa.gov.au/sellicks-beach-growth
- email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

Information sessions

Online and in-person information sessions are planned during the consultation period, including:

- Key stakeholder (local government, industry and state government agencies)**
 - online information session Friday 12 September, 10am to 11am, [Register via Eventbrite](#)
- Community information sessions**
 - Online community information session: Thursday 18 September, 10 am to 11 am
 - In-person community drop-in session: Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach
 - Register for community sessions on [Eventbrite](#).

I understand staff from my department also presented a briefing to your Elected Members on 2 September 2025.

It is anticipated the final Engagement Report will be provided to the Minister for Planning by December 2025. This document will be published on the PlanSA portal within five (5) business days of the Minister's decision on the Joint Amendment.

Should you have any questions regarding the Joint Amendment, please contact the PlanSA Team at plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE
04/09/2025

Start of consultation letter to state agencies, Local Government Association, emergency services, industry and utilities

OFFICIAL



Ref: #23510516

Contact name
Position/Title
Organisation
Address (Delete if email address is provided)

By email: email address (Delete if not required)

Dear <Contact name>

Consultation on the draft Sellicks Beach Growth Area Joint Amendment

I'm pleased to advise that I have now released the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment) for consultation.

Consultation commences on **Thursday 4 September 2025**, with feedback invited until **Thursday 16 October 2025**.

About the Joint Amendment

The Joint Amendment proposes to rezone approximately 134 hectares of land at Sellicks Beach to address an immediate need for further land supply to meet demand for future population growth within the region.

The Joint Amendment will help facilitate the staged development of a new master planned community that will be capable of accommodating approximately 1,700 new homes for an estimated 3,400–4,250 residents.

The proposed rezoning will deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, infrastructure and open space.

The Joint Amendment will also apply new policy (a 'holding' overlay) over the affected area to defer urban development until the land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.

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- online information session Friday 12 September, 10am to 11am, [Register via Eventbrite](#)

Community information sessions

- Online community information session:** Thursday 18 September, 10 am to 11 am
- In-person community drop-in session:** Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach
- Register for the community information sessions via [Eventbrite](#).

How to provide feedback

Feedback is encouraged and can be provided by:

- Email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- Complete the [YourSAy](#) online survey: yoursay.sa.gov.au/sellicks-beach-growth
- Post:
Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

All feedback is required by the **close of consultation, Thursday 16 October 2025**.

We anticipate the final Engagement Report will be provided to the Minister for Planning by **December 2025**.

These documents will be published on the [PlanSA](#) portal within five (5) business days of the Minister's decision.

More information

Should you have any questions regarding the draft Joint Amendment, contact the [PlanSA](#) Team at plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE
04/09/2025

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Proposed changes to the Regional Plan

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the 'holding' overlay, to allow the land to be developed for housing, once two conditions are met:

- the air quality monitoring program is complete (with findings that support use of the land for urban development), and
- an infrastructure scheme is in place.

Consultation is taking place in accordance with the engagement plan prepared by me as Chief Executive and as required by the Community Engagement Charter under the *Planning, Development and Infrastructure Act 2016*.

We now invite your feedback on the draft Joint Amendment as part of this engagement process.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area, council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

Where to get more information

The draft Joint Amendment and supporting information can be viewed at:

- [PlanSA](#) website at: plan.sa.gov.au/en/ca/sellicks-beach-growth
- [YourSAy](#) website at: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the draft Joint Amendment are available to view during standard opening hours at both the Department for Housing and Urban Development, and City of Onkaparinga offices at Aldinga Beach, Willunga and Noarlunga Centre.

Information sessions

Online and in-person information sessions are planned during the consultation period, including:

- Key stakeholder** (local government, industry and state government agencies)

Start of consultation letter to Traditional Owners

OFFICIAL



Ref:23654266

Kaurna Yerta Aboriginal Corporation

By email:

Dear [REDACTED]

I wish to advise that I have released the draft Sellicks Beach Growth Area Joint Amendment for consultation.

The Joint Amendment proposes to rezone approximately 134 hectares of land at Sellicks Beach to address an immediate need for further land supply to meet demand for future population growth within the region.

I acknowledge the assistance of the Kaurna Traditional Owners in informing the Aboriginal Cultural Heritage Assessment Report for the Sellicks Beach Growth Area, prepared by GHD for the Department for Housing and Urban Development.

Staff from my department would be pleased to meet with you in person to discuss the proposed Joint Amendment and will contact you to arrange a meeting time.

My Department is also working on developing new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners. We will continue discussions with you to work through your views on these process improvements.

Joint Amendment consultation

The Sellicks Beach Growth Area Joint Amendment will help to facilitate the staged development of a new master planned community that will be capable of accommodating approximately 1,700 new homes. The proposed policies provide opportunities to deliver a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space.

Consultation on the Joint Amendment commences on **Thursday 4 September 2025**, with feedback invited until **Thursday 16 October 2025**.

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The proposed Joint Amendment and supporting information can be viewed on the:

- PlanSA website at: plan.sa.gov.au/sn/ca/sellicks-beach-growth
- YourSAy website at: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the Joint Amendment will be available for viewing during standard opening hours at:

- the Department for Housing and Urban Development at Level 9, 83 Pirie Street, Adelaide
- Aldinga Office and Library 11 Central Way, Aldinga Beach 5173 Monday to Friday: 9.30am to 1pm
- Aldinga Community Centre 7 Stewart Ave, Aldinga Beach 5173 Monday to Friday 8.30am to 4pm
- Willunga Office St Peters Terrace, Willunga 5172 Monday to Friday 9.30am to 5pm
- Noarlunga Office Ramsay Place Noarlunga Centre 5168 Monday to Friday 8.30am to 5pm.

Feedback be provided via:

- YourSAy survey at: yoursay.sa.gov.au/sellicks-beach-growth
- Email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Joint Amendment)
- Post:
Code Amendment Team
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001.

Should you have any questions regarding the Joint Amendment, please contact Jason Bailey, Acting Director, Strategic Planning on [REDACTED] or email Jason.Bailey@sa.gov.au

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

4 September 2025

Start of consultation letter to state and federal MPs

State MP letter (acknowledging issues raised by the electorate of Mawson)

OFFICIAL



0494 423522376

Hon Leon Bignell MP
Member for Mawson

By email: mawson@parliament.sa.gov.au

Dear Mr Bignell

Consultation on the Sellicks Beach Growth Area Joint Amendment and update on the Sellicks Beach Growth Area Basic Infrastructure Scheme

I am pleased to advise I have released the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment) for consultation under the *Planning, Development and Infrastructure Act 2016* (the Act).

About the Joint Amendment

The Joint Amendment proposes to rezone approximately 134 hectares of land at Sellicks Beach to address an immediate need for further land supply to meet demand for future population growth within the region.

The Joint Amendment will help facilitate the staged development of a new master planned community that will be capable of accommodating approximately 1,700 new homes for an estimated 3,400–4,250 residents.

The proposed rezoning will deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, infrastructure and open space.

The Joint Amendment will also apply new policy (a 'holding' overlay) over the affected area to defer urban development until the land is suitable for the intended land uses, [taking into account](#) infrastructure delivery mechanisms.

Proposed changes to the Regional Plan

The Joint Amendment seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the 'holding' overlay to allow the land to be developed for housing once two conditions are met:

1. the air quality monitoring program is complete (with findings that support use of the land for urban development), and

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• Post:

Code Amendment Team
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

It is anticipated the final Engagement Report will be provided to the Minister for Planning by **December 2025**. This document will be published on the [PlanSA](#) portal within five (5) business days of the Minister's decision on the Joint Amendment.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area, council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

More information

The proposed Joint Amendment and all supporting information can be viewed on the at: yoursay.sa.gov.au/sellicks-beach-growth.

Hard copies of the draft Joint Amendment are available to view during standard opening hours at both the Department for Housing and Urban Development, and City of Onkaparinga offices at Aldinga Beach, Willunga and Noarlunga Centre.

Should you have any questions regarding the Joint Amendment, contact the [PlanSA](#) Team at plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE
04/09/2025

OFFICIAL

2. an infrastructure scheme is in place.

I am writing to you as this Joint Amendment affects land within your electorate of Mawson.

We are now seeking your feedback, with public consultation being undertaken from Thursday 4 September 2025 until Thursday 16 October 2025.

Community consultation

Consultation is taking place in accordance with the engagement plan prepared by me as Chief Executive and as required by the Community Engagement Charter under the Act.

During the consultation a range of engagement activities will provide opportunities for those affected and/or interested in the Joint Amendment to learn about and provide feedback.

I acknowledge the enquiries you have made on behalf of your electorate earlier this year about the plans to develop the land for housing, including the Aldinga Bay Residents Association (ABRA) and the Sellicks Woodlands and Wetlands Action Network (SWWAN).

Both ABRA and SWWAN have been advised in writing of the draft Joint Amendment and invited to provide feedback on the proposal. This includes providing links to all consultation documents including reports, fact sheets and frequently asked questions.

Information sessions

Community information sessions will be held during the consultation period. We would welcome your attendance and encourage those who would like to learn more or ask questions to attend:

- **Online community information session:** Thursday 18 September, 10 am to 11 am
- **In-person community drop-in session:** Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach,
- Register for these events via [Eventbrite](#)

How to provide feedback

Written submissions are to be provided by **Thursday 16 October 2025** via:

- Email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- Complete the [YouSay](#) online survey: <https://yoursay.sa.gov.au/sellicks-beach-growth>

Federal MP letter

OFFICIAL



Ref: #23522376

Ms Rebekha Sharkie
Member for Mayo

By email: Rebekha.Sharkie.mp@aph.gov.au

Dear Ms Sharkie

Consultation on the Sellicks Beach Growth Area Joint Amendment and update on the Sellicks Beach Growth Area Basic Infrastructure Scheme

I am pleased to advise I have released the draft Sellicks Beach Growth Area Joint Amendment (Joint Amendment) for consultation under the *Planning, Development and Infrastructure Act 2016* (the Act).

About the Joint Amendment

The Joint Amendment proposes to rezone approximately 134 hectares of land at Sellicks Beach to address an immediate need for further land supply to meet demand for future population growth within the region.

The Joint Amendment will help facilitate the staged development of a new master planned community that will be capable of accommodating approximately 1,700 new homes for an estimated 3,400–4,250 residents.

The proposed rezoning will deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, infrastructure and open space.

The Joint Amendment will also apply new policy (a "holding" overlay) over the affected area to defer urban development until the land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.

Proposed changes to the Regional Plan

The Joint Amendment seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the "holding" overlay, to allow the land to be developed for housing, once two conditions are met:

1. the air quality monitoring program is complete (with findings that support use of the land for urban development), and
2. an infrastructure scheme is in place.

I am writing to you as this Joint Amendment affects land within your electorate of Mayo.

We are now seeking your feedback, with public consultation being undertaken from Thursday 4 September 2025 until Thursday 16 October 2025.

Consultation is taking place in accordance with the engagement plan prepared by the Chief Executive and as required by the Community Engagement Charter under the Act.

Where to get more information

The draft Joint Amendment and supporting information can be viewed on the PlanSA website at: yoursay.sa.gov.au/sellicks-beach-growth.

Hard copies of the draft Joint Amendment are available to view during standard opening hours at both the Department for Housing and Urban Development, and City of Onkaparinga offices at Aldinga Beach, Willunga and Noarlunga Centre.

Information sessions

Community information sessions will be held during the consultation period. We would welcome your attendance and encourage those who would like to learn more or ask questions to attend:

- Online community information session: Thursday 18 September, 10 am to 11 am, [Register via Eventbrite](#)
- In-person community drop-in session: Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach, [Register via Eventbrite](#)

How to provide feedback

Written submissions are to be provided by Thursday 16 October 2025 via:

- Email: plansasubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- Complete the ~~YourSay~~ online survey: <https://yoursay.sa.gov.au/sellicks-beach-growth>
- Post:
Code Amendment Team
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

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It is anticipated the final Engagement Report will be provided to the Minister for Planning by December 2025. This document will be published on the PlanSA portal within five (5) business days of the Minister's decision on the Joint Amendment.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area, council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

More information

Should you have any questions regarding the Joint Amendment contact the PlanSA Team at plansa@sa.gov.au.

Yours sincerely

David Reynolds
CHIEF EXECUTIVE

04/09/2025

Start of consultation letter to community groups, local businesses and associations

OFFICIAL



323510510

4 September 2025

Contact Name
Organisation name
Email address

83 Pirie Street
Adelaide SA 5000
GPO Box 1815
Adelaide SA 5001
DX 171
Tel 1800 752 664

Dear Sir/Madam

Consultation on the draft Sellicks Beach Growth Area Joint Amendment

I am writing to invite your feedback on the draft Sellicks Beach Growth Area Joint Amendment (the Joint Amendment).

About the Joint Amendment

The Joint Amendment aims to rezone approximately 134 hectares of land (the Sellicks Beach Growth Area) adjacent to Sellicks Beach to help facilitate the staged development of a new master planned community that is able to accommodate about 1,700 new homes.

The Joint Amendment proposes the following changes to the planning rules in the affected area:

- re zoning approximately 134 hectares of land currently in the Deferred Urban and Rural Zones to the Master Planned Neighbourhood Zone (see Figure 1) to deliver a new community with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space
- applying a new Emerging Main Street Subzone across the affected area to support:
 - a new activity centre that enables the development of employment and community services, such as a supermarket. The subzone seeks a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity
 - a focus on housing density around activity centres to promote walkable neighbourhoods.

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Proposed changes to the Regional Plan

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the holding overlay, to allow the land to be developed for housing, once the air quality monitoring program is completed, with findings which support development in the Affected Area, and an infrastructure scheme/agreement is in place.

The Joint Amendment is on community consultation from 4 September 2025 to 16 October 2025.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Basic infrastructure will include things like roads and stormwater management. The Scheme will set out the infrastructure included, the work required, when it will be delivered and who will pay for it.

The Scheme is being developed with landowners in the Sellicks Beach Growth Area (Affected Area in Figure 1), council and state government agencies, to ensure the timely delivery of basic infrastructure to enable future development within committed timeframes.

The community can view the Concept Plan for basic infrastructure for the growth area on YourSAy: yoursay.sa.gov.au/sellicks-beach-growth

View the Joint Amendment

View the Joint Amendment, including fact sheets, frequently asked questions, concept plans and copies of reports for the investigations undertaken to inform the proposal online at: yoursay.sa.gov.au/sellicks-beach-growth

Hard copies of the draft Joint Amendment are available to view during standard opening hours at:

Department for Housing and Urban Development office:

- Level 9, 83 Pirie Street, Adelaide, 9am to 5pm

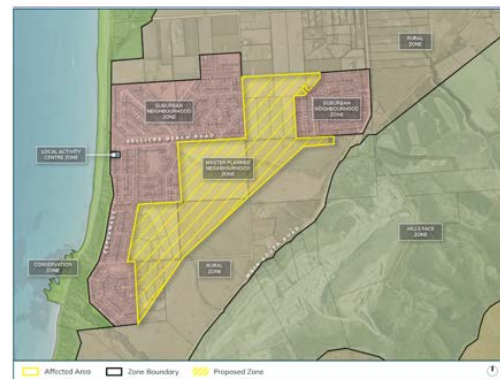
City of Onkaparinga Council offices:

- Aldinga Office and Library 11 Central Way, Aldinga Beach 5173 Monday to Friday: 9.30am to 1pm
- Aldinga Community Centre 7 Stewart Ave, Aldinga Beach 5173 Monday to Friday 8.30am to 4pm
- Willunga Office St Peters Terrace, Willunga 5172 Monday to Friday 9.30am to 5pm

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- applying a new Coordinated Development Overlay across the affected area, which acts as a holding mechanism to prevent urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- applying the Urban Tree Canopy Overlay across the affected area to encourage tree planting with new development
- applying the Affordable Housing Overlay across the affected area to deliver at least 15 per cent affordable housing with new residential development
- introducing two new concept plans:
 - one to show future land uses, including the preferred location of the activity centre, as well as identifying landscaped buffers and shared use paths
 - the second to identify land for basic infrastructure, including stormwater management and roads.

Figure 1: Location of Affected Area and the proposed Master Planned Neighbourhood Zone



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- Noarlunga Office Ramsay Place Noarlunga Centre 5168 Monday to Friday 8.30am to 5pm

Have your say

Provide your feedback on the Joint Amendment by the close of consultation, Thursday 16 October 2025 via:

- YourSAy online survey: yoursay.sa.gov.au/sellicks-beach-growth
- email: plansubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- post addressed to: Code Amendment Team, Department for Housing and Urban Development, GPO Box 1815, ADELAIDE SA 5001.

All feedback received during the 6-week consultation will be considered in any updates to the draft Joint Amendment before it is submitted to the Minister for Planning who a decision.

Information sessions

Community information sessions will be held during the consultation period, and are a great opportunity to find out more information and ask questions.

- Online community information session: Thursday 18 September, 10 am to 11 am
- In-person community drop-in session: Thursday 18 September, 5 pm to 7 pm, Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach
- Register for these events via [Eventbrite](#)

More information

For more information about the Joint Amendment:

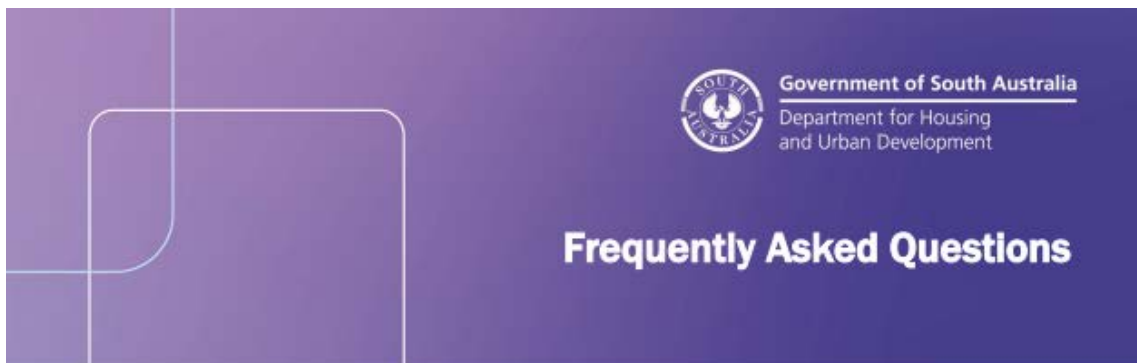
- visit the YourSAy website at: yoursay.sa.gov.au/sellicks-beach-growth
- visit the PlanSA webpage at: plan.sa.gov.au/en/ca/sellicks-beach-growth
- email PlanSA@sa.gov.au

Yours sincerely

David Reynolds
CHIEF EXECUTIVE
4 September 2025

Frequently Asked Questions

- Downloaded 136 times from <https://yoursay.sa.gov.au/sellicks-beach-growth>
- Page 1 of 14 pages displayed



Sellicks Beach Growth Area Joint Amendment

Q – What is being proposed at Sellicks Beach?

A – The Government of South Australia is proposing to rezone approximately 134 hectares of land in Sellicks Beach to enable a new master-planned community that will deliver up to 1700 new homes, an activity centre as well as open space for the Sellicks Beach community.

The Joint Amendment proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

Q – What is a Joint Amendment and why is it being applied here?

A – A Joint Amendment is the process whereby 2 or more State Planning Policies, a Regional Plan, the Planning and Design Code (the Code) or a design standard are amended at the same time.

The Sellicks Beach Growth Area Joint Amendment proposes to:

Amend the [Code](#) to:

- apply the Master Planned Neighbourhood Zone, new Emerging Main Street Subzone, and concept plans for land use and basic infrastructure to the Affected Area, to guide housing and community development that is aligned with infrastructure supply
- create and apply a new Overlay (the Coordinated Development Overlay) over the Affected Area to defer urban development until the air quality monitoring is completed and infrastructure commitments are secured to support housing growth
- apply the Affordable Housing Overlay and the Urban Tree Canopy Overlay over all of the Affected Area of land
- remove the existing Minimum Site Area (16 hectares) Technical and Numerical Variations layer from the part of the Affected Area currently zoned Rural.

Brochure

Creating more homes for South Australians

The South Australian Government has identified about 134 ha of land (affected area) in Sellicks Beach to be rezoned to provide more homes for South Australians.

The rezoning proposal seeks to facilitate the staged development of a new master planned community that could accommodate about 1,700 new homes.

Paving the way for a vibrant new community

The rezoning proposal would support:

- a new community, with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space
- a new activity centre that enables the development of employment and community services, such as a supermarket
- creation of a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity.

The proposal also seeks to:

- apply a Coordinated Development Overlay across the affected area, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- encourage tree planting with new development
- deliver at least 15 per cent affordable housing with new residential development.

Have your say

You are invited to share your feedback on the draft Sellicks Beach Growth Area Joint Amendment.

Consultation closes 16 October 2025.

Share your feedback by:

- visiting the YourSay website
- emailing PlanSASubmissions@sa.gov.au
- writing to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

How will feedback be considered?

All feedback received during the consultation period will be considered in finalising the draft before it is submitted to the Minister for Planning for a decision.

We will prepare an engagement report outlining what we heard during consultation and how the feedback was considered.

Find out more

For more information:

yoursay.sa.gov.au/sellicks-beach-growth

PlanSA@sa.gov.au



Hard copies of the draft Code amendment are available to view at City of Onkaparinga Council offices and PlanSA, Level 9, 83 Pirie Street, Adelaide.



Government of South Australia
Department for Housing
and Urban Development

Rezoning land at Sellicks Beach

Have your say on the rezoning proposal for 134 ha of land in Sellicks Beach.



The Sellicks Beach Growth Area Joint Amendment is part of the South Australian Government's Housing Roadmap, delivering more residential land allotments to market and providing more affordable homes for South Australians.

yourSay

MC2526-0057

Proposed Concept Plan – Sellicks Beach Land Use

This concept plan shows the key features of the master-planned community and where they could be located.

Features include:

- an activity centre/shops
- landscape buffers
- proposed shared path network
- potential mass transit investigation area
- drainage/open space corridors.

Open space

The concept plan identifies the likely provision of open space corridors associated with Sellicks Creek and other watercourses through the area.

Other areas of public open space, distributed as a network of neighbourhood, local and pocket parks, will also be provided, subject to assessment of the council in a future land division process.

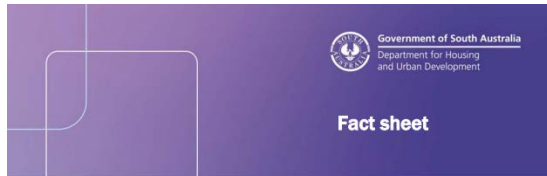
Infrastructure to support the new community

A Basic Infrastructure Scheme will be developed to ensure the infrastructure needed to support future growth in Sellicks Beach is well understood and planned for.

Infrastructure schemes create a coordinated delivery mechanism for basic infrastructure such as roads, intersections, bridges and stormwater management, and may include services such as water, wastewater and electricity.



Fact sheets

Environmental (70 downloads from yoursay.sa.gov.au/sellicks-beach-growth)

Considering the environment in the Sellicks Beach Growth Area Joint Amendment

What is being proposed?

The Government of South Australia is proposing to rezone approximately 134 hectares of land in Sellicks Beach to enable a new master-planned community that will deliver up to 1700 new homes, an activity centre as well as open space for the Sellicks Beach community.

Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

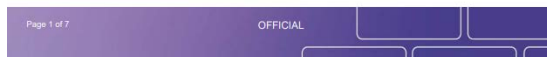
The Greater Adelaide Regional Plan, adopted in March 2025, identifies Sellicks Beach as an area for strategic growth.

The Joint Amendment proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

How has the environment been considered in the proposal?

Investigations have been completed to inform the proposal for rezoning, including:

- ecological assessments to identify plants and animals, native vegetation and regulated and significant trees and their recommended management
- cultural and heritage surveys to identify Aboriginal Sites and Objects and manage and protect areas identified to hold cultural heritage significance
- water, sewer, gas and electrical networks and upgrades required to accommodate expansion
- stormwater management requirements, including existing major flow paths, capacity and potential location of detention ponds
- air quality monitoring and assessment – an 18-month monitoring program (to April 2026) is underway to better understand environmental conditions in the area
- noise quality assessment to consider noise emissions in the area, including existing licensed operations, and control measures to mitigate potential impacts on future residents



- preliminary site investigation to assess the potential for site contamination based on the current and historical land uses.

This is in addition to other investigations including:

- traffic assessments to understand capacity of existing local road networks and access and foreseeable upgrades to roads and corridors
- a social infrastructure assessment to identify existing community services and project and plan for future demand
- retail analysis to determine the level of retail floorspace that will be required to support the future population of both the Sellicks Beach Growth Area and the wider suburb.

How will the proposal support the protection of plants and wildlife native to the area?

Structure planning for the growth area has been informed by the outcomes of an ecology and tree assessment, which included:

- identifying open spaces and vegetation corridors that provide critical habitat features such as tree hollows and contribute to broader wildlife corridors
- placing infrastructure within areas already cleared or impacted by weed infestations, including paddocks used for agriculture and horticulture.

A more detailed assessment of native vegetation in specific areas will be carried out before development begins.

The Regulated and Significant Tree Overlay from the Planning and Design Code applies to the area for rezoning to ensure conservation of regulated and significant trees. It aims to preserve these trees for their visual and environmental benefits and mitigate tree loss, and to guide the assessment of proposals for their removal where necessary.

The proposed [Concept Plan 163 – Sellicks Beach Land Use](#) identifies drainage corridors along existing water courses. The corridors act as a buffer to protect the habitat and associated fauna.

How will stormwater be managed to protect the areas surrounding the land to be rezoned, including the nearby Aldinga Washpool and Conservation Park?

A stormwater management strategy has been developed which identifies the new infrastructure required to manage stormwater and protect sensitive downstream environments such as Aldinga Washpool.

The large size of the affected area will allow for a well-planned design, where stormwater management can be built into the site layout to ensure targets for stormwater treatment and peak flow controls are met.



Before development begins, further calculations and detailed design will also be necessary to confirm the size and location of the stormwater management basins and other water sensitive urban design elements, as recommended in the stormwater management strategy, in consultation with the City of Onkaparinga.

Elements of the stormwater management strategy have been identified on the proposed [Concept Plan 163 – Sellicks Beach Land Use](#) included in the consultation documents, including stormwater treatment areas and detention basins.

The Hazards (Flooding) Overlay from the Planning and Design Code is proposed to continue to apply to parts of the affected area not suitable for development, such as areas adjacent to the Sellicks Creek and other waterways throughout the site. The Hazards (Flooding – Evidence Required) Overlay also applies to the land to ensure a precautionary and responsible approach to any future development¹.

How will trees and other existing plants on the land be protected?

The *Native Vegetation Act 1991* applies to the whole of the proposed area. For this reason, the Native Vegetation Overlay from the Planning and Design Code (the Code) applies, so native vegetation is protected, retained and restored to support biodiversity.

The Significant and Regulated Tree Overlay from the Code also applies to the proposed area, to ensure appropriate conservation of any regulated or significant trees on site.

Investigations have confirmed that land in the proposed area is broadly considered to provide low habitat value for wildlife, so future development is expected to have little impact on native plants and low impact on animal species.

A more detailed assessment of native vegetation and regulated/significant trees on the proposed land will be completed prior to development occurring, to guide the design and layout of future roads and access points and identify any areas with higher value native plants that should be protected.

What open spaces will be provided and where will they be located?

Based on the local provision and service standards for open space, it is anticipated that at least 12.85 hectares of public open space, distributed as a network of neighbourhood, local and pocket parks, will be provided to support the community.

The proposed zoning to Master Planned Neighbourhood Zone will ensure a planned approach to providing open space in the proposed area and will be subject to assessment by the relevant authority as the land is developed.

¹ While the Joint Amendment does not propose to change the existing Flooding overlays, the state-wide Flood Hazard Code Amendment, currently being undertaken by the State Planning Commission, will likely update Flood hazard overlays in due course through this separate processes.



Proposed [Concept Plan 163 – Sellicks Beach Land Use](#) included in the consultation documents, identifies the likely provision of open space corridors associated with Sellicks Creek and other watercourses through the area.

What walkways and shared paths are included in the plans to connect the new and existing community?

The scale of the area to be rezoned and its closeness to existing walking and cycling networks provides significant opportunities to connect new public open space with the wider network.

This includes strengthening east-west links to premier trails such as the Coast Park Path and any shared use paths developed as part of the current Main South Road duplication project (Stage 2) to Sellicks Beach, which will link to key destinations in the wider area.

These important connections will be considered as part of the detailed design and layout for future development in the proposed area and are reflected in the proposed [Concept Plan 163 – Sellicks Beach Land Use](#).

How will green materials and green energy be incorporated into what is built on the land?

Development in South Australia is subject to environmental sustainability principles, which guide planning policies on design, orientation, soft landscaping, water sensitive design, and public open space, etc. These principles will be used to assess future development in the area proposed for zoning.

Changes to the National Construction Code (NCC) in October 2024 specify that new homes must be designed to a 7-star energy rating, and the annual energy use budget for household services (an energy cap on heating, cooling, hot water etc). This ensures future homes (including at Sellicks Beach) will be more comfortable and energy efficient, minimising the use of air conditioning (heating/cooling).

What other 'green' initiatives have been considered in the rezoning proposal?

The area subject to the Joint Amendment is located outside of the Environment and Food Production Area (EFPA) established under the *Planning, Development and Infrastructure Act 2016*.

The EFPA were introduced to protect vital agricultural lands surrounding metropolitan Adelaide from urban encroachment.

The state government is also seeking to preserve a rail corridor to provide long term options for an extension of the Seaford rail line to Sellicks Beach. This corridor is identified as a 'potential mass transit investigation area' in the proposed [Concept Plan 163 – Sellicks Beach Land Use](#).



How will the rezoning assist in reducing further urban sprawl and help address climate change?

Rezoning of the land at Sellicks Beach will prevent future encroachment into sensitive natural environmental and primary production areas. This was the primary intent behind creating an urban growth boundary around metropolitan Adelaide and designating (through legislation) both the [Environment and Food Production Areas](#) and the [McLaren Vale Character Preservation District](#).

The land identified at Sellicks Beach has been designated as 'Future Greenfield Growth Area' in *The Greater Adelaide Regional Plan* (this refers to land which will be used for future urban expansion purposes).

The rezoning of land at Sellicks Beach has also been considered due to:

- the area presenting a logical expansion of the existing urban area with direct linkages to a residential development located directly to the west and north
- the location being well serviced by existing road infrastructure and bus routes
- The location being well serviced by existing social infrastructure and employment – including schools, district centre, emergency services, and community facilities.

For the above reasons, this Joint Amendment will progress further land supply while reducing the need for more urban sprawl, which would place greater pressure on nearby areas of environmental, tourist and farming significance.

Active transport options (including bike riding and walking) will also be boosted by the proposed rezoning given the site's proximity to existing walking and cycling networks.

How have cultural perspectives of Traditional Owners of the land been considered in the proposal?

As part of its investigations to prepare the Joint Amendment, the Department for Housing and Urban Development has undertaken a search of the Aboriginal Heritage Register and can confirm that no sites of significance have been identified in the proposed area for housing development.

The Department's Aboriginal Cultural Heritage Assessment Investigations have concluded that land in the proposed area is within a Native Title determination area. On this basis, the registered Native Title body corporate – Kaurna Yerta Aboriginal Corporation – will be informed and consulted on the proposal to rezone the land, out of respect for the Traditional Owners of the land.

Who has provided input into the environmental aspects of the draft Joint Amendment and who else will be consulted?

In preparing the proposal for the rezoning and planning for future infrastructure needs, the Department for Housing and Urban Development has engaged with other state government agencies, including: Department for Environment and Water and Green Adelaide, SA Water and the Environment Protection Authority.

As part of the public consultation on the draft Joint Amendment, the Department has identified a wide-range of stakeholders with expertise and/or interest in environmental matters across state government, local community groups and representative state bodies. They have been informed of the draft Joint Amendment and invited to provide feedback on the proposal.

You can view the full stakeholder list for the consultation in Appendix A of the Engagement Plan document located at: plan.sa.gov.au/en/ca/sellicks-beach-growth

How can I provide feedback on the Joint Amendment?

You can submit feedback by:

- complete the survey at: yoursay.sa.gov.au/sellicks-beach-growth
- send an email: PlanSASubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- write to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

How will my feedback be considered in any updates to the draft?

All feedback submitted during the 6-week consultation will be considered in any updates to the draft Joint Amendment before it is submitted to the Minister for Planning, who will make a decision.

To be considered in any updates, the feedback needs to be within the scope of what can be influenced in the consultation on the Joint Amendment.

Aspects that can be influenced in the Code changes include: how and where the proposed zone, subzone and overlays are applied across the land for rezoning, and content on the proposed Concept Plans, including the location of the activity centre, shared use paths, landscaped buffers, new roads, road upgrades and stormwater infrastructure.

In the Greater Adelaide Regional Plan changes, the community can influence the proposed wording of the recommendation introduced.

Where can I find more information on the environmental and cultural investigations or other aspects of the Joint Amendment?

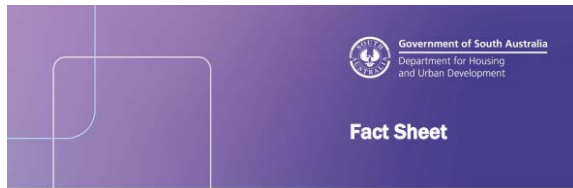
- Copies of the reports from the investigations undertaken to inform the proposal are available to the public and can be found at plan.sa.gov.au/en/ca/sellicks-beach-growth
- Visit yoursay.sa.gov.au/sellicks-beach-growth
- Attend one of our [community drop-in information sessions](#) to ask any questions
- Email your questions to PlanSA@sa.gov.au

Hard copies of the draft Joint Amendment are also available to view during standard opening hours at:

- Department for Housing and Urban Development office:
 - Level 9, 83 Pirie Street, Adelaide – 9:00 am to 5:00 pm
- City of Onkaparinga Council offices:
 - Aldinga Office and Library, 11 Central Way, Aldinga Beach – Monday to Friday 9:30 am to 1:00 pm
 - Aldinga Community Centre, 7 Stewart Ave, Aldinga Beach – Monday to Friday 8:30 am to 4:00 pm
 - Willunga Office, St Peters Terrace, Willunga – Monday to Friday 9:30 am to 5:00 pm
 - Noarlunga Office, Ramsay Place Noarlunga Centre – Monday to Friday 8:30 am to 5:00 pm.

Infrastructure schemes for growth areas – Sellicks Beach (92 downloads)

yoursay.sa.gov.au/sellicks-beach-growth



Infrastructure schemes for growth areas – Sellicks Beach

Infrastructure schemes help to ensure that the infrastructure needed to service future urban development, such as new housing, is well-understood and planned for in line with the rezoning of the land.

It is a legally binding planning tool for use between landowners, councils, infrastructure providers and developers, setting out what infrastructure and construction works are required to support a new housing community, how and when it will be delivered, and who pays for it.

Basic infrastructure schemes can be developed for areas designated for strategic growth and provide the mechanism to ensure the staged and coordinated delivery of infrastructure that is needed to make a neighbourhood liveable.

What infrastructure is included in a basic infrastructure scheme?

Infrastructure in basic infrastructure schemes can include:

- roads or causeways, bridges, culverts associated roads
- stormwater management infrastructure
- embankments, wells, channels, drains, drainage, earthworks connected with infrastructure
- water and sewerage infrastructure
- communications networks
- electrical and gas infrastructure

How is the infrastructure scheme developed?

The Department for Housing and Urban Development works with state agencies and relevant local councils, landowners and service providers to identify the infrastructure required to support future housing in growth areas.

Page 1 of 3



This information is, and will continue to be gathered through investigations with infrastructure providers, council, state government agencies and other stakeholders to develop the scheme. An Infrastructure Scheme Coordinator is then appointed to oversee the development of the scheme, which includes preparing scoped and costed proposals, developing a program of work, establishing funding arrangements and consulting on the scheme.

Landowners within the specific growth area are then consulted on the draft infrastructure scheme and their feedback is considered in updating the draft scheme before it is submitted to the Minister for Housing and Urban Development for a decision.

How is the scheme paid for?

An infrastructure funding plan will be developed, which forms part of the infrastructure scheme, and lists the infrastructure that may be required, who will be delivering it, when it is likely to be required to support development of the land, and how the costs will be shared as development occurs.

How will development applications interact with the infrastructure scheme?

Work is underway to determine the best way to protect the land needed to deliver basic infrastructure and ensure land divisions and development do not occur in a way that impacts delivering the infrastructure scheme in the future.

While details of this process are still being finalised, the process will require specified types of development applications in the growth area to be referred to the Infrastructure Scheme Coordinator to ensure development is consistent with the scheme.

What are the benefits of infrastructure schemes?

Infrastructure schemes provide a detailed scope of the infrastructure requirements and ensure costs of the works are fully understood, are fit for purpose and can accommodate the needs and growth of future communities. Benefits include:

- costs are established and shared across landowners
- infrastructure is delivered at appropriate stages of land development
- ensures design integration with existing road, stormwater and open space networks
- governance framework and review networks are developed for the scheme
- provides a transparent decision-making process and distribution of funds process for all stakeholders.

Page 2 of 3



How are community facilities and services considered in infrastructure planning?

Social infrastructure, such as schools, and community facilities cannot be included in a basic infrastructure scheme. Instead, other existing tools, including land management agreements, legal agreements (referred to as deeds) and the open space contribution scheme, are available to manage the delivery of social infrastructure. Future requirements for community facilities and services are taken into account in the design and provision of infrastructure within the scheme to ensure that infrastructure is fit for purpose and able to accommodate the expected forms of development.

How are services such as health, schools and transportation considered?

In developing the code amendment to rezone the land, investigations are undertaken in consultation with other state government agencies, including transport, education and health, to understand and plan for the impact of a new urban development on local services.

Where new services are needed, they may be nominated on a concept plan, which will form part of the Planning and Design Code.

Where can I find further information on infrastructure schemes?

Visit the infrastructure schemes section of PlanSA: plan.sa.gov.au/en/infrastructure-schemes

Contact the Growth and Infrastructure Coordination Unit, Department for Housing and Urban Development at DhUD.GICUnit@sa.gov.au or phone: (08) 7133 3126

Page 3 of 3

Complying changes to the Planning and Design Code (28 downloads)

yoursay.sa.gov.au/sellicks-beach-growth



FACT SHEET

Complying changes to the Planning and Design Code

What is a complying change?

A complying change is a streamlined pathway to amend the Planning and Design Code with a recommendation made in a regional plan.

Complying changes fall under section 75 of the *Planning, Development and Infrastructure Act 2016* and [Practice Direction 2 – Preparation and Amendment of Designated Instruments](#).

Requirements

For a regional plan recommendation to qualify for a complying change, it must clearly and expressly outline the details of the proposed changes to the area (subject to the satisfaction of the State Planning Commission and Minister for Planning).

It should typically include proposed changes (where relevant) to the:

- zone
- subzone
- overlay/s
- concept plan
- the following technical and numeric variations or other detail that reasonably describes the envisaged urban form to be applied to the affected area including density and/or building heights:
 - maximum building heights
 - minimum site areas

Importantly, a complying change must also be lodged within two years of a regional plan recommendation being made.

Community consultation on a complying change

A complying change is a way to streamline the implementation of recommendations in a regional plan, on the basis that the local community would have already been consulted with and provided the opportunity to influence the proposed changes during the engagement process for the regional plan itself.

plan.sa.gov.au



Government of South Australia
Department for Housing
and Urban Development

In such a way, a complying change is subject to two phases of consultation governed by the [Community Engagement Charter](#).

1. During the preparation or amendment of a Regional Plan:

This is the primary consultation process whereby impacted landowners, the local community and key stakeholders are given the opportunity to view, provide feedback and influence recommendations within a regional plan (which can then become complying changes).

This consultation must be robust, comprehensive, and adhere to the Charter principles for good engagement.

2. Following lodgement of a proposal for a complying change:

Part B of the Charter requires that a 10-day public notification process occurs via the PlanSA website to ensure that any person can have a say prior to a complying change being finalised.

More information

The complying change requirements are detailed in [Practice Direction 2 – Preparation and Amendment of Designated Instruments](#).

Further information on the [Community Engagement Charter](#) is available on the PlanSA website.

Should you have any further questions, please get in touch via:

- email: plansa@sa.gov.au
- phone: 1800 752 664

plan.sa.gov.au

2



Government of South Australia
Department for Housing
and Urban Development

e-newsletter articles

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We Are.SA Weekly Newsletter – 7 October 2025



 Home
  My Network

Rezoning proposal to deliver up to 1700 new homes in Adelaide's south

Consultation is open on the state government's proposal to rezone land at Sellicks Beach to deliver a new master-planned community and provide more homes for South Australians. [Read more.](#)



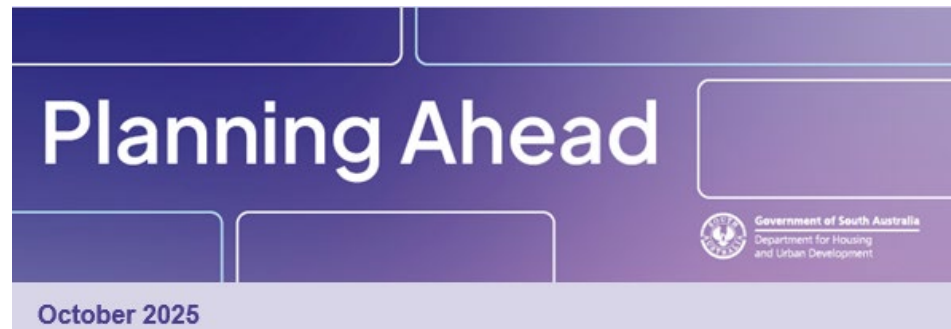
YourSAy enews



Planning Ahead

October edition – distributed 27 October 2025

Sent to 2959 subscribers, 1839 opens, 481 unique clicks on the [Sellicks YourSAy](#) link



Proposal to rezone land at Sellicks Beach for future housing



Public consultation has now closed on the proposal to rezone land at Sellicks Beach to deliver a new master-planned community that could accommodate about 1,700 new homes. Thank you to all those who provided feedback.

The Sellicks Beach Growth Area Joint Amendment proposes rezoning land at Sellicks Beach and updating the Greater Adelaide Regional Plan to support a future master-planned community, including a mix of housing types, recreational areas, community amenities and retail spaces.

A Joint Amendment enables two planning instruments to be changed at the same time, and this is the first instance of its use under the *Planning, Development and Infrastructure Act 2016*.

[Read more](#)

Social media

PlanSA Facebook

	Budget & spend	Reach	Views	Clicks	Interactions
Post 1	Budget: \$200, spend: \$4.31	2254	3394	41	17
Post 2	Organic post (unpaid)	87	184	1	0
Post 3	Organic post (unpaid)	67	138	0	0
Post 4	Organic post (unpaid)	25	125	0	1
Totals	Budget: \$200, spend \$4.31	2433	3841	42	18

Post 1

Plan SA
Published by Julia Haidar · September 12 ·

Book your place to find out more about the rezoning proposal for land in Sellicks Beach.

The Sellicks Beach Growth Area Joint Amendment consultation is now open, and we're inviting key stakeholders and community members to have their say. We're hosting community information sessions, which are a great opportunity to learn more and ask questions about the rezoning proposal.

Online information session: Thursday 18 September, 10am-11am
In-person drop-in information session: Thursday 18 September, 5pm-7pm at the Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach
Consultation closes 16 October 2025

Book your spot via YourSAy <https://bit.ly/4gkKqus>
#Planning #SouthAustralia



YOURSAY.SA.GOV.AU
Sellicks Beach Growth Area Joint Amendment [Learn more](#)

Post 2

Plan SA
Published by Julia Haidar · September 26 at 11:51AM ·

It was great to see Deputy Mayor Lauren Jew, and Mayor Maira Were AM of City of Onkaparinga, and so many members of the local community visit us at the public informat... See more



Councillor Lauren Jew, South Coast Ward, City of Onkaparinga
September 18 ·

You still have a hour left to go along to the Sellicks Beach Housing Information Session hosted by Department for Housing and Urban Development. It is being held at Sellicks Community Hall.

The Sellicks Beach Joint Code Amendment is out for consultation. This relates to the housing development proposal for Sellicks and provision for infrastructure.

Post 3

Plan SA
Published by Loomly · October 10 at 10:00 AM ·

Just one week left to have your say!

Consultation for the draft Sellicks Beach Growth Area Joint Amendment closes on 16 October 2025.

The draft Joint Amendment proposes to rezone land in Sellicks Beach to support the creation of a new master planned community with up to 1700 new homes, helping to deliver more housing for South Australians.

Don't miss your chance to share your views and help shape the future of Sellicks Beach.

Have your say: Link to YourSAy: https://loom.ly/_ZAInKA
#Planning #SouthAustralia



PlanSA | **Government of South Australia**
Department for Housing and Urban Development

Post 4

Plan SA
October 14 at 1:00 PM ·

Only 2 days left!

Time's running out to have your say on the draft Sellicks Beach Growth Area Joint Amendment.

The draft Joint Amendment seeks to rezone land in Sellicks Beach to create a new master planned community with up to 1,700 new homes for South Australians.

Consultation closes 16 October 2025.

Don't miss your chance to help shape the future of Sellicks Beach.

Have your say: YourSAy https://loom.ly/_ZAInKA
#SouthAustralia #Planning



PlanSA | **Government of South Australia**
Department for Housing and Urban Development

Facebook post by City of Onkaparinga

City of Onkaparinga
September 16 at 3:18 PM · 🌐

📢 The State Government is consulting on a rezoning proposal for land at Sellicks Beach. Community members can attend an online or in-person information session to learn more and ask questions.

- 💡 Online session: Thursday 18 September, 10–11am
- 💡 In-person drop-in: Thursday 18 September, 5–7pm
- 📍 Where: Sellicks Beach Community Hall, William Eatts Reserve

Consultation closes Thursday 16 October 2025.
Book your spot via YourSAy: <https://bit.ly/4gkKqus>

#Onkaparinga



YOURSAY.SA.GOV.AU
Sellicks Beach Growth Area Joint Amendment

[Learn more](#)

Post from Lauren Dew, Deputy Mayor City of Onkaparinga

Councillor Lauren Jew, South Coast Ward, City of Onkaparinga
18h · 🌐

You still have a hour left to go along to the Sellicks Beach Housing Information Session hosted by Department for Housing and Urban Development. It is being held at Sel... [See more](#)



You and 7 others · 18 comments · 2 shares

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We Are.SA LinkedIn



We Are.SA Weekly Newsletter – 7 October 2025

SA Government

9 · 1 repost

 **SA Government**
15,483 followers

[Bookmark](#) [More](#)

Roadside banners

2 banners installed in approved temporary banner locations within City of Onkaparinga



Poster (provided to council to display in council offices with hard copies of the Joint Amendment)



Hard copies of the Joint Amendment are available from the below locations

City of Onkaparinga Council Offices:

Aldinga Office and Library
11 Central Way, Aldinga Beach
Monday to Friday: 9:30am - 1pm

Aldinga Community Centre
7 Stewart Ave, Aldinga Beach
Monday to Friday: 8:30am - 4pm

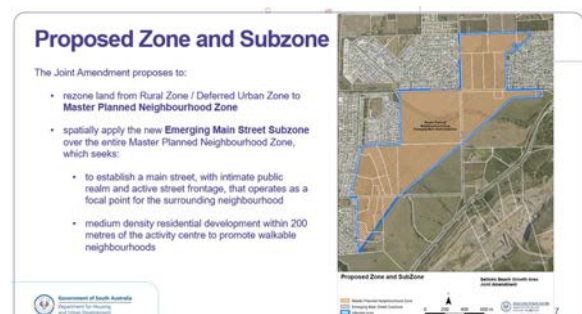
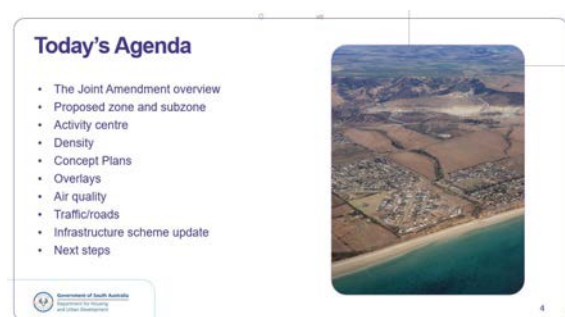
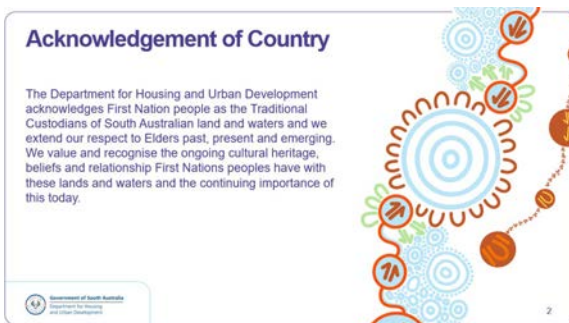
Willunga Office
St Peters Terrace, Willunga
Monday to Friday: 9:30am - 5pm

Noarlunga Office
Ramsay Place, Noarlunga Centre
Monday to Friday: 8:30am - 5pm

Department for Housing and Urban Development
Level 9, 83 Pirie Street, Adelaide
Monday to Friday: 9am - 5pm

Online information sessions

132 attendees across 4 events, including: industry and state government agencies (online), landowners in the Selicks Beach Growth Area (online), and 2 community information sessions (one online, one in-person)



Proposed Concept Plans

The new Infrastructure Delivery Scheme will be supported by a Concept Plan to help coordinate the provision of the basic infrastructure.

Concept Plan 164 – Sellicks Beach: Basic Infrastructure

- spatially identifies basic infrastructure, generally reflecting the Infrastructure Delivery Scheme (roads, stormwater)
- ensures new development is consistent with the Infrastructure Delivery Scheme
- content of the Scheme is still being finalised



Proposed Concept Plans

Concept Plan 163 – Sellicks Beach: Land Use will help to identify the preferred size and location of future land uses, including:

- activity centres
- proposed shared path network
- potential mass transit investigation area
- landscaped buffers
- drainage / open space corridors



Proposed Overlays

The following overlays will continue to apply within the SBGA:

- Airport Building Heights (Aircraft Landing Areas) & Building Near Airfields
- Future Local Road Widening
- Hazards (Bushfire – General) & Hazards (Bushfire Urban Interface)
- Hazards (Flooding) & Hazards (Flooding – Evidence Required)
- Local Heritage Place & Heritage Adjacency
- Major Urban Transport Route
- Native Vegetation
- Prescribed Water Resource Area & Prescribed Wells Area
- Regulated and Significant Trees
- Traffic Generating Development
- Water Resources

The Joint Amendment seeks to apply the following overlays over the proposed Master Planned Neighbourhood Zone:

- Affordable Housing
- Urban Tree Canopy
- NEW Coordinated Development



Coordinated Development Overlay (New)

The new Coordinated Development Overlay will:

- apply to the entire Master Planned Neighbourhood Zone
 - defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development
- The Regional Plan will be amended to include a new recommendation that enables a complying Code amendment to remove the Coordinated Development Overlay once:
- air quality monitoring and assessment completed, with findings that support the rezoning of the growth area to the Master Planned Neighbourhood Zone; and
 - infrastructure secured through an approved infrastructure delivery scheme and/or formal agreement



Air quality

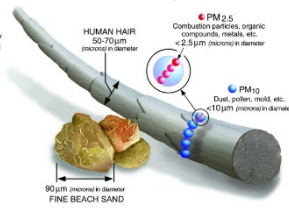
Monitoring and Assessment

- Three monitoring stations are set up across Sellicks Beach to collect data for the assessment, measuring
 - PM₁₀
 - PM_{2.5}
 - Total Suspended Particles (TSP)
 - Respirable Crystalline Silica (RCS)
 - Weather data – wind, temperature, and humidity



Air quality

Early results from the monitoring period between November 2024 and April 2025 show that more time is needed to better understand the air quality in the area. Monitoring will continue until the end of April 2025.



Traffic/roads

The traffic analysis determined that the additional traffic will not change the nature and function of the road network as it relates to the existing road hierarchy.

Proposed Intersection Upgrades

- Main South Road / Sellicks Beach Road (delivered by DfT)
- Main South Road / Country Road
- Sellicks Beach Road / Country Road / Jupp's Road
- Sellicks Beach Road / Bluewater Boulevard
- New Residential Access on Sellicks Beach Road



Infrastructure Scheme Update

Prior to approval/commencement of the Joint Amendment, the Infrastructure Scheme is intended to be finalised

Investigations undertaken

- Stormwater management, traffic, social infrastructure, retail, services
- An Infrastructure Scheme will be prepared to provide the mechanism to ensure the staged and coordinated delivery of infrastructure, including:
 - Roads, intersections and bridges
 - Stormwater management
 - Water, sewerage and electrical infrastructure
- Investigations into the provision of these services and whether such infrastructure will be included as part of the Scheme, and/or how they interact with the Scheme, are ongoing and will be determined by the final outcome of the Joint Amendment.



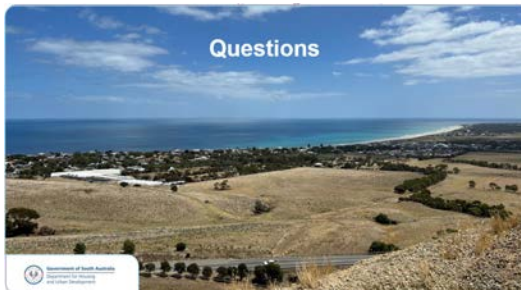
Next steps

- Consultation commenced **Thursday 4 September**
- Planned community information sessions:
 - Online session **18 September**
 - Sellicks Beach Community Hall **18 September**
- 6-week consultation period until **Thursday 19 October**
- Joint Amendment anticipated to be finalised in **December 2025**, as identified in the Housing Roadmap
- Complying change to the Code subject to results of air quality monitoring and establishment of infrastructure scheme
- More information is available at: <https://yoursay.sa.gov.au/sellicks-beach-growth>

Housing Roadmap



Questions



In-person community information session – information boards



Rezoning land at Sellicks Beach

Creating more homes for South Australians

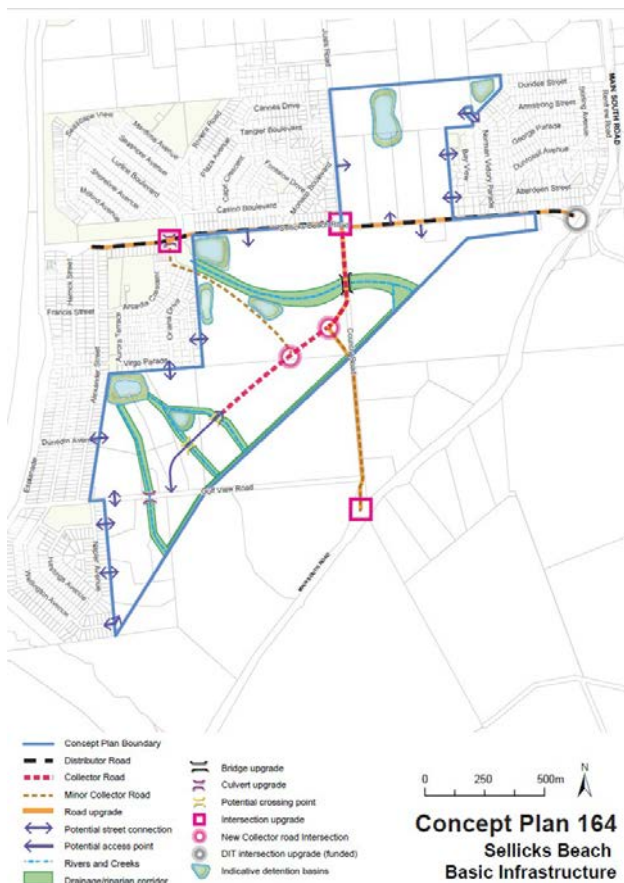
The South Australian Government has identified about 134 hectares of land at Sellicks Beach to be rezoned to provide more homes for South Australians.

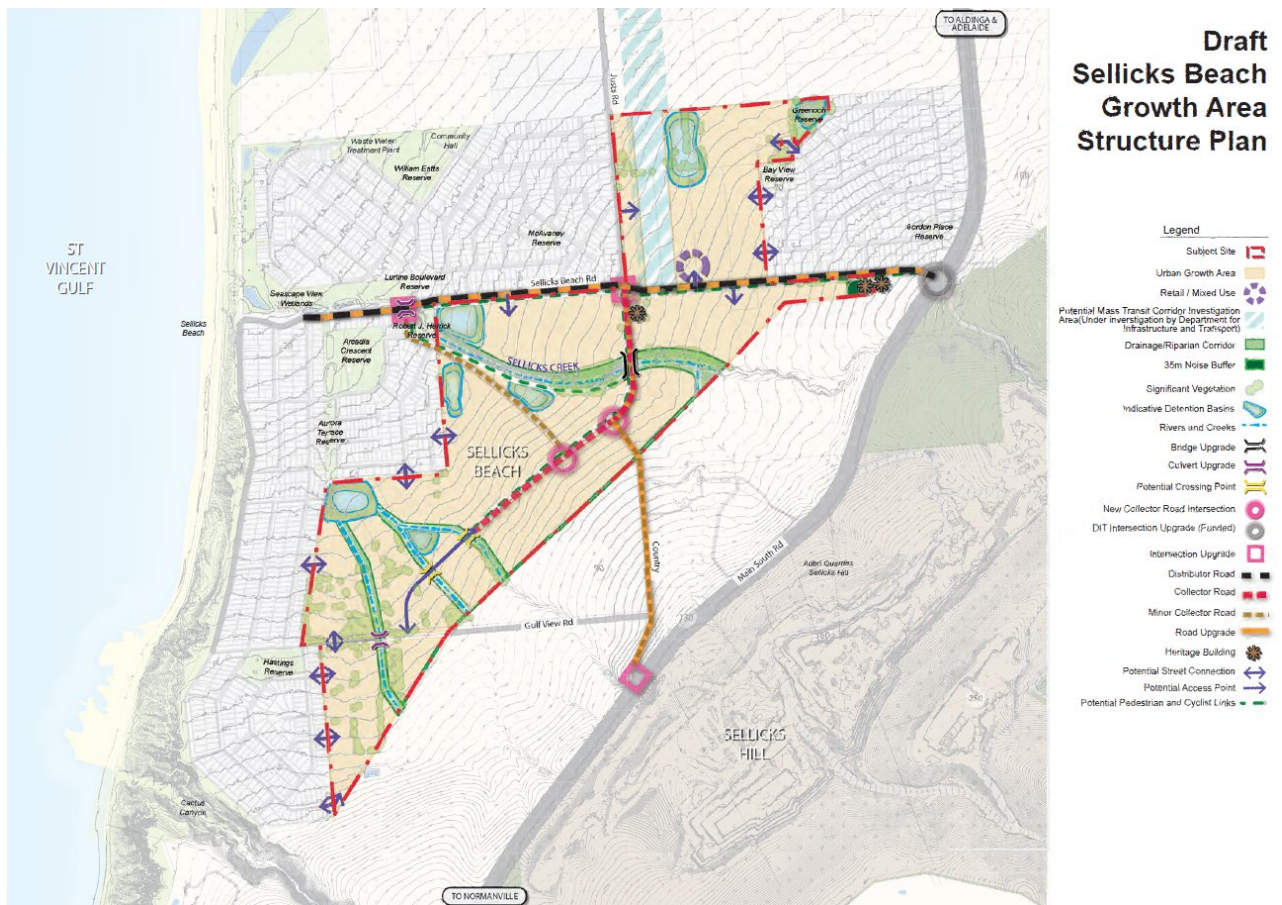
The rezoning proposal, known as the draft **Sellicks Beach Growth Area Joint Amendment**, seeks to facilitate the staged development of a new master planned community that could accommodate about 1,700 new homes.

Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

Sellicks Beach has been identified as a growth area in successive planning strategies for Greater Adelaide, including the current Greater Adelaide Regional Plan adopted in March 2025.

The Sellicks Beach Growth Area Joint Amendment is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide.





Policy forum presentations

8 August 2025 (attended by 66 planning professionals across industry, councils and other state agencies)



State-led Code Amendments			
Recently initiated	Initiated: investigations underway	Consultation completed: Engagement report	Finalised
Seaton Playford Alive East	Sellicks Beach State-wide Flood Hazards Affordable Housing Overlay Tree Protection and Planting Tourism Development Interface Management Site Contamination Dry Creek Inner West Smithfield Regeneration	State-wide Bushfire Hazards Accommodation Diversity Assessment Improvements Concordia	Future Living (Part 1)

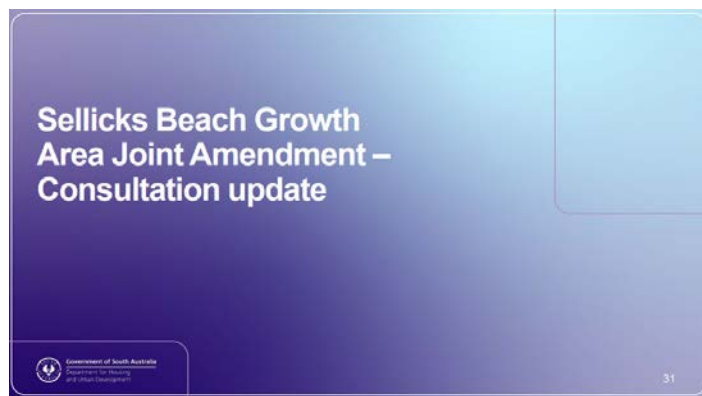
Legend:

- State Planning Commission
- Chief Executive DHUD
- Housing Roadmap

Government of South Australia
Department for Planning and Urban Development

34

24 October 2025 (attended by 125 planning professionals across industry, councils and other state agencies)



The Joint Amendment

- Released for consultation on 4 September, closed 16 October (6 weeks)
- Proposes to rezone approximately **134 hectares** of land within the Sellicks Beach Growth Area (SBGA) to facilitate the development of a new master planned residential community
- Will support a new community within the Outer South / McLaren Vale region
- The new master planned residential community is expected to provide approximately **1,700 new homes**
- An activity centre to be located on the northern side of Sellicks Beach Road
- Updates the **Greater Adelaide Regional Plan** to support a future Complying change to the Code, subject to conditions

DRAFT – FOR CONSULTATION Sellicks Beach Growth Area Joint Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)



plan.sa.gov.au



32

Proposed Zone and Subzone

The Joint Amendment proposes to:

- rezone land from Rural Zone / Deferred Urban Zone to **Master Planned Neighbourhood Zone**
- spatially apply the new **Emerging Main Street Subzone** over the entire Master Planned Neighbourhood Zone



Proposed Zone and Subzone

Sellicks Beach Growth Area
Joint Amendment

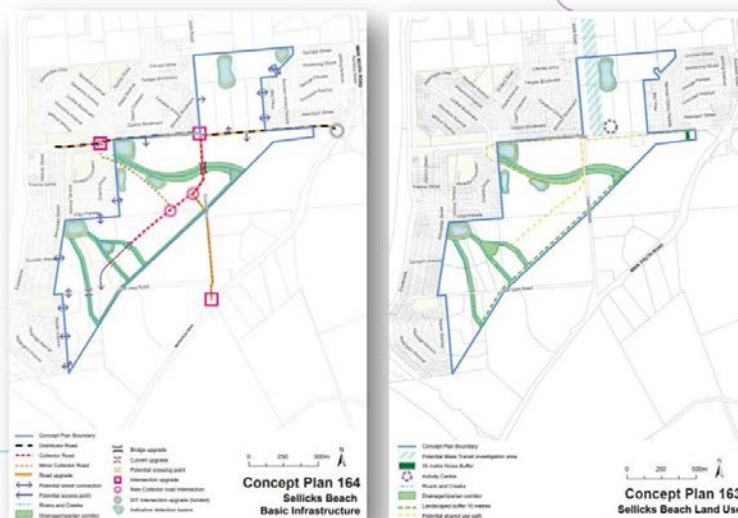
Master Planned Neighbourhood Zone
Emerging Main Street Subzone
Affected Area

0 200 400 600 m



3

Concept Plans



Coordinated Development Overlay

The new **Coordinated Development Overlay** will:

- apply to the entire **Master Planned Neighbourhood Zone**
- defer urban development until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development

The **Greater Adelaide Regional Plan** will be amended to include a new recommendation that enables a complying Code amendment to remove the Coordinated Development Overlay once:

- air quality monitoring and assessment completed, with findings that support the rezoning of the growth area to the Master Planned Neighbourhood Zone; and
- infrastructure secured through an approved infrastructure delivery scheme and/or formal agreement



Next steps

- Joint Amendment anticipated to be finalised in **December 2025**, as identified in the Housing Roadmap
- Complying change to the Code subject to results of air quality monitoring and establishment of infrastructure scheme
- More information is available at:

<https://yoursay.sa.gov.au/sellicks-beach-growth>

Housing Roadmap

Government land releases

SELICKS BEACH
1700 HOMES



YourSay consultation website (yoursay.sa.gov.au/selicks-beach-growth)

Selicks Beach Growth Area Joint Amendment

Consultation has concluded

Find out about the state government's proposal to rezone land at Selicks Beach for future housing and amend the Greater Adelaide Regional Plan through a Joint Amendment.

What's being decided?

The Selicks Beach Growth Area Joint Amendment aims to rezone approximately 134 hectares of land (the Selicks Beach Growth Area) in Selicks Beach to help facilitate the staged development of a new master planned community that could accommodate about 1,700 new homes. The [Affected Area map](#) shows the area that is proposed to be rezoned.

The Joint Amendment proposes the following changes to the planning rules in the affected area:

- rezoning approximately:
 - 134 hectares of land currently in the Deferred Urban and Rural Zones to the **Master Planned Neighbourhood Zone**, a zone that would support the creation of a new community, with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space.
- applying a new Emerging Main Street Subzone across the affected area to support:
 - a new activity centre that enables the development of employment and community services, such as a supermarket. The subzone seeks a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity
 - a focus on housing density around the activity centre to promote walkable neighbourhoods.
- applying a new Coordinated Development Overlay across the affected area, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place.
- applying the Urban Tree Canopy Overlay across the affected area to encourage tree planting with new development.
- applying the Affordable Housing Overlay across the affected area to deliver at least 15 per cent affordable housing with new residential development

A [Concept Plan for Land Use](#) for the affected area has been developed to show where the activity centre/shops could be located, as well as identifying landscape buffers and shared use paths.

The Joint Amendment also seeks to amend the [Greater Adelaide Regional Plan](#) to include a new recommendation that enables the removal of the holding overlay, to allow the land to be developed for housing, once the air quality monitoring program is complete, with findings which support development in the Affected Area, and an infrastructure scheme/agreement is in place.

Consultation on the Joint Amendment closes on 16 October 2025.

Infrastructure approach

A Basic Infrastructure Scheme (the Scheme) will be developed to ensure the infrastructure needed to support future growth in Selicks Beach is well understood and planned for.

Infrastructure schemes create a coordinated delivery mechanism for basic infrastructure such as roads, intersections and bridges and stormwater management, and may include services such as water, wastewater and electricity.

The scheme will be developed between local government, landowners, utility providers and state government agencies and will set out the infrastructure required, when it will be delivered and the funding arrangement to ensure infrastructure is available in line with development of the land.

The delivery of social infrastructure, such as recreation and other community facilities and services will be negotiated with council.

A [Concept Plan for Basic Infrastructure](#) for the affected area identifies essential infrastructure such as roads and stormwater.

Background

The Selicks Beach Growth Area Joint Amendment is part of the South Australian Government's [Housing Roadmap](#) delivering more residential land allotments to market and providing more affordable homes for South Australians.

Background

The Selicks Beach Growth Area Joint Amendment is part of the South Australian Government's [Housing Roadmap](#) delivering more residential land allotments to market and providing more affordable homes for South Australians.

The Greater Adelaide Regional Plan, adopted in March 2025, also identifies Selicks Beach as an area for strategic growth.

Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

The Selicks Beach Growth Area Joint Amendment is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide.

The rezoning of land at Selicks Beach is also being considered because:

- the area presents a logical expansion of the existing urban area with direct linkages to a residential development located directly to the west and north
- the location being well serviced by existing road infrastructure and bus routes
- the location being well serviced by existing social infrastructure and employment – including schools, nearby district centre, emergency services, and community facilities.

Get involved

Find out more

- Read the [What we heard summary](#) of feedback received
- Read the [draft Selicks Beach Growth Area Joint Amendment](#)
- View the [Concept Plan for Land Use](#)
- View the [Concept Plan for Basic Infrastructure](#) for the affected area
- Take a look at our comprehensive [frequently asked questions \(FAQs\)](#)
- Read our [Environment Fact Sheet](#) to find out about how the environment has been considered
- Read our [Infrastructure Schemes for Growth Areas - Selicks Beach Fact Sheet](#)
- See our [Complying Changes to the Planning and Design Code Fact Sheet](#)
- View materials about air quality monitoring on [PlanSA](#)
- Visit the [PlanSA website](#)
- Ask a question via the PlanSA Service Desk, email: PlanSA@sa.gov.au

Have your say

- **Email:** plansasubmissions@sa.gov.au (subject: Submission – Selicks Beach Growth Area Joint Amendment)
- **Post:** Code Amendment Team, Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001
- Make a submission with the [PlanSA submission form](#)

What are the next steps?

We will consider your feedback to finalise the draft Selicks Beach Growth Area Joint Amendment.

We will prepare an engagement report outlining what we heard during consultation and how the feedback was considered.

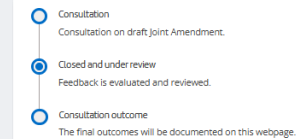
We will provide the draft Joint Amendment and engagement report to the Minister for Planning for his consideration and will publish the finalised Joint Amendment and engagement report on the PlanSA website.

We will publish submissions as part of the engagement report, including company details, but personal addresses, email addresses or phone numbers will not be published.

Key Dates

- Consultation opens
04 September 2025
- Online community information session
18 September 2025
- In-person drop-in community information session
18 September 2025
- Consultation closes
16 October 2025

Lifecycle



Documents

- [What we heard feedback summary - Selicks Beach Growth Area Joint Amendment.pdf](#) (242 KB) (pdf)
- [Selicks Beach Affected Area map.pdf](#) (1.4 MB) (pdf)
- [Frequently Asked Questions - Selicks Beach Growth Area Joint Amendment.pdf](#) (390 KB) (pdf)
- [Fact-Sheet-Environment - Selicks Beach Growth Area Joint Amendment](#) (118 KB) (pdf)
- [Fact-Sheet-on-infrastructure-schemes-for-growth-areas - Selicks Beach](#) (202 KB) (pdf)
- [Fact-Sheet-Complying-changes-to-the-Planning-and-Design-Code.pdf](#) (180 KB) (pdf)

PlanSA consultation website (plan.sa.gov.au/en/ca/sellicks-beach-growth)

← Back to Results

Code Amendment ID: 10882

Sellicks Beach Growth Area Joint Amendment

CODE AMENDMENT PROGRESSING

Overview

Consultation

Progress

Documents

Code Amendment Type

CE Led Code Amendment

Overview

The Chief Executive, Department for Housing and Urban Development is proposing to rezone about 134 hectares of land at Sellicks Beach, to deliver a new master-planned community for approximately 1,700 new homes.

In order to safeguard the Sellicks Beach Growth Area (SBGA) for future urban development while air quality monitoring / assessments continue, it is proposed to progress a Joint Amendment to both the Planning and Design Code (the Code) and the Greater Adelaide Regional Plan (the Regional Plan).

This represents the first time a Joint Amendment has been made under section 73(1) of the Planning, Development and Infrastructure Act 2016 (the Act), and the first time a Regional Plan has been amended under section 73 of the Act.

The Joint Amendment will supersede the Sellicks Beach Code Amendment initiated in 2023.

The Joint Amendment proposes to:

Amend the Code to:

• apply the Master Planned Neighbourhood (or similar), Concept Plan(s), subzone(s) and overlays to the Affected Area to guide urban development that is aligned with infrastructure provision

• create and apply a new policy to defer urban development until the land is suitable for the intended land uses, subject to the resolution of an appropriate infrastructure delivery mechanism and the resolution of other constraints to urban development including completion of detailed air quality monitoring / assessments.

Amend the Regional Plan to:

• introduce a new recommendation that enables the removal of policies established to protect the land from development through a future complying change to the Code, thereby allowing urban development to proceed once the following conditions are satisfied:

• completion of air quality monitoring and assessment, with findings that support the rezoning of the SBGA to the designated urban zone

• securing infrastructure commitments through an approved infrastructure delivery scheme and / or formal agreements.

Initiated Date

21 August 2025

Designated Entity

Chief Executive, Department for Housing and Urban Development

Contact Details

PlanSA

T: 1800 752 864

News

Proposal to Initiate	Proposal-to-initiate-4009.pdf
Approval Letters	Initiation-approval-4010.pdf
Affected Area Map	Affected-area-map-4011.pdf
FAQs	Frequently-asked-questions-sellicks-beach-growth-area-air-quality-assessment-4012.pdf
Fact Sheet	Fact-sheet-sellicks-beach-growth-area-air-quality-assessment-4013.pdf
Other	Sellicks-beach-growth-area-air-quality-assessment-interim-summary-findings-and-recommendations-4014.pdf

Overview

Consultation

Progress

Documents

Consultation Round 1 - Completed

Consultation Period

Start Date: 4 September 2025 at 10:00 am

End Date: 16 October 2025 at 11:59 pm

Submission Details

Contact: PlanSA

Email: PlanSASubmissions@sa.gov.au

Consultation for this code amendment was held from 4 September 2025 to 16 October 2025.

Engagement events

-

Further details

• Read the [what we heard feedback summary](#)

• Visit [YourSAy](#)

• Email PlanSA@sa.gov.au

Consultation Documents

Round	Document Type	Document
1	Draft Code Amendment	Draft-for-consultation-4220.pdf
1	Appendix	Attachment-e1-draft-structure-plan-4221.pdf
1	Appendix	Attachment-e2-air-quality-monitoring-and-assessment-4222.pdf
1	Appendix	Attachment-e3-environmental-noise-quality-assessment-4223.pdf
1	Appendix	Attachment-e4-stormwater-management-4224.pdf
1	Appendix	Attachment-e5-traffic-assessment-4225.pdf
1	Appendix	Attachment-e6-social-infrastructure-analysis-4226.pdf
1	Appendix	Attachment-e7-retail-analysis-4227.pdf
1	Appendix	Attachment-e8-ecological-assessment-4228.pdf
1	Appendix	Attachment-e9-preliminary-tree-assessment-4229.pdf
1	Appendix	Attachment-e10-preliminary-site-investigation-part-1-4230.pdf
1	Appendix	Attachment-e10-preliminary-site-investigation-part-2-4231.pdf
1	Engagement Plan	Engagement-plan-4232.pdf
1	Affected Area Map	Affected-area-map-4233.pdf
1	Mapping Draft	Concept-plan-163-sellicks-beach-land-use-4236.pdf
1	Mapping Draft	Concept-plan-164-sellicks-beach-basic-infrastructure-4237.pdf
1	Fact Sheet	Fact-sheet-combining-changes-to-the-planning-and-design-code-4239.pdf
1	Fact Sheet	Fact-sheet-environment-4247.pdf
1	FAQs	Sellicks-beach-growth-area-joint-amendment-frequently-asked-questions-4495.pdf
1	Fact Sheet	Fact-sheet-infrastructure-schemes-for-growth-areas-sellicks-beach-4259.pdf
1	Other	What-we-heard-4953.pdf

Determination Documents

No documents available.

OFFICIAL: Sensitive

story on PlanSA website

plan.sa.gov.au/news/article/2025/consultation-begins-on-proposal-to-rezone-land-at-sellicks-beach-for-future-housing

Consultation begins on proposal to rezone land at Sellicks Beach for future housing

Published Monday, 29 September 2025



Consultation has started on a proposal to rezone land at Sellicks Beach to deliver a new master-planned community that could accommodate about 1,700 new homes.

The Sellicks Beach Growth Area Joint Amendment, aims to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan to support a future master-planned community, including a mix of housing types, recreational areas, community amenities and retail spaces.

A Joint Amendment enables two planning instruments to be changed at the same time, and this is the first instance of its use under the *Planning, Development and Infrastructure Act 2016*.

Under the proposal, 134 hectares of land in Sellicks Beach, identified as a growth area in the Greater Adelaide Regional Plan, would be rezoned to Master Planned Neighbourhood.

This zoning would support the creation of a new community, with a range of housing that supports diverse needs and lifestyles, located within easy reach of services, with new roads, facilities and open space.

A new Emerging Main Street Subzone would also be applied to support a new activity centre that enables the development of employment and community services, such as a supermarket, and the creation of a main street that is a focal point for the surrounding neighbourhood and encourages pedestrian activity.

The proposal also seeks to:

- apply a Coordinated Development Overlay across the affected area, which acts as a holding mechanism to defer urban development until air quality monitoring and assessment is complete and infrastructure agreements are in place
- encourage tree planting with new development
- deliver at least 15 per cent affordable housing with new residential development.

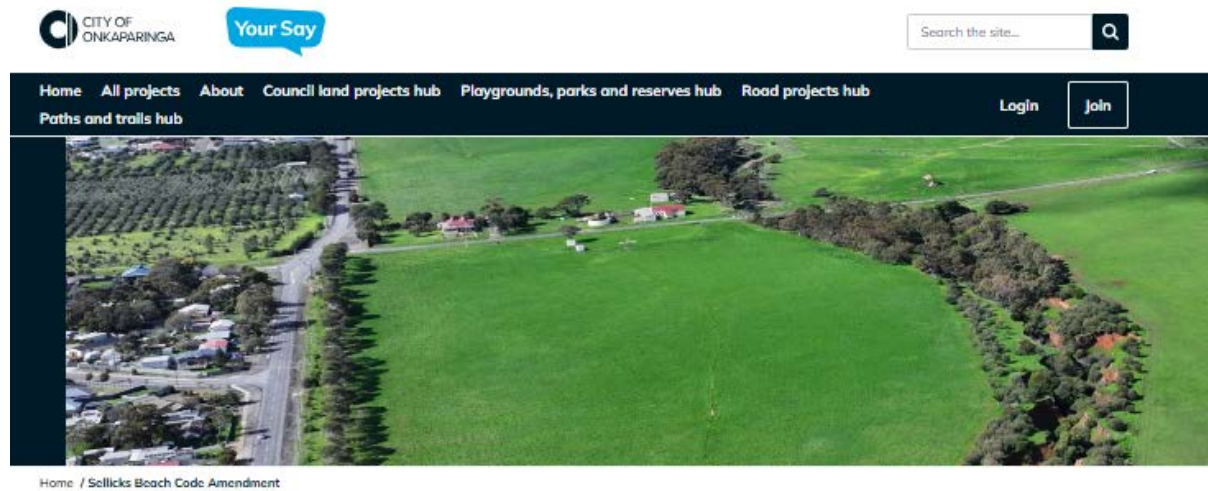
To support future growth of the affected area, a basic infrastructure scheme will be developed to ensure the infrastructure needed to support future housing is well understood and planned for.

Consultation on the draft Joint Amendment is open until 16 October 2025.

For more information and to have a say visit yoursay.sa.gov.au/sellicks-beach-growth.

[See all news](#)

City of Onkaparinga Your Say project page

yoursay.onkaparinga.sa.gov.au/sellicks-beach-code-amendment


Department for Housing and Urban Development is seeking feedback on a code amendment relating to the Sellicks Beach Growth Area.

The Government of South Australia is proposing to rezone approximately 134 hectares of land in Sellicks Beach to enable a new master-planned community that will deliver up to 1700 new homes, an activity centre as well as open space for the Sellicks Beach community.

This amendment is part of a broader effort to deliver more housing for South Australians, and community members and stakeholders are invited to learn more about it and provide feedback on the proposal.

Consultation is now open on the draft Sellicks Beach Growth Area Joint Amendment and will close 16 October 2025.

Background

Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

The Sellicks Beach Growth Area Joint Amendment is part of the South Australian Government's Housing Roadmap delivering more residential land allotments to market and providing more affordable homes for South Australians.

The [Greater Adelaide Regional Plan](#), adopted in March 2025, identifies Sellicks Beach as an area for strategic growth. The Joint Amendment is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide.

More information

To view the draft Joint Amendment and supporting materials (including information on air quality monitoring and interim findings and recommendations), and to have your say on the proposal, visit: yoursay.sa.gov.au/sellicks-beach-growth.

Hard copies of the draft Joint Amendment are also available to view during standard opening hours at:

- Department for Housing and Urban Development office:
 - Level 9, 83 Pirie Street, Adelaide, 9am to 5pm
- City of Onkaparinga Council offices:
 - Aldinga Office and Library 11 Central Way, Aldinga Beach 5173 Monday to Friday: 9.30am to 1pm
 - Aldinga Community Centre 7 Stewart Ave, Aldinga Beach 5173 Monday to Friday 8.30am to 4pm
 - Willunga Office St Peters Terrace, Willunga 5172 Monday to Friday 9.30am to 5pm
 - Noarlunga Office Ramsay Place Noarlunga Centre 5168 Monday to Friday 8.30am to 5pm.

Community information sessions

To support the consultation process, a key stakeholder session and two community information sessions will be held:

- Online community information session – Thursday 18 September 2025, 10 am to 11 am
- In-person community drop-in session – Thursday 18 September 2025, 5 pm to 7 pm at Sellicks Beach Community Hall, William Eatts Reserve, Sellicks Beach

If you would like to attend a session either in person or online, head to the [PlanSA Eventbrite](#) to register your spot.

Visit the South Australian government YourSAy page for further information.

DISCLAIMER: If you choose to visit the third-party website, we encourage you to review their privacy policies, as we are not responsible for their content or practices.

Engagement is closed

Engagement was from 4 September to 16 October 2025

Roles & responsibilities

+ Department for Housing and Urban Development (DHUD)

+ City of Onkaparinga

Related project



Sellicks Beach Structure Plan

Between 2020 and 2022 council developed and consulted on the Sellicks Beach Structure Plan.

[Learn more →](#)

Contact

Name: Department for Housing and Urban Development

Website: yoursay.sa.gov.au/sellicks-beach-growth

Eventbrite pages for information session promotion and registration



Sellicks Beach Growth Area landowner information session.

Landowners in the Sellicks Beach Growth Area are invited to learn about the proposal to rezone the land and amend the regional plan.

Date and time

Mon, 15 Sep 2025 10:00 AM - 11:00 AM ACST

Location

Online event

Overview

Hear about the state government's proposal to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan through a Joint Amendment to establish a new master planned community, with up to 1700 houses.

This information session is designed for landowners in the Sellicks Beach Growth Area, the affected area for the rezoning proposal.

The Joint Amendment is part of the state government's work to fast-track the release of residential land at Concordia, Sellicks Beach and Dry Creek, which together will deliver at least 23,700 much needed homes for South Australians.

The proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

The land is currently zoned Deferred Urban and Rural and encompasses approximately 134 hectares.

It is proposed that the growth area be rezoned to Master Planned Neighbourhood to support a future master-planned community. A new 'overlay' (a rule/policy) will be applied as a holding measure to prevent development until air quality monitoring is completed and any issues resolved to support housing growth.

An infrastructure scheme will be developed to support the proposed Joint Amendment to ensure the infrastructure needed for future growth is well-understood and planned for.

The infrastructure scheme sets out the infrastructure required, when it will be delivered, and who pays for it, providing transparency and ensuring infrastructure is available in-line with development.

More information

For more information visit the [YourSAy website](#).

If you can't make this event, community information sessions will be available Thursday 18 September:

Register here for the online information session ([link](#))

Register here for the in-person drop-in information session ([link](#))



Key stakeholder online session: Sellicks Beach Growth Area Joint Amendment

Members of local government, industry and state agencies are invited to learn more about the Sellicks Beach Growth Area Joint Amendment.

Date and time

Fri, 12 Sep 2025 10:00 AM - 11:00 AM ACST

Location

To be announced

Overview

Hear about the state government's proposal to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan through a Joint Amendment to establish a new master planned community, with up to 1700 houses.

This is part of the state government's work to fast-track the release of residential land at Concordia, Sellicks Beach and Dry Creek, which together will deliver at least 23,700 much needed homes for South Australians.

The proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

The land is currently zoned Deferred Urban and Rural and encompasses approximately 134 hectares.

It is proposed that the growth area be rezoned to Master Planned Neighbourhood to support a future master-planned community. A new 'overlay' (planning rule/policy) will be applied as a holding measure to prevent development until air quality monitoring is completed and any issues resolved to support housing growth.

The Joint Amendment also seeks to amend the Greater Adelaide Regional Plan to include a new recommendation that enables the removal of the holding overlay to allow the land to be developed for housing, once the air quality monitoring program is completed, with findings which support development in the affected area, and an infrastructure scheme/agreement is in place.

An infrastructure scheme will be developed to support the proposed Joint Amendment to ensure the infrastructure needed for future growth is well-understood and planned for.

The infrastructure scheme sets out the infrastructure required, when it will be delivered, and who pays for it, providing transparency and ensuring infrastructure is available in-line with development.

This will be an online event and the online session link will be sent to those who register.

More information

For more information visit the [YourSAy website](#).

If you can't make this key stakeholder, two community online information sessions will also be held as part of the consultation on Thursday 18 September 2025:

- Register here for the online community information session ([link](#))
- Register here for the in-person information session ([link](#))



Rezoning land in Sellicks Beach: Online community information session

Learn more about proposed planning rules and help shape the future of the Sellicks Beach Growth Area.

Date and time

Thu, 18 Sep 2025 10:00 AM - 11:00 AM ACST

Location

Online event

Overview

Hear about the state government's proposal to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan through a Joint Amendment to establish a new master planned community, with up to 1700 houses.

Access the online session using Zoom link:

https://us06web.zoom.us/join/register/WN_Fb_v4qIGS3CAOuPnZ9S/Vq

This is part of the state government's work to fast-track the release of residential land at Concordia, Sellicks Beach and Dry Creek, which together will deliver at least 23,700 much needed homes for South Australians.

The proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

The land is currently zoned Deferred Urban and Rural and encompasses approximately 134 hectares.

It is proposed that the growth area be rezoned to Master Planned Neighbourhood to support a future master-planned community. A new 'overlay' (planning rule/policy) will be applied as a holding measure to prevent development until air quality monitoring is completed and any issues resolved to support housing growth.

An infrastructure scheme will be developed to support the proposed Joint Amendment to ensure the infrastructure needed for future growth is well-understood and planned for.

The infrastructure scheme sets out the infrastructure required, when it will be delivered, and who pays for it, providing transparency and ensuring infrastructure is available in-line with development.

More information

For more information visit the [YourSAy website](#).



Rezoning land in Sellicks Beach: community drop-in information session

Learn more about proposed planning rules and help shape the future of the Sellicks Beach Growth Area.

Date and time

Thu, 18 Sep 2025 5:00 PM - 7:00 PM ACST

Location

Sellicks Community Hall
Riviera Road, Sellicks Beach, SA 5174

[Hide map](#)



Overview

Drop-in any time between 5pm and 7pm to chat with planners from the Department for Housing and Urban Development team to find out more and ask questions about the draft Sellicks Beach Growth Area Joint Amendment.

The Government of South Australia is proposing to rezone land at Sellicks Beach and update the Greater Adelaide Regional Plan through a Joint Amendment to establish a new master planned community with up to 1700 houses.

This is part of the state government's work to fast-track the release of residential land at Concordia, Sellicks Beach and Dry Creek, which together will deliver at least 23,700 much needed homes for South Australians.

The proposal will facilitate managed housing growth of Sellicks Beach, with appropriate civil infrastructure as well as social, recreation, commercial and retail services to support its growth.

The land is currently zoned Deferred Urban and Rural and encompasses approximately 134 hectares.

It is proposed that the growth area be rezoned to Master Planned Neighbourhood to support a future master-planned community. A new 'overlay' (a rule/policy) will be applied as a holding measure to prevent development until air quality monitoring is completed and any issues resolved to support housing growth.

An infrastructure scheme will be developed to support the proposed Joint Amendment to ensure the infrastructure needed for future growth is well-understood and planned for.

The infrastructure scheme sets out the infrastructure required, when it will be delivered, and who pays for it, providing transparency and ensuring infrastructure is available in-line with development.

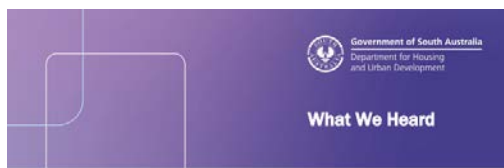
More information

For more information visit the [YourSAy website](#).

If you can't make this in-person event, an online information session will also be held earlier in the day, 10 to 11 am, Thursday 18 September.

- Register here for the online session ([link](#)).

What we heard feedback summary



Sellicks Beach Growth Area Joint Amendment

The Sellicks Beach Growth Area Joint Amendment aims to rezone approximately 134 hectares of land in Sellicks Beach for a new master planned community. Community engagement was held in September and October 2025.

About the proposed changes

The Sellicks Beach Growth Area Joint Amendment is part of the South Australian Government's Housing Roadmap delivering more residential land allotments to market and providing more affordable homes for South Australians.

Residential land supply in southern Adelaide is currently constrained, with nearly all areas available for growth either under active development or in the process of being released to market.

The Sellicks Beach Growth Area Joint Amendment is seeking to address an immediate need for further land supply to address future population growth and meet the demand for new housing in the Outer South region of Greater Adelaide. The Joint Amendment proposes changes to the Planning and Design Code (Code Amendment) and a change to the Greater Adelaide Regional Plan.

Specifically, this includes:

- rezoning approximately 134 hectares to allow for new housing
- applying a new subzone to create an activity centre with shops and services for the local community
- applying several overlays to coordinate infrastructure and development, encourage tree planting and achieve affordable housing
- a clear process to allow housing to be developed once air quality monitoring program is completed with findings which support development in the Affected Area and an infrastructure scheme/agreement is in place.

plan.sa.gov.au

1



- Some respondents perceived that **air quality and dust** is an ongoing issue for existing residents. They would like to see dust better managed prior to any additional development being undertaken.

Other more detailed issues were also raised and will be carefully considered in preparing the final engagement report, which will inform the final draft of the Joint Amendment submitted to the Minister for Planning for a decision.

Overall, 13% of respondents indicated that they were supportive or very supportive of the Joint Amendment. A similar number (12%) indicated they were neutral. The remaining respondents were either not very supportive (29%) or not supportive at all (46%).

Engagement activities

The following engagement activities provided information to, and gathered feedback from, the community and stakeholders:

- YourSay consultation website and online survey – 41% of responses submitted, mostly from community and community interest groups
- submissions – hard copy or submitted to PlanSA via email – 18% of responses submitted, mostly from landowners, councils, state agencies, industry bodies, community representative organisations and advocacy groups.
- PlanSA website and online feedback form – 40% of responses submitted, mostly from the community
- one information session for landowners in the Sellicks Beach Growth Area (Affected Area for rezoning), attended by 16 people
- one information session for local council, industry and state government agencies, attended by 39 people
- 2 public information sessions (one online, one in person), providing information and an opportunity to ask questions – attended by 77 people
- targeted briefings and online forums for elected members of council, state government agencies and stakeholders involved in the air quality monitoring and assessment program as part of investigations for the Joint Amendment, and planning and industry professionals

The consultation was promoted through stories in the media, social media, YourSay and We Are SA e-newsletters and websites, via partner council channels including City of Onkaparinga's Your Say and subscriber e-newsletter and social media, the PlanSA website and notifications to PlanSA Code Amendment subscribers.

3



From 4 September 2025 to 16 October 2025, the South Australian community and stakeholders were invited to have their say and provide feedback on the Joint Amendment.

What we heard

More than 440 submissions, feedback forms and survey responses were received from landowners, community members, councils, industry bodies, community groups, advocacy organisations and state government agencies.

More than three quarters of respondents identified themselves as members of the public or members of the local community.

Key themes of feedback

Submissions provided feedback and comments on a wide range of topics. Given the large number of submissions, they have been analysed by theme.

The most common feedback themes were:

- The **natural environment** is highly valued and there is a strong desire that this is maintained and protected. Provision of **wildlife and biodiversity corridors** including along creeklines was suggested as critical.
- Retention of **open space** was also commonly raised. Some respondents requested open space next to **Berg Herring Wines cellar door** to preserve amenity and views to the coast from the cellar door. For others, it was about the retention of significant areas of open space, views and recreation space throughout the future development area. Allowing sufficient **private open space** (back yards) was also important to many respondents.
- Some respondents valued the existing **semi-rural amenity and natural coastal environment** and felt that the development would impact on these valued elements.
- There were mixed views about a **new activity centre** in Sellicks Beach, with some suggesting it wasn't necessary, and others welcoming the provision of **more retail choice and services**.
- There was mixed support for housing development generally, with many respondents acknowledging the need for **greater housing choice and availability**, and others preferring the area to remain undeveloped.
- Some respondents acknowledged the need for **housing diversity** that is affordable with the preference of larger allotments. High density was not preferred, however if required it should be located around the **new activity centre**.
- Existing residents were keen to see upgrades to **infrastructure** that benefit the local community as well as the proposed development area, particularly wastewater (sewer) and roads.

2



Letters were sent directly to landowners within the Sellicks Beach Growth Area, adjacent landowners and occupiers, state and local government agencies, MPs, Traditional Owners, community interest groups and local businesses, and industry bodies.

Next steps

All feedback is now being collated and considered in greater detail in updating the draft Sellicks Beach Growth Area Joint Amendment to be submitted to the Minister for Planning for a final decision.

An engagement report is being prepared, which will include further details about each of the themes/issues identified, summaries of submissions and feedback received, how these were considered and proposed updates to the draft Joint Amendment in response to the feedback received.

Once completed, this report will be provided to the Minister for Planning with the updated draft Joint Amendment to enable a final decision.

The engagement report, along with the outcome of the Joint Amendment and any further updates, will be published on the **YourSay** and **PlanSA** websites. Those who have provided a submission on the Joint Amendment will be directly notified of any outcome and will be provided with a copy of the final engagement report.

More information

Contact: Plan SA
Visit: plan.sa.gov.au
Email: PlanSA@sa.gov.au

4

Attachment 2 - Evaluation Results

- Attachment 2 - Engagement evaluation surveys - Sellicks Beach Growth Area Joint Amendment (knet #24068531)
- 38 individual evaluation survey responses from the community
- Results and evaluation of the Designated Entity's engagement

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:14:58 PM
Last Modified: Monday, October 27, 2025 3:18:38 PM
Time Spent: 00:03:40
IP Address: 120.20.25.242

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Neither agree nor disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q5 **Neither agree nor disagree**

I was given sufficient information so that I could take an informed view

Q6 **Neither agree nor disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Other (please specify):**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)
Friends

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I would dearly love the area west of the berg herring cellar door be used as public land for a park, swings, dog park etc, I wouldn't want to be enjoying a glass of wine & seeing undies hanging on clothes lines, thanking you

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:20:06 PM
Last Modified: Monday, October 27, 2025 3:20:35 PM
Time Spent: 00:00:29
IP Address: 122.199.35.236

Page 1

Q1 **Member of the public**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Agree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Social media**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:19:16 PM
Last Modified: Monday, October 27, 2025 3:21:09 PM
Time Spent: 00:01:53
IP Address: 115.131.56.245

Page 1

Q1 **Member of the public**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Disagree**

I am confident my views were heard during the engagement

Q4 **Disagree**

I was given an adequate opportunity to be heard

Q5 **Disagree**

I was given sufficient information so that I could take an informed view

Q6 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Media (newspaper, radio, television),**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.) **Social media,**
In-person information session

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Government and councils need to start listening to the community. No one wants this rezoning or development. Stop ruining precious areas for greed.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:23:13 PM
Last Modified: Monday, October 27, 2025 3:25:29 PM
Time Spent: 00:02:15
IP Address: 143.216.105.194

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Agree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Sellicks Beach Growth Area Joint Amendment: proposal to rezone land for future housing -
engagement evaluation

Q7

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Direct letter/email,

Media (newspaper, radio, television),

Social media,

YourSAy website/e-newsletter,

PlanSA website,

In-person information session,

Flyer/brochure,

Roadside signage

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Please show how responses are acknowledged as influencing the Minister's decision

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:20:03 PM
Last Modified: Monday, October 27, 2025 3:25:43 PM
Time Spent: 00:05:39
IP Address: 122.150.234.67

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Neither agree nor disagree**

I was given sufficient information so that I could take an informed view

Q6 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Thank you for the opportunity to share my views. I sincerely hope that the general consensus will be acknowledged and acted upon, rather than ignored, with the government proceeding regardless. If the majority opposes the development, this should serve as a clear signal to halt any further progress.

#6

COMPLETE

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Started: Monday, October 27, 2025 3:31:12 PM
Last Modified: Monday, October 27, 2025 3:34:36 PM
Time Spent: 00:03:23
IP Address: 27.33.211.30

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Neither agree nor disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Disagree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Neither agree nor disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Social media**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

This process and feedback is probably skewed by the high profile local campaign run by a local environmental group. Like all community engagement exercises it is often those with the strongest opinions and loudest voices that get heard. Most people who don't really care either way don't respond to consultation and this should be considered in the review.

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:30:54 PM
Last Modified: Monday, October 27, 2025 3:39:43 PM
Time Spent: 00:08:49
IP Address: 123.243.135.121

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly agree**

I am confident my views were heard during the engagement

Q4 **Strongly agree**

I was given an adequate opportunity to be heard

Q5 **Strongly agree**

I was given sufficient information so that I could take an informed view

Q6 **Strongly agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email,**
Social media,
YourSAy website/e-newsletter

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I attended the sellicks beach community center . After 10 minutes i walked out, i just cannot believe that a highly paid planning govt. Group could put on such a poor display and information session. Only 2 maps with very little information on them, 1 softly spoken person that everyone was huddled up next to try and hear what was being said, not identified who were planning people, compared to council people, 1 group thought they were talking to planning only to discover they were talking to council rep. Council rep. Map had more information on it than govt. Maps.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:40:20 PM
Last Modified: Monday, October 27, 2025 3:46:33 PM
Time Spent: 00:06:13
IP Address: 116.91.221.163

Page 1

Q1

Landowner within the affected area of land (Sellicks Beach Growth Area)

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Strongly agree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Strongly agree

I was given an adequate opportunity to be heard

Q5

Agree

I was given sufficient information so that I could take an informed view

Q6

Agree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

Direct letter/email

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

As a landowner I am obviously in support but would love the process to move to an area of more surety. Hopefully the decision in December will allow landowners to progress to the next step and understand what the next months will look like. Having the decision hanging is frustrating and not allowing us to plan for the future.

obviously most incumbent people living in Sellicks will be against development, I am sure this is not unusual, but most of the silent majority are looking forward to improved infrastructure and facilities to service the area such as proper parks, shops and public transport. Wheter you live on the Adelaide plains or in Sellicks dust is a occurrence in Summer when it is windy, people on the plains of Virginia see it every summer too.

Good luck, I look forward to a more secure position in the short term.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:44:13 PM
Last Modified: Monday, October 27, 2025 3:48:42 PM
Time Spent: 00:04:29
IP Address: 1.147.75.128

Page 1

Q1

Member of the public

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Disagree

I am confident my views were heard during the engagement

Q4

Neither agree nor disagree

I was given an adequate opportunity to be heard

Q5

Neither agree nor disagree

I was given sufficient information so that I could take an informed view

Q6

Agree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

Other (please specify):

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Member of community group

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

As is always the case with "consultation" some individuals respond, the rest either don't care, rely on others or are not even aware because the message hasn't reached them.

How closely do the authorities listen and respond or is this just a process where the majority of feedback is ignored (past experiences have developed a level of cynicism in the process!). Who has the st

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:44:24 PM
Last Modified: Monday, October 27, 2025 3:49:17 PM
Time Spent: 00:04:52
IP Address: 203.26.122.88

Page 1

Q1

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Landowner within the affected area of land (Sellicks Beach Growth Area)

Q2

I feel the engagement genuinely sought my input to help shape the proposal

Neither agree nor disagree

Q3

I am confident my views were heard during the engagement

Neither agree nor disagree

Q4

I was given an adequate opportunity to be heard

Agree

Q5

I was given sufficient information so that I could take an informed view

Agree

Q6

I felt informed about why I was being asked for my view, and the way it would be considered

Neither agree nor disagree

Q7

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

**Direct letter/email,
Roadside signage**

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Your survey is geared to expect responses that are positive in nature and does not address if the views were actually heard and shaped the proposal or if they have JUST been recorded to tick the box of community engagement

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:41:05 PM
Last Modified: Monday, October 27, 2025 3:49:41 PM
Time Spent: 00:08:36
IP Address: 58.6.172.54

Page 1

Q1 Landowner within the affected area of land (Sellicks Beach Growth Area)
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 Neither agree nor disagree
I feel the engagement genuinely sought my input to help shape the proposal

Q3 Disagree
I am confident my views were heard during the engagement

Q4 Neither agree nor disagree
I was given an adequate opportunity to be heard

Q5 Agree
I was given sufficient information so that I could take an informed view

Q6 Agree
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 Direct letter/email
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Very disappointed that Council staff engaged in a major tree planting program whilst the consultation was being undertaken. The outcome of planting trees along streets that lead into the proposed new development means that appropriate footpath infrastructure to service the new development is now compromised.

As a respondent to the consultation I can only assume that the Council was not at all interested in hearing from local residents about required infrastructure for the new development. When raised with the coordinator of the tree planting program the response was ' that the new development had nothing to do with their program'. This attitude takes away from all those staff trying to do the right thing by the residents and the broader community.

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:54:34 PM
Last Modified: Monday, October 27, 2025 3:55:29 PM
Time Spent: 00:00:55
IP Address: 123.136.46.152

Page 1

Q1 **Advocacy organisation**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Neither agree nor disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Agree**

I am confident my views were heard during the engagement

Q4 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 3:56:24 PM
Last Modified: Monday, October 27, 2025 3:57:20 PM
Time Spent: 00:00:55
IP Address: 14.2.112.199

Page 1

Q1 **Member of the public**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly disagree**

I am confident my views were heard during the engagement

Q4 **Strongly disagree**

I was given an adequate opportunity to be heard

Q5 **Strongly disagree**

I was given sufficient information so that I could take an informed view

Q6 **Strongly disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Social media**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 4:08:09 PM
Last Modified: Monday, October 27, 2025 4:09:34 PM
Time Spent: 00:01:24
IP Address: 202.137.167.202

Page 1

Q1 **Member of the public**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Agree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Other (please specify):**
Via other interested party
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 4:23:26 PM
Last Modified: Monday, October 27, 2025 4:26:54 PM
Time Spent: 00:03:28
IP Address: 193.115.95.220

Page 1

Q1 **Member of the public**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly disagree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Neither agree nor disagree**

I was given sufficient information so that I could take an informed view

Q6 **Strongly disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

How do we know if you have been genuine if you haven't told us if you're going to make any changes? We have no idea if you are going to listen to us.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 4:28:47 PM
Last Modified: Monday, October 27, 2025 4:29:45 PM
Time Spent: 00:00:57
IP Address: 1.147.106.64

Page 1

Q1	Landowner within the affected area of land (Sellicks Beach Growth Area)
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?	

Q2	Agree
I feel the engagement genuinely sought my input to help shape the proposal	

Q3	Neither agree nor disagree
I am confident my views were heard during the engagement	

Q4	Agree
I was given an adequate opportunity to be heard	

Q5	Agree
I was given sufficient information so that I could take an informed view	

Q6	Agree
I felt informed about why I was being asked for my view, and the way it would be considered	

Q7	Media (newspaper, radio, television)
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)	

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

No.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 4:50:21 PM
Last Modified: Monday, October 27, 2025 4:52:45 PM
Time Spent: 00:02:23
IP Address: 120.20.122.147

Page 1

Q1

Landowner within the affected area of land (Sellicks Beach Growth Area)

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Neither agree nor disagree

I was given an adequate opportunity to be heard

Q5

Neither agree nor disagree

I was given sufficient information so that I could take an informed view

Q6

Neither agree nor disagree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

**Social media,
Flyer/brochure**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

For actual local and community feedback to actually be factored into decision making and planning not just disregarded for profit inc
that made from developers

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 5:22:35 PM
Last Modified: Monday, October 27, 2025 5:28:28 PM
Time Spent: 00:05:52
IP Address: 27.32.159.220

Page 1

Q1 **Community group**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly agree**

I am confident my views were heard during the engagement

Q4 **Strongly agree**

I was given an adequate opportunity to be heard

Q5 **Strongly disagree**

I was given sufficient information so that I could take an informed view

Q6 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Other (please specify):**
We have been opposing the development for 5 years.

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

The engagement process provides no avenue to challenge the plan, only modify it. This needs to change so that current contexts can be applied to plans often made decades ago with different circumstances and knowledge.

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 5:39:59 PM
Last Modified: Monday, October 27, 2025 5:42:54 PM
Time Spent: 00:02:55
IP Address: 124.148.48.207

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Disagree**

I was given an adequate opportunity to be heard

Q5 **Disagree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email,**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.) **Roadside signage**

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

If 75% of the 445 respondents oppose the development, I hope that view will be strongly communicated.

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 5:47:54 PM
Last Modified: Monday, October 27, 2025 5:51:14 PM
Time Spent: 00:03:19
IP Address: 146.75.209.8

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly disagree**

I am confident my views were heard during the engagement

Q4 **Strongly disagree**

I was given an adequate opportunity to be heard

Q5 **Strongly disagree**

I was given sufficient information so that I could take an informed view

Q6 **Strongly disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Social media**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

As a centric the debacle that is Mt Barker I know how it works. You do 'consultation' so you can tick a box then you go ahead and let the developers do what ever they want. It's a sham and it's all about developers profits and politicians shoring up their voter base.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 5:52:21 PM
Last Modified: Monday, October 27, 2025 5:54:07 PM
Time Spent: 00:01:46
IP Address: 139.218.225.85

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email,**
PlanSA website,
In-person information session

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Hopefully time put into response is worth the effort

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 6:06:05 PM
Last Modified: Monday, October 27, 2025 6:07:56 PM
Time Spent: 00:01:50
IP Address: 60.225.202.119

Page 1

Q1

Landowner within the affected area of land (Sellicks Beach Growth Area)

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Agree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Agree

I was given an adequate opportunity to be heard

Q5

Agree

I was given sufficient information so that I could take an informed view

Q6

Agree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

**Social media,
YourSAy website/e-newsletter,
PlanSA website**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 6:11:52 PM
Last Modified: Monday, October 27, 2025 6:14:34 PM
Time Spent: 00:02:42
IP Address: 27.96.193.161

Page 1

Q1	Member of the public
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?	
Q2	Agree
I feel the engagement genuinely sought my input to help shape the proposal	
Q3	Agree
I am confident my views were heard during the engagement	
Q4	Agree
I was given an adequate opportunity to be heard	
Q5	Agree
I was given sufficient information so that I could take an informed view	
Q6	Agree
I felt informed about why I was being asked for my view, and the way it would be considered	
Q7	Social media, YourSAy website/e-newsletter
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)	

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Yes given the summary of the feedback, will this actually make any difference to the plan or is this just "lip service"? I agree that opinions have been sought but have very little confidence that the concerns and views that are not supportive will have any impact.

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 6:26:40 PM
Last Modified: Monday, October 27, 2025 6:28:49 PM
Time Spent: 00:02:08
IP Address: 149.167.25.123

Page 1

- | | |
|--|-------------------------------------|
| Q1 | Member of the public |
| What is your interest in the draft Sellicks Beach Growth Area Joint Amendment? | |
| Q2 | Neither agree nor disagree |
| I feel the engagement genuinely sought my input to help shape the proposal | |
| Q3 | Neither agree nor disagree |
| I am confident my views were heard during the engagement | |
| Q4 | Neither agree nor disagree |
| I was given an adequate opportunity to be heard | |
| Q5 | Agree |
| I was given sufficient information so that I could take an informed view | |
| Q6 | Agree |
| I felt informed about why I was being asked for my view, and the way it would be considered | |
| Q7 | YourSAy website/e-newsletter |
| How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.) | |

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

It remains to be seen if the communities views have been heard as we are not yet able to view the final design. These questions can only be answered once we see if our views have influenced decision making.

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 6:24:02 PM
Last Modified: Monday, October 27, 2025 6:29:48 PM
Time Spent: 00:05:46
IP Address: 49.178.86.25

Page 1

Q1

Landowner within the affected area of land (Sellicks Beach Growth Area)

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Strongly agree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Agree

I was given an adequate opportunity to be heard

Q5

Agree

I was given sufficient information so that I could take an informed view

Q6

Strongly agree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

**Social media,
Via my local council,
Roadside signage**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Items such as Stormwater and Sewerage have not been attended to or commented upon.

No mention of recycling waste water grey water and use of Solar power as compulsory on every home if you are serious about CO2 emissions with every home having batteries solar storage batteries.

Also the majority of responses stated NO development and the affected of Particulate matter in the air . The Department must await the EPA results

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 8:12:14 PM
Last Modified: Monday, October 27, 2025 8:13:02 PM
Time Spent: 00:00:47
IP Address: 115.166.20.254

Page 1

- | | |
|--|-------------------------------------|
| Q1 | Member of the public |
| What is your interest in the draft Sellicks Beach Growth Area Joint Amendment? | |
| Q2 | Agree |
| I feel the engagement genuinely sought my input to help shape the proposal | |
| Q3 | Neither agree nor disagree |
| I am confident my views were heard during the engagement | |
| Q4 | Agree |
| I was given an adequate opportunity to be heard | |
| Q5 | Agree |
| I was given sufficient information so that I could take an informed view | |
| Q6 | Agree |
| I felt informed about why I was being asked for my view, and the way it would be considered | |
| Q7 | YourSAy website/e-newsletter |
| How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.) | |

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 27, 2025 8:40:55 PM
Last Modified: Monday, October 27, 2025 8:44:02 PM
Time Spent: 00:03:07
IP Address: 1.121.189.248

Page 1

Q1 Landowner within the affected area of land (Sellicks Beach Growth Area)
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 Disagree
I feel the engagement genuinely sought my input to help shape the proposal

Q3 Neither agree nor disagree
I am confident my views were heard during the engagement

Q4 Neither agree nor disagree
I was given an adequate opportunity to be heard

Q5 Disagree
I was given sufficient information so that I could take an informed view

Q6 Strongly disagree
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 Direct letter/email
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I suggest getting local opinion before completing govt papers that impact on the lives of so many. Now you have that opinion and it is overwhelmingly against a proposal that has already chewed up lots of time and money.

#28

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 28, 2025 2:05:03 AM
Last Modified: Tuesday, October 28, 2025 2:11:31 AM
Time Spent: 00:06:27
IP Address: 124.148.48.203

Page 1

Q1

Landowner within the affected area of land (Sellicks Beach Growth Area)

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Neither agree nor disagree

I was given an adequate opportunity to be heard

Q5

Neither agree nor disagree

I was given sufficient information so that I could take an informed view

Q6

Neither agree nor disagree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

Social media

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

It's all very well asking us how well we thought the consultation process works - it's irrelevant. I believe the consultation is merely window dressing and regardless of what the community thinks the proposal will be forced on to us. I suspect also that future work on this will occur after the state election because you don't want to see it becoming an election issue. Already disappointed that Malinauskas broke an election promise not to build on the land at cnr Main Sth Rd and Aldinga Beach Rd. His word means nothing.

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 28, 2025 9:22:49 AM
Last Modified: Tuesday, October 28, 2025 9:24:40 AM
Time Spent: 00:01:50
IP Address: 120.88.143.138

Page 1

Q1 Other (please specify):
land owner near the affected area of land
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 Agree
I feel the engagement genuinely sought my input to help shape the proposal

Q3 Neither agree nor disagree
I am confident my views were heard during the engagement

Q4 Agree
I was given an adequate opportunity to be heard

Q5 Agree
I was given sufficient information so that I could take an informed view

Q6 Agree
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 Direct letter/email
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I hope my views will be heard!

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 28, 2025 11:01:16 AM
Last Modified: Tuesday, October 28, 2025 11:20:52 AM
Time Spent: 00:19:36
IP Address: 45.249.116.228

Page 1

Q1 **Landowner within the affected area of land (Sellicks Beach Growth Area)**
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly disagree**
I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly disagree**
I am confident my views were heard during the engagement

Q4 **Strongly disagree**
I was given an adequate opportunity to be heard

Q5 **Agree**
I was given sufficient information so that I could take an informed view

Q6 **Strongly disagree**
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email,**
Online information session,
Roadside signage
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

It is too early to know if the engagement is genuine. At this stage it feels token. I have no idea if anyone has truly listened and if they are open minded to the feedback that was given and if any changes to the proposals are being considered as a result.

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 28, 2025 12:13:00 PM
Last Modified: Tuesday, October 28, 2025 12:14:50 PM
Time Spent: 00:01:49
IP Address: 58.163.155.72

Page 1

Q1 Landowner within the affected area of land (Sellicks Beach Growth Area)
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 Strongly disagree
I feel the engagement genuinely sought my input to help shape the proposal

Q3 Strongly disagree
I am confident my views were heard during the engagement

Q4 Neither agree nor disagree
I was given an adequate opportunity to be heard

Q5 Neither agree nor disagree
I was given sufficient information so that I could take an informed view

Q6 Neither agree nor disagree
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 Direct letter/email
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I have no idea if the engagement was genuine or not because I don't yet know if they have listened and made changes.

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 28, 2025 3:29:10 PM
Last Modified: Tuesday, October 28, 2025 3:36:28 PM
Time Spent: 00:07:18
IP Address: 1.158.128.12

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Neither agree nor disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Neither agree nor disagree**

I am confident my views were heard during the engagement

Q4 **Agree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **YourSAy website/e-newsletter**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

The engagement process was good. Please make sure that the majority of voices are heard and that Sellicks is left rural with green corridors maintaining the biodiversity and natural environment that the residents love and want and is so desperately needed to preserve this part of the Willunga Basin and coastline.

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 29, 2025 4:48:28 AM
Last Modified: Wednesday, October 29, 2025 4:55:19 AM
Time Spent: 00:06:50
IP Address: 1.147.102.71

Page 1

Q1 Other (please specify):
Bred, born, raised and live within the region
What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 Agree
I feel the engagement genuinely sought my input to help shape the proposal

Q3 Disagree
I am confident my views were heard during the engagement

Q4 Agree
I was given an adequate opportunity to be heard

Q5 Agree
I was given sufficient information so that I could take an informed view

Q6 Agree
I felt informed about why I was being asked for my view, and the way it would be considered

Q7 YourSAy website/e-newsletter
How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

concerns about the destruction of yet more farmland. I do not believe this is necessary - there are numerous empty titles of land that can be built on and/or damaged-empty housing which could be demolished and have titles divided & additional housing built. We need to stop destroying farmland!

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 29, 2025 1:02:37 PM
Last Modified: Wednesday, October 29, 2025 1:05:39 PM
Time Spent: 00:03:01
IP Address: 110.175.103.240

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Disagree**

I am confident my views were heard during the engagement

Q4 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Via my local council**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I believe that my concerns will not be heard as these decisions, as per usual, have already been made and our feedback really doesn't matter or will not make any difference to what has already been decided on.

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, November 01, 2025 5:51:31 PM
Last Modified: Saturday, November 01, 2025 5:53:10 PM
Time Spent: 00:01:39
IP Address: 14.203.221.233

Page 1

Q1

Member of the public

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2

Neither agree nor disagree

I feel the engagement genuinely sought my input to help shape the proposal

Q3

Neither agree nor disagree

I am confident my views were heard during the engagement

Q4

Neither agree nor disagree

I was given an adequate opportunity to be heard

Q5

Disagree

I was given sufficient information so that I could take an informed view

Q6

Neither agree nor disagree

I felt informed about why I was being asked for my view, and the way it would be considered

Q7

Media (newspaper, radio, television),

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Social media,
PlanSA website

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, November 03, 2025 2:31:51 PM
Last Modified: Monday, November 03, 2025 4:08:29 PM
Time Spent: 01:36:38
IP Address: 124.184.77.235

Page 1

Q1

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Other (please specify):

Life long farmer/land manager; Bachelor Science Degree in Environmental Management (2010); Lifetime of observation of Adelaide coastal eco-systems due to impacts of residential housing development (culminating in unprecedented toxic marine algal bloom) (deliberate destruction of dune systems protecting the coast, loss of seagrass plains due to polluted storm and sewage run-off, loss of stability of sea-floor, loss of marine eco-systems and fish nurseries

Q2

I feel the engagement genuinely sought my input to help shape the proposal

Disagree

Q3

I am confident my views were heard during the engagement

Strongly disagree

Q4

I was given an adequate opportunity to be heard

Agree

Q5

I was given sufficient information so that I could take an informed view

Agree

Q6

I felt informed about why I was being asked for my view, and the way it would be considered

Disagree

Sellicks Beach Growth Area Joint Amendment: proposal to rezone land for future housing - engagement evaluation

Q7

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

YourSAy website/e-newsletter,

PlanSA website,

Other (please specify):

SWWAN local Sellicks Conservation Group

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

I have no complaint about the engagement process. However, just as with the rezoning of 1300ha at Mount Barker (545 submissions) there was no real intention of listening or acting on any of those submissions. In this instance the 'traffic planning' for this development appears to be under consideration well before public consultation has closed or been considered. This is blatant evidence of intention to proceed regardless of public concerns.

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, November 05, 2025 7:06:33 PM
Last Modified: Wednesday, November 05, 2025 7:07:28 PM
Time Spent: 00:00:55
IP Address: 119.15.74.23

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Agree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Disagree**

I am confident my views were heard during the engagement

Q4 **Neither agree nor disagree**

I was given an adequate opportunity to be heard

Q5 **Neither agree nor disagree**

I was given sufficient information so that I could take an informed view

Q6 **Agree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Q8

Respondent skipped this question

Do you have any other feedback or comments you would
like to share on the engagement process?

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 06, 2025 3:08:48 PM
Last Modified: Thursday, November 06, 2025 3:40:54 PM
Time Spent: 00:32:05
IP Address: 116.240.231.219

Page 1

Q1 **Member of the local community**

What is your interest in the draft Sellicks Beach Growth Area Joint Amendment?

Q2 **Strongly disagree**

I feel the engagement genuinely sought my input to help shape the proposal

Q3 **Strongly disagree**

I am confident my views were heard during the engagement

Q4 **Disagree**

I was given an adequate opportunity to be heard

Q5 **Agree**

I was given sufficient information so that I could take an informed view

Q6 **Disagree**

I felt informed about why I was being asked for my view, and the way it would be considered

Q7 **Direct letter/email,**

How did you hear about the draft Sellicks Beach Growth Area Joint Amendment? (Please select all relevant options.)

Social media,

Via my local council,

Other (please specify):

Via Renewal SA master plan 10 years ago, it showed the future corridor and green space. Green space has lessened

Q8

Do you have any other feedback or comments you would like to share on the engagement process?

Those presenting at the information session were not able to answer questions and often contradicted each other. They provided generic answers. We were not listened to. The Major stated it is bringing in funding that the council needs and has planned for, she might as well said it is going ahead no matter . what we say. we asked another councilor what he thought and he said, he lives in Willunga on land so no houses will be built around him in the future. All representatives could not provide accurate information re the affordable house. The price range was \$100,000 difference between them, the number being offered and how was the affordable being split, eg affordable to buy and new Housing SA public Housing. That number is being kept quiet and not even advising the local community that there is public housing going there. We all know how bad that went at Seaford. We have know infrastructure, public transport and you want to put high complex needs people in a vulnerable area. You can not get into the Dr and We don't even have SAPOL 24/7 in the area. Ghetto comes to mind.

You are not listening to the people, it is greed driven and policy driven. The minister for housing has been changing development plans without consulting people, developers and those that provide services. In Marion area he made a developer change unit complex plans from 500 to 700, this meant car parking at the complex had to go and now the streets around the complex are full of tenants cars. The proposed land at Sellicks has not had an in depth environmental report completed, (not referring to air quality) you are planning on developing a huge feeding area of the Black yellow tail cockatoos by removing pine trees, where the planned shopping centre (which we don't need or want. Aldinga Shopping centre has vacant stores still) is going and along Sellicks Beach Road. The indigenous report stated the planned development area was an significant site and it was recommended that a further in depth study be undertaken, which has not happened. You have only viewed the ground half a meter deep and it showed the significance of the area.

The quarry was at Sellicks before the plan was developed, the reality is we need the quarry and it provides long term jobs. Sellicks should not be developed or included in the master plan housing corridor. Build up, not out.

Results and evaluation of Designated Entity's engagement

The engagement was evaluated by Kelly Brown, Communications and Engagement Specialist, within the Department for Housing and Urban Development.

	Evaluation statement	Response options (<i>Select answer</i>)
1	Engagement occurred early enough for feedback to genuinely influence the planning policy, strategy or scheme (Principle 1)	▪ Engaged when there was opportunity for input into scoping. ▪ Engaged when there was opportunity for input into first draft. ✓ Engaged when there was opportunity for minor edits to final draft. ▪ Engaged when there was no real opportunity for input to be considered. Key stakeholders were notified of the Joint Amendment directly via letter emailed/posted on the first day of the consultation period to provide sufficient time to make a submission and influence the final draft. This direct communication was complemented by communications through a variety of in-person and digital methods to provide multiple opportunities to learn about and provide feedback on the draft Joint Amendment. It's also worth noting, in response to feedback received during the consultation period, changes have been made to the Joint Amendment to be submitted to the Minister for Planning for a decision.
2	Engagement contributed to the substance of the Joint Amendment (Principle 1)	▪ In a significant way ✓ In a moderate way ▪ In a minor way ▪ Not at all. All feedback received was carefully considered and responded to in the engagement report. Where feedback didn't result in changes the response clearly communicates why. As a result of the feedback received the following amendments have been made: • spatially apply the new 'Infrastructure Coordination Overlay' over the entire affected area, to coordinate the strategic use of land with necessary services and infrastructure, including a referral to a Scheme Coordinator in relation to an infrastructure delivery scheme in operation in the area affected by the overlay • spatially apply the 'Noise and Air Emissions Overlay' to the north-eastern quadrant of the affected area to assist in mitigating any noise impacts from the proposed activity centre, potential mass transit corridor and Berg Herring Winery

		• amend Concept Plan 163 – Sellicks Beach Land Use to reference a neighbourhood activity centre.
3	The engagement reached those identified as the community of interest (Principle 2)	✓ Representatives from most community groups participated in the engagement. ▪ Representatives from some community groups participated in the engagement. ▪ There was little representation of the community groups in engagement. Submissions were received from representatives from most stakeholder groups identified in the engagement plan. The engagement evaluation survey indicated those who responded heard about the Joint Amendment from 14 different sources. All community stakeholders, with the exception of the general public, were directly contacted via letter sent by email where possible, or by post. This was supported by a wide range of other communication activities to provide multiple and various touchpoints with the community, including: • roadside signage in the community • community information sessions promoted publicly on Eventbrite, through YourSAy, PlanSA, social media and the council's communication channels • submissions were received from the majority of stakeholder groups identified • social media • YourSAy – state government • Your Say – council • hard copies of the draft Joint Amendment available to the public in council offices and Level 9, 83 Pirie Street, Adelaide • frequently asked questions • fact sheets • information brochure distributed at the in-person community information session • PlanSA email and submission form

		• briefings/meetings/presentations
4	Engagement included the provision of feedback to community about outcomes of their participation	✓ Formally (report or public forum). ▪ Informally (closing summaries). ▪ No feedback provided. All submissions were acknowledged upon receipt. Everyone who provided feedback on the draft Joint Amendment and submitted their contact details was directly emailed a copy of the 'what we heard' report, providing a summary of the engagement process and key themes raised during the consultation as well as information about the next steps in finalising the Joint Amendment. The engagement report, providing detailed analysis and responses to all feedback and evaluation of the engagement process, will be published on the PlanSA and YourSAy websites and all key stakeholders and people who submitted feedback will be provided with a direct link.
5	Engagement was reviewed throughout the process and improvements put in place, or recommended for future engagement (Principle 5)	• Reviewed and recommendations made in a systematic way. • Reviewed but no system for making recommendations. • Not reviewed. Engagement was reviewed throughout the process and improvements implemented, including: • Information was added to or amended in frequently asked question materials to improve clarity and accuracy: - o an amendment was made to correct wording regarding current wastewater services currently provided for Sellicks Beach - o in response to a request for information on the mass transit corridor, a frequently asked question on this topic was developed and added - o an amendment was made to correct a paragraph regarding open space • additional activities/materials were added to engagement, including: - o presentations to Adbri Quarries and the Sellicks Community Consultative Group on the Joint Amendment - o an update on the Joint Amendment was also provided at a meeting of the state government's Infrastructure Coordination Group - o a poster was provided to the City of Onkaparinga for display in its offices to raise awareness of the draft Joint Amendment and locations of hard copies the public could access. - o • an amendment was made to correct wording regarding current wastewater services currently provided for Sellicks Beach

		• in response to a request for information on the mass transit corridor, a frequently asked question on this topic was developed and added • further information and new frequently asked questions were added on topics raised in enquiries received during the consultation, including about the Mass Transit Investigation Corridor. While Kaurna Traditional Owners were involved in the Aboriginal Cultural Heritage Assessment Report for the Sellicks Beach Growth Area, there wasn't participation by Traditional Owners in the consultation on the draft Joint Amendment through the engagement activities delivered. The Department as part of its work more broadly on the Aboriginal Engagement and Planning with Country actions in the Greater Adelaide Regional Plan will seek further engagement with Traditional Owners Groups. The Department for Housing and Urban Development is also working on new practices to ensure that, where there is higher risk of impacting culturally significant sites and disturbing Aboriginal heritage, upfront cultural heritage surveys of these areas should occur with Traditional Owners. Discussions with Traditional Owners to work through these process improvements are ongoing.
	Identify key strength of the Charter and Guide	The Charter encourages best practice engagement to ensure stakeholders and community have the opportunity to influence decisions that impact or interest them.
	Identify key challenge of the Charter and Guide	Gathering stakeholder and community feedback on the engagement process prior to announcing final outcomes will often result in a level of uncertainty or scepticism in the engagement process, because the community is yet to see if their feedback resulted in change.

Attachment 3 – Copy of Submissions Received

- Copy of submissions - Sellicks Beach Growth Area Joint Amendment (#24077322) Refer to separate document at: https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10882
- 445 submissions were received from landowners, community members, councils, industry bodies, community groups, advocacy organisations and state government agencies.
- More than three quarters of respondents identified themselves as members of the public or members of the local community

**Attachment 4 – Addendum Report - Environmental Noise Quality Assessment
(Sonus)**

24078986

Sellicks Beach Growth Area

Environmental Noise Quality Assessment

Addendum Report – Berg Herring Wines

S8351C5

November 2025

sonus.

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Document Title : Sellicks Beach Growth Area
Addendum Report – Berg Herring Wines
Client : Department for Housing and Urban Development
Document Reference : S8351C5
Date : November 2025
Author : Adam Cook, MAAS
Reviewer : Chris Turnbull, MAAS

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GLOSSARY

A-weighting	Frequency adjustment representing the response of the human ear
Background noise level	The noise level of the environment in the absence of the noise source under consideration.
dB(A)	A-weighted noise level, measured in decibels
$L_{90,T}$	The sound pressure level that is exceeded for 90 percent of a measurement period, T. Often considered representative of the background noise level.
$L_{eq,T}$	The equivalent continuous noise level – The level of steady noise which is equivalent in energy to a time-varying noise in the environment, occurring over a measurement period, T.
Sound pressure level	The level of noise measured in the environment
Sound power level	The total acoustic energy emitted by a noise source.

1 INTRODUCTION

An assessment of environmental noise was previously conducted for land at Sellicks Beach, known as the Sellicks Beach Growth Area (the **Affected Area**). The Affected Area has been earmarked for future housing development by the Government of South Australia, with capacity for up to 1,700 new dwellings over the 134 hectare site. An aerial image of the Affected Area and current zoning from the consultant brief is provided in Figure 1.

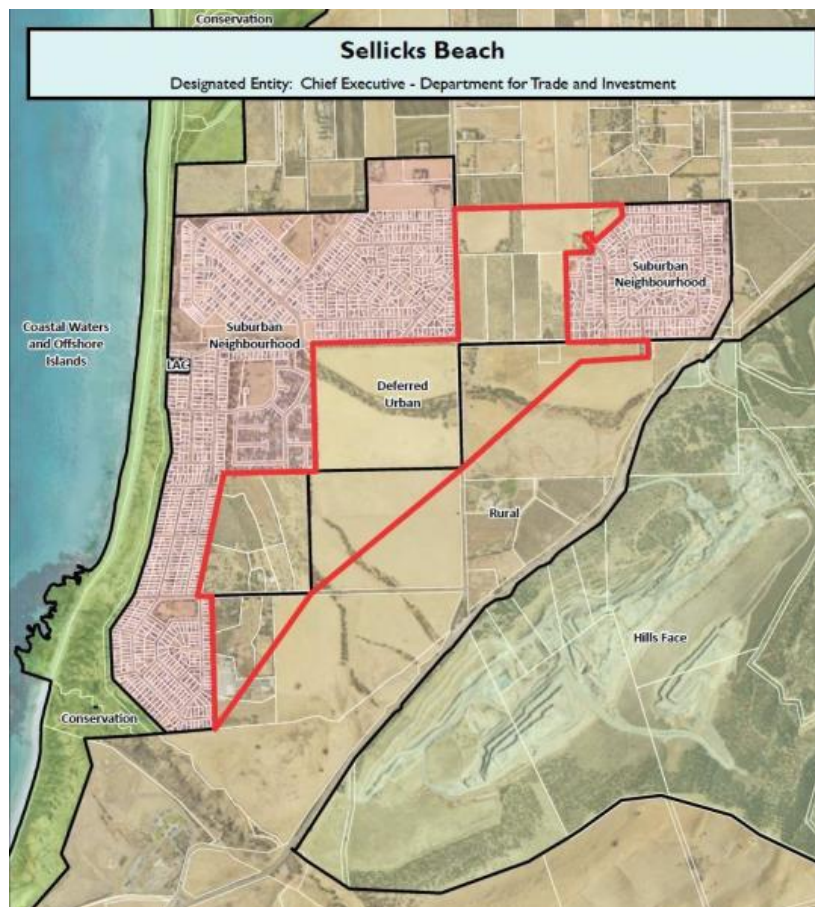


Figure 1: Subject site and current zoning from Consultant Brief

This addendum report updates the assessment conducted previously by Sonus (the **Previous Assessment**) to provide consistency with new advice received regarding the approved use of music at Berg Herring Wines (the **Winery**).

The intent of the assessment is to outline the requirements for the Affected Area such that new receivers which could be developed in the Affected Area would not constrain the existing approved operation of the Winery.

2 APPROVAL CONDITIONS FOR BERG HERRING WINES

The Previous Assessment included analysis of noise from the operation of the Winery to future residential receivers within the Affected Area. The assessment was based upon information provided to DHUD by City of Onkaparinga regarding the approved existing use at the Winery. This advice stated *“As part of the DA approval 21023636 and the requirement to limit music noise to ‘acoustic music’ only, is just that – acoustic music – there is to be no amplified or electronic devices (inc recorded or microphones, etc)”*

Based upon this information the previous assessment considered that such music would not be audible at the nearest sensitive receivers over patrons and other approved site activity and therefore did not warrant further consideration in the assessment.

In the time since the assessment was issued, City of Onkaparinga provided updated information, including the specific condition which relates to approved music and noise at the Winery, as follows:

“Condition 6: The proposed acoustic music and any other noise such as recorded music shall be kept at appropriate levels with regard to nearby residential neighbours, with reference to the relevant criteria in the Environment Protection (Noise) Policy 2007”.

City of Onkaparinga also advised that *“In reference to the relevant criteria in the Environment Protection (Noise) Policy 2007 – this has now been superseded by the ‘Environment Protection (Commercial and Industrial Noise) Policy 2023” (the **Policy**)*. It was also noted that approval of a subsequent Development Application occurred in 2023, and that this approval stated that Conditions of Consent from previous approvals continue to apply to the subject land.

The existing approved use at Berg Herring wines therefore includes playback or performance of music up to a level, which would enable all noise from the Winery to comply with noise criteria provided in the Policy. This approved noise from Winery operation is the subject of this addendum assessment.

3 PLANNING AND DESIGN CODE

The Affected Area is currently within the *Deferred Urban Zone* and the *Rural Zone* of the Planning and Design Code (the **Code**) but is not within the *Noise and Air Emissions* overlay. The Affected Area is currently surrounded by the *Rural Zone* and the *Suburban Neighbourhood Zone*, and the nearby Sellicks Hill Quarry is located within the *Hills Face Zone*.

The desired outcome for the *Deferred Urban Zone* is “To safeguard land for future urban growth”. The desired outcomes for the *Rural Zone* are “A zone supporting the economic prosperity of South Australia primarily through the production, processing, storage and distribution of primary produce, forestry and the generation of energy from renewable sources.” and “A zone supporting diversification of existing businesses that promote value-adding such as industry, storage and warehousing activities, the sale and consumption of primary produce, tourist development and accommodation.”.

It is likely that a Code Amendment for the Affected Area will seek to change the zoning to a zone or zones which accommodate residential uses, and other zones for supplementary land uses such as suburban activity centres and open space.

4 ASSESSMENT

4.1 Winery

Berg Herring Wines currently operates a cellar door (**Winery**) at Lot 21 Sellicks Beach Road, within the northern boundaries of the Affected Area.

The Winery holds a Liquor Production & Sales Licence (License number 57618105) which limits the capacity of 100 patrons and authorised hours for the sale of liquor to between 10:00am to 9:00pm each day of the week.

4.1.1 Criteria

As noted by City of Onkaparinga, assessment criteria for noise sources at the Winery are determined from the Policy. The approved hours of operation of the winery are wholly within the 'Day' period of the policy, which is defined as between 7:00am to 10:00pm.

Based on Condition 6, the applicable noise criterion for the Winery is 55 dB(A), when measured at the closest existing receivers, which are residences across Sellicks Beach Road to the north.

Based upon future zoning of the Affected Area promoting residential land use, the relevant assessment criterion for noise from the Winery at future residences in the Affected Area is an outdoor noise level of 53 dB(A).

4.1.2 Winery operations

Noise levels from operation of the winery were predicted using a SoundPLAN noise model. The model utilises the ISO 9613 prediction algorithm to calculate receiver noise levels based upon sources including:

- Patrons in the outdoor areas of the winery.
- On-site carparking for patrons and staff.
- Typical building services plant.
- Music being played or performed over an amplified speaker system, located in the south-western corner of the public area of the winery, as shown in Figure 2:
 - o This represents the furthest music performance location compared to the existing receivers. It therefore is the location where the highest music volume which could be played, while complying with the current noise criteria.
 - o The PA system speakers are assumed to be located at 2 metres above the ground surface, aimed toward the patron areas.



Figure 2: Music location and speaker orientation

4.1.3 Results

It was found that compliance with the DA Approval Conditions for the existing receiver locations is achieved with a music sound power level of up to 96 dB(A), when considered in conjunction with full patronage of the winery and operation of all plant. This music volume is considered consistent with what could be expected for a ‘acoustic soloist’ playing with an amplified speaker system. The receiver noise levels are controlled by noise from patrons.

An alternative scenario with reduced patron noise contribution (such as an ‘intimate’ performance to ten patrons) was also considered. In this setting, the lower patron noise contribution allows the music noise level to be increased by 5 dB(A) while still achieving compliance with the criteria at existing residential locations.

Predictions of noise were conducted for future receivers within the affected area based upon these music volume levels. Without noise mitigation, the predicted noise level for future receivers in the Affected Area will exceed the noise level criterion, as shown in Table 1. Therefore, noise mitigation will be required so that new receivers in the Affected Area do not constrain the operation of the Winery.

Table 1: Predicted noise from winery within Affected Area

Scenario	Highest predicted level within Affected Area Leq,15min [dB(A)]
Full patronage with amplified 'acoustic soloist'	65
Reduced patronage with higher music level	70

4.1.4 Mitigation

A “buffer area” could be considered, to provide a minimum separation distance between the winery and the future location of sensitive receivers within the Affected Area. The buffer area should be positioned such that the closest sensitive receivers are at least 35 metres from the western boundary of the winery. The location of the buffer area and predicted noise level contours for noise in the Affected Area from the Winery are shown in Figure 3.

If it is desired to reduce the size of the buffer area, a 3.0 metre high noise barrier could be constructed on the western boundary line of the Winery. The noise barrier should be constructed from a solid material free from gaps or holes. Materials which are suitable for the noise barrier include:

- Sheet metal fencing
- Acrylic panelling
- Glass
- Masonry brick or blockwork.

Provision of this noise barrier would reduce the required buffer area to a distance of 10 metres from the Winery Boundary. Use of a barrier to eliminate the buffer area completely was found to be impractical as the close proximity of the worst-case music source to the boundary would result in a requirement for an excessively tall barrier.

Predicted noise level contours for noise in the affected area from the Winery are shown in Figure 4.



Figure 3: Noise contours – winery without barrier



Figure 4: Noise contours - winery with barrier

5 CONCLUSION

An update to the assessment of environmental noise for the Sellicks Beach Growth Area has been conducted in response to new information regarding approved use of Berg Herring Wines provided by City of Onkaparinga.

The assessment considers noise at the Affected Area from operation of a nearby existing winery, including noise from patrons, on-site carparking mechanical plant and music. Noise levels have been predicted at the Affected Area and compared to criteria from the Winery's Conditions of Approval and the *Environment Protection (Commercial and Industrial Noise) Policy 2023*.

Noise from existing approved activity at the Winery can achieve the assessment criteria applicable at new receivers within the Affected Area, subject to the incorporation of a buffer space between dwellings and the boundary of the Winery. The required buffer distance could be reduced using a noise barrier on the site boundary. Subject to these controls, the development of new dwellings within the Affected Area will not constrain operation of the Winery.

Attachment 5 – Infrastructure Coordination Overlay

Infrastructure Coordination Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Development is consistent with and will not compromise efficient delivery of infrastructure provided for under an infrastructure delivery scheme.
DO 2	Coordination of infrastructure and the strategic use of land with necessary services and infrastructure.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Infrastructure Delivery Scheme	
PO 1.1 Development is consistent with the location and form of infrastructure provided for under an infrastructure delivery scheme established under Part 13 of the <i>Planning, Development and Infrastructure Act 2016</i> .	DTS/DPF 1.1 Development satisfies one of the following: a) does not comprise the division of land b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use c) does not result in more than 1 dwelling on an existing allotment d) development which will occur in accordance with an agreement under section 123 of the <i>Planning, Development and Infrastructure Act 2016</i>.
PO 1.2 The delivery of infrastructure occurs in accordance with the relevant Concept Plan.	DTS/DPF 1.2 Infrastructure is delivered in accordance with the infrastructure type and location shown on any

	relevant Concept Plan. The following concept plans are relevant: <table><tr><td>Description</td></tr><tr><td>Concept Plan 160 – Concordia Growth Area: Basic Infrastructure</td></tr><tr><td>Concept Plan 164 – Sellicks Beach Basic Infrastructure</td></tr></table>	Description	Concept Plan 160 – Concordia Growth Area: Basic Infrastructure	Concept Plan 164 – Sellicks Beach Basic Infrastructure
Description				
Concept Plan 160 – Concordia Growth Area: Basic Infrastructure				
Concept Plan 164 – Sellicks Beach Basic Infrastructure				
PO 1.3 Development does not conflict with or compromise planned infrastructure.	DTS/DPF 1.3 Development satisfies one of the following: a) does not comprise the division of land b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use c) does not result in more than 1 dwelling on an existing allotment d) development is located wholly outside of land which has been identified for the provision of infrastructure shown on any relevant concept plans. The following concept plans are relevant: <table><tr><td>Description</td></tr><tr><td>Concept Plan 160 – Concordia Growth Area: Basic Infrastructure</td></tr><tr><td>Concept Plan 164 – Sellicks Beach Basic Infrastructure</td></tr></table>	Description	Concept Plan 160 – Concordia Growth Area: Basic Infrastructure	Concept Plan 164 – Sellicks Beach Basic Infrastructure
Description				
Concept Plan 160 – Concordia Growth Area: Basic Infrastructure				
Concept Plan 164 – Sellicks Beach Basic Infrastructure				
PO 1.4 Development is consistent with the capacity of existing or planned infrastructure and servicing networks, or can demonstrate that infrastructure and servicing requirements can be accommodated without compromising the delivery, timing, or cost of infrastructure identified in an infrastructure delivery scheme.	DTS/DPF 1.4 Development satisfies one of the following: a) is located within an area where infrastructure capacity has been confirmed by the relevant Scheme Coordinator b) is supported by a servicing report or infrastructure assessment demonstrating that: i. infrastructure capacity is sufficient to accommodate the proposed development; or ii. infrastructure upgrades required to support the development are			

	feasible, sequenced appropriately, and consistent with the relevant infrastructure delivery scheme.		
Social infrastructure			
PO 2.1 Social infrastructure, including health, education, community facilities, police, justice or emergency services facilities, is delivered in accordance with the relevant Concept Plan.	DTS/DPF 2.1 Social infrastructure is delivered in accordance with the size and location of social infrastructure shown and nominated on any relevant Concept Plan. The following concept plans are relevant: <table><tr><td>Description</td></tr><tr><td>Concept Plan 161 – Concordia Growth Area: Land Use</td></tr></table>	Description	Concept Plan 161 – Concordia Growth Area: Land Use
Description			
Concept Plan 161 – Concordia Growth Area: Land Use			
PO 2.2 Development does not compromise or conflict with planned social infrastructure.	DTS/DPF 2.2 Development satisfies one of the following: a) does not comprise the division of land b) does not involve building work comprising a non-residential use, except for where such a use would represent a continuation of an existing or rural land use c) does not result in more than 1 dwelling on an existing allotment d) is located wholly outside of land which has been identified for the provision of social infrastructure shown on any relevant concept plans. The following concept plans are relevant: <table><tr><td>Description</td></tr><tr><td>Concept Plan 161 – Concordia Growth Area: Land Use</td></tr></table>	Description	Concept Plan 161 – Concordia Growth Area: Land Use
Description			
Concept Plan 161 – Concordia Growth Area: Land Use			

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference

A class of development in an area where an infrastructure delivery scheme has been established under Part 13 of the <i>Planning, Development and Infrastructure Act 2016</i> and that does not satisfy Infrastructure Coordination Overlay DTS/DPF 1.1, except where: (a) the development is, in the opinion of the relevant authority, minor in nature and would not warrant a referral when considering the purpose of the referral; or (b) the development has been granted outline consent.	Scheme Coordinator established under section 165 of the <i>Planning, Development and Infrastructure Act 2016</i> in relation to an infrastructure delivery scheme in operation in the area affected by this overlay	To provide direction to the relevant authority in relation to: (a) whether development is consistent with the provision of infrastructure associated with the relevant infrastructure delivery scheme (b) whether development compromises or conflicts with the provision of infrastructure provided for under an infrastructure delivery scheme (c) infrastructure capacity and servicing associated with a development within the scheme area (d) whether contributions or other conditions are required in accordance with the relevant infrastructure delivery scheme.	Development of a class to which Schedule 9 clause 3 item 8A of the <i>Planning, Development and Infrastructure (General) Regulations 2017</i> applies.
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Attachment 6 - Consequential changes to Emerging Main Street Subzone, Coordinated Development Overlay

While not proposed in response to consultation, it is noted that, since the Joint Amendment was released for consultation on 4 September 2025, the Concordia Code Amendment was adopted on 29 September 2025, bringing into effect the new **Emerging Main Street Subzone** and **Coordinated Development Overlay** on 4 December 2025. Accordingly, this Joint Amendment no longer proposes the Subzone and Overlay as new policy modules, but rather spatially applies the versions currently in effect in the Planning and Design Code. The key changes to the Subzone and Overlay since they were consulted on include:

- **Emerging Main Street Subzone:**
 - o allow a broader range of land uses fronting the main street, subject to meeting the design criteria for active interface and street framing
 - o clarify that a main street does not need to be defined for any local activity centre (noting that a neighbourhood activity centre is proposed for Sellicks Beach)
 - o clarify that a main street must be identified on a plan of division
 - o general updates to improve terminology, create consistency and avoid duplication.
- **Coordinated Development Overlay:**
 - o Add part (c) to PO 2.1, supporting land division which results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.

The below copy of the policy highlights the above-mentioned changes as follows:

- existing unaltered text shown by black e.g. existing text
- new text as was proposed in the draft Joint Amendment for consultation shown by green text e.g. **add text**
- deletion of policy that was proposed in the consultation Joint Amendment but has been removed is shown by red text with strikethrough e.g. ~~remove text~~
- differences in the policy from what was released for consultation has the section highlighted in yellow.

Master Planned Neighbourhood Zone

Emerging Main Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	<u>Activity centres supported by medium density residential development make neighbourhoods a healthy and convenient place to live.</u>
DO 2	<u>Higher order</u> activity centres in master planned areas include a main street as focal point for the surrounding neighbourhood and include a mix of retail, office, commercial, community, educational, sporting, recreation and civic land uses. ~~supported by medium density residential development.~~
~~DO 2~~	~~A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.~~
~~DO 3~~	~~An intimate public realm with active streets created by integrated mixed use buildings.~~

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	

PO 1.1 Activity centres within master-planned communities include: (a) retail, office, consulting rooms, educational facilities, community facilities, health, entertainment, sporting and recreation related uses that provide a range of goods and services at the local and neighbourhood level (b) a <u>main street</u> environment as a focal point for residents and visitors to shop, work, meet, entertain and relax.	DTS/DPF 1.1 Development comprises one or more of the following where located in an <u>activity centre</u>: (a) Advertisement (b) Child Care Facility (c) Cinema (d) Community facility (e) Consulting Room (f) Dwelling located above non-residential development (g) Educational Facility (h) Health facility (i) Hospital (j) Hotel (k) Indoor recreation facility (l) Library (m) Licensed Premises (n) Office (o) Place of worship (p) Shop (q) Tourist Accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Childcare facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling (h) Educational facility
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	(i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Student accommodation (p) Supported accommodation.
PO 1.2 Within a <u>main street</u> of an <u>activity centre</u> , ground floor uses contribute to an active and vibrant main street.	DTS/DPF 1.2 Shop, office, or consulting room uses are located on the ground floor level of buildings within a <u>main street</u> of an <u>activity centre</u> .
PO 1.3 Development with a frontage to ~~Within a main street of an activity centre~~ <u>development</u> is sited and designed to achieve or maintain a vibrant and interesting streetscape. ~~within retail areas.~~	DTS/DPF 1.3 None are applicable ~~Within a main street of an activity centre, any of the following:~~ ~~(a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m²~~ ~~(b) cinema~~ ~~(c) hotel~~ ~~(d) licensed premises.~~
PO 1.4 Within an <u>activity centre</u> , dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.4 Within an <u>activity centre</u> , medium to high density dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level or (b) behind non-residential uses on the same allotment.

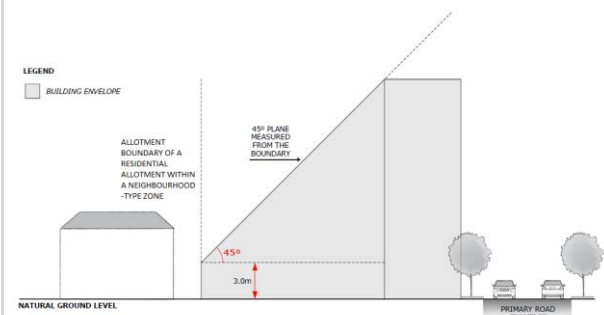
PO 1.5 ~~Within an <u>activity centre</u>:~~ ~~(a) — educational facilities, sporting and recreation facilities are located to the periphery of the main street environment; and~~ ~~(b) — large floor plate retail and commercial developments are located close to the main street and have liner buildings/tenancies that front the main street and minimise blank walls.~~	DTS/DPF 1.5 ~~None are applicable.~~
PO 1.5 1.6 Activity centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood.	DTS/DPF 1.5 1.6 None are applicable.
PO 1.6 1.7 Medium to high density residential neighbourhoods established in walkable distances to an <u>activity centre</u>.	DTS/DPF 1.6 1.7 Residential development (other than residential development in a mixed-use building) achieves a net residential density of not less than 35 dwellings per hectare, where located within 200 m of the boundary of an activity centre, except where varied by a Concept Plan.

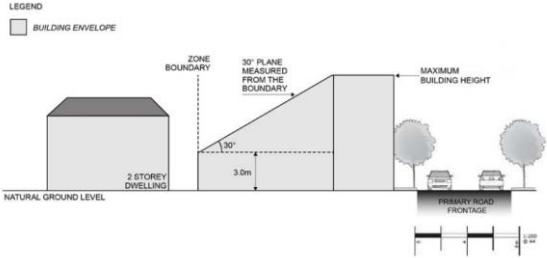
PO 1.7 1.8 Within an <u>activity centre</u>, changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within main street precincts.	DTS/DPF 1.7 1.8 Within an <u>activity centre</u>, a change of use to a shop, office, consulting room or any combination of these uses satisfies (a) to (e) inclusive: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m² and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-
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	street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements in Designated Areas to the nearest whole number, except in any of the following circumstances: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse.
Built Form and Character	

PO 2.1 Within the <u>main street</u> of an <u>activity centre</u>, buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.	DTS/DPF 2.1 Buildings ~~fronting~~ ~~within~~ the <u>main street</u> of an <u>activity centre</u>: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings - and (b) have levels above the defined podium or street wall set back a minimum of 2m from that wall.
PO 2.2 Within the <u>main street</u> of an <u>activity centre</u>, buildings establish a main street appearance by incorporating key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed narrow shop front displays above raised display levels (base stall boards) and recessed entries.	DTS/DPF 2.2 None are applicable.
PO 2.3 Within the <u>main street</u> of an <u>activity centre</u>, buildings create visual interest, promote an active interface with the main street frontage and maximise passive surveillance. ~~are designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.~~	DTS/DPF 2.3 Within the <u>main street</u> of an <u>activity centre</u>, not less than 50% of the ground floor primary frontage of buildings facing the main street is visually permeable, transparent or clear glazed. ~~the ground floor primary frontage of buildings facing the main street:~~ (a) ~~provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation; and~~ (b) ~~does not have blank walls longer than 6m.~~

PO 2.4 Within the <u>main street</u> of an <u>activity centre</u>, pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	DTS/DPF 2.4 None are applicable.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building.	DTS/DPF 2.5 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.6 Outbuildings, carports and garages are located behind the primary building facing the main street to ensure vibrancy and activity along the main street.	DTS/DPF 2.6 None are applicable.
PO 2.7 Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining pedestrian networks zones.	DTS/DPF 2.7 None are applicable.
PO 2.8 Within the <u>main street</u> of an <u>activity centre</u>, vehicular access is from a secondary street and/or rear lane, avoiding vehicle access from the main street frontage.	DTS/DPF 2.8 None are applicable.
PO 2.9 Within the <u>main street</u> of an <u>activity centre</u>, on-site car parking areas are located behind the building fronting the main street.	DTS/DPF 2.9 None are applicable.
Building height and setbacks	

PO 3.1 A range of low-to-medium rise buildings within activity centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.	DTS/DPF 3.1 Buildings within activity centres not exceeding the following maximum building heights: (a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m (b) in all other cases 6 building levels or 22m.
PO 3.2 Buildings within activity centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.2 Buildings within activity centres constructed within a building envelope provided by a 45-degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):  The diagram illustrates the building envelope rule. It shows a cross-section of a building and its envelope. The envelope is defined by a 45-degree plane starting from a height of 3.0m above the natural ground level at the allotment boundary. The building is shown within this envelope. The diagram includes labels for 'NATURAL GROUND LEVEL', 'ALLOTMENT BOUNDARY OF A RESIDENTIAL ALLOTMENT WITHIN A NEIGHBOURHOOD-TYPE ZONE', '45° PLANE MEASURED FROM THE BOUNDARY', '3.0m', and 'PRIMARY ROAD FRONTAGE'.

PO 3.3 Buildings within activity centres mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.3 Buildings within activity centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30-degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram: 
PO 3.4 Buildings along the <u>main street</u> of an <u>activity centre</u> with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.	DTS/DPF 3.4 None are applicable.
PO 3.5 Buildings along the <u>main street</u> of an <u>activity centre</u> with no setback from side boundaries achieve a continuity of street façade to the main street.	DTS/DPF 3.5 Except where contrary to DTS/DPF 3.2 or 3.3, building walls along the <u>main street</u> of an activity centre located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.
Land Division	

PO 4.1 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services and (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 4.3 None are applicable.
PO 4.4 Land division ~~for activity centres~~ related to a neighbourhood activity centre or larger centre, as identified on the relevant Concept Plan, identifies a <u>main street</u> which is located and sized to complement the scale of the activity centre.	DTS/DPF 4.4 None are applicable.
Advertising	

PO 5.1 Advertisements in activity centres are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Advertisements in activity centres satisfy all of the following: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 5.2 Advertisements in activity centres satisfy either (a) or (b): (a) when located on a main street frontage: (i) are sited flush on the wall of the building and do not have a sign face that exceeds 2m² - or (ii) are under the verandah and are no more than 30cm in height and do not have a sign face that exceeds 1m² - or (b) where located outside of a main street, freestanding advertisements: (i) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) - and (ii) do not have a sign face that exceeds 6m² per side.

Part 8 – Administrative Terms and Definitions

Term (Column A)	Definition (Column B)
Activity centre	Means land contained in a Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, Urban Activity Centre Zone, Urban Corridor (Main Street) Zone, Urban Corridor Living Retail Subzone, Urban Neighbourhood Retail

	Subzone, Activity Node Subzone, Retail Activity Centre Subzone or in relation to the Emerging Activity Centre Subzone or Emerging Main Street Subzone in the Master Planned Neighbourhood Zone or the Emerging Township Activity Centre Subzone in the Master Planned Township Zone, either: 1. land identified for the purposes of an activity centre on a building envelope plan 2. an activity centre nominated on a Concept Plan in Part 12 of the Code.
Main street	Means land contained in the Emerging Main Street Subzone in the Master Planned Neighbourhood Zone and identified for the purposes of a 'main street' on an authorised plan of division or a building envelope plan.

Coordinated Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Urban development is deferred until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.
DO 2	Infrastructure and community services are provided in a timely and coordinated manner to facilitate planned urban growth and ensure the delivery of essential services to future communities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development is limited to that which satisfies one of the following: (a) does not prejudice the orderly and efficient servicing and conversion of land for future urban development (b) is ancillary to and necessary for the continuation of an existing lawful use (c) accommodates essential infrastructure or community services that are compatible with the relevant zone or sub zone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	DTS/DPF 1.1 None are applicable.
Land division	

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
PO 2.1 Land division is limited to that which satisfies one of the following: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings, structures or land uses (b) facilitates the provision of essential infrastructure, community services or public open space that are compatible with the relevant zone or subzone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code (c) results in the creation of 'super lots' or balance allotments that do not result in a form of division which would prejudice the orderly and efficient development of land for future urban development.	DTS/DPF 2.1 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
NA	NA	NA	NA