



What We Heard

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.

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.

- 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 full 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.

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

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