

SELICKS BEACH SOCIAL INFRASTRUCTURE ASSESSMENT

AUGUST 2025

Prepared for the
Department for
Housing and Urban
Development





Sellicks Beach Social infrastructure assessment

Client: Department for Housing and Urban
Development

August 2025



Report prepared by:
Paul Vivian and Natalya Boujenko

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EXECUTIVE SUMMARY

Introduction

In July 2023, the Minister for Planning approved a request to initiate the Sellicks Beach Code Amendment covering the approximate 134 hectare Sellicks Beach Growth Area in the City of Onkaparinga. The Code Amendment seeks to rezone rural and Deferred Urban zoned land to facilitate the urban growth of Sellicks Beach accommodating up to 1,700 new dwellings. Proposed rezoning investigations include identification of appropriate social infrastructure to support a potential additional population around 4,000 people.

About the Sellicks Beach Growth Area

Sellicks Beach sits within the City of Onkaparinga at the edge of Metropolitan Adelaide where it borders with the District Council of Yankalilla. Sellicks Beach was originally developed in the 1920s and had a 2021 population of 2,705 people. Sellicks Beach comprises a mix of developed residential neighbourhoods, Coast Park and large tracts of greenfield or primary production land. Sellicks Beach is separated from Aldinga Beach to the north by the Aldinga Conservation Park, rural land and very low density housing.

Existing social infrastructure facilities

Sellicks Beach is about 6 to 8 kilometres from Aldinga, making it a 10-minute drive by car, a 25 to 30-minute bike ride, or up to a 29-minute bus trip (though bus services are infrequent). Active travel options are less practical due to long travel times and the absence of clear, safe, off-road routes between the suburbs. This outer metropolitan area also puts those without private vehicles at a disadvantage in accessing social infrastructure.

Sellicks Beach contains the Council managed Sellicks Beach Community Hall, plus a range of local and neighbourhood scale parks and spaces. Council has been upgrading Hastings Reserve to provide a higher

level of children's play space and informal recreation. Planning consent has been granted for a 98 place child care centre. There is no other council-managed social infrastructure in Sellicks Beach. The closest other provision is primarily located at Aldinga and Aldinga Beach. As part of a District model of provision, Council has developed a range of social infrastructure here including:

- ▶ Aldinga Community Centre – District level
- ▶ Aldinga library – District level
- ▶ Studio 20 Youth Centre – District level
- ▶ Aldinga Recreation Centre – District level
- ▶ Aldinga Sports Park – regional level facility undergoing upgrade and expansion.

At Aldinga there are also:

- ▶ Two government preschools and primary schools
- ▶ One government secondary school
- ▶ Two non-government primary and a secondary schools
- ▶ Up to 13 (including the government preschool) early childhood education and care facilities
- ▶ GP Health Care Plus centre and other General Practice medical centres
- ▶ Two pharmacies (but no 24-hour facility).

Population projections

A population forecast was developed for Sellicks Beach and the Southern District (including Sellicks Beach, Aldinga and Port Willunga), with input from the Department of Housing and Urban Development and the City of Onkaparinga. Population forecasting utilised scenarios development for the Greater Adelaide Regional Plan modified to address potential urban form, demographic characteristics and staging of housing delivery at Sellicks Beach.

In summary, the population of Sellicks Beach may grow from 2,705 in 2021 (ABS Census) to 6,785 by 2041, with up to 1,750 new allotments. The Southern District's population could increase from 16,067 in 2021 to 21,927 by 2041, with growth also expected on the Renewal SA land near Aldinga Payinthe College.

Social infrastructure findings

Community facilities play a crucial role in community planning by offering opportunities for social interaction, the delivery of services and community development. Based on the assessment in this report, it is recommended that the following infrastructure be included in the investigations for Sellicks Beach to support the projected population growth.

See Summary and Recommendations at end of each section for complete recommendations, plus Appendix A for recommendations for the Southern Districts.

Social infrastructure type	Existing Sellicks Beach facilities	Future 2041 benchmark need for Sellicks Beach	Summary benchmark findings for Sellicks Beach
Local community centre	» Nil at SB	» 1 facility	» An assessed need for Local community centre floorspace at Sellicks Beach.
District community centre	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a District community centre at Sellicks Beach. » A generated additional community centre floorspace demand of 320 square metres.
District library	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a District library at Sellicks Beach » A generated library floorspace demand of 282 square metres.
District youth centre	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a District youth centre at Sellicks Beach.
Preschool	» Nil at SB » 2 govt at Aldinga » 4 private at Aldinga	» 1 facility	» A benchmark need for one preschool at Sellicks Beach.
Childcare centre	» Nil at SB » 4 at Aldinga	» 1 facility	» A benchmark need for one childcare centre at Sellicks Beach
Out of hours school care	» Nil at SB » 4 at Aldinga	» 1 facility » Up to 114 places	» Benchmark need for 1 service at Sellicks Beach. » Child yield benchmarking shows demand for up to 114 OSHC places.
Government primary school	» Nil at SB » 2 at Aldinga	» 1 facility	» Benchmark need for one primary school at Sellicks Beach
Government secondary school	» Nil at SB » 1 at Aldinga » 1 at Willunga	» 0 facility	» No benchmark need for a secondary school at Sellicks Beach.
General medicare practice (GP)	» Nil at SB » 4 at Aldinga	» 1 facility	» Benchmark need for one GP at Sellicks Beach.

Social infrastructure type	Existing Sellicks Beach facilities	Future 2041 benchmark need for Sellicks Beach	Summary benchmark findings for Sellicks Beach
Community health centre	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a community health centre at Sellicks Beach.
Maternal and child health care service	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a child health care centre at Sellicks Beach.
Community halls	» 1 at SB » 1 at Aldinga	» 1 facility with capacity for at least 20 persons	» A benchmark need for a community hall at Sellicks Beach – retain or replace Sellicks Beach Community Hall.
Museum and gallery	» Nil at SB » Closest at Port Noarlunga	» 0 facility	» No benchmark need for a museum or gallery at Sellicks Beach.
Visual arts and performance space	» Nil at SB » 1 at Aldinga - part of community and youth centres	» 0 facility	» No benchmark need for a visual arts and performance space at Sellicks Beach.
Arts and cultural centre	» Nil at SB » 1 at Aldinga - part of community and youth centres	» 0 facility	» No benchmark need for a arts and cultural space at Sellicks Beach.
Cultural floorspace total	» Nil at SB - craft activities at Community Hall	» 0 facility	» No benchmark need for a arts and cultural space at Sellicks Beach. » Population yield demand for additional 140sqm cultural floorspace.
Seniors Centre / activity space – local	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for seniors centre needed at Sellicks Beach.
Seniors Groups– local	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a Seniors group facility at Sellicks Beach.
Aged Care Services	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for an aged care services facility at Sellicks Beach.
Residential aged care	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmarked demand for a residential aged care facility at Sellicks Beach, » Potential demand for around 49 beds in 2041.

Social infrastructure type	Existing Sellicks Beach facilities	Future 2041 benchmark need for Sellicks Beach	Summary benchmark findings for Sellicks Beach
Indoor sport and Recreation centre - local	» Nil at SB » 1 at Aldinga	» 1 facility	» A benchmark need for a Local recreation centre at Sellicks Beach.
Indoor sport and Recreation centre - District	» Nil at SB » 2 at Aldinga	» 0 facility	» No benchmark need for a District level recreation centre at Sellicks Beach. » No additional aquatic centres is required at Sellicks Beach
General sports, nature and other public space	» 2 at SB » 1 at Aldinga	» 1 facility	» A total 2041 demand in Sellicks Beach for up to for 12.85ha of public open space distributed as a network of at least five neighbourhood, local and pocket parks including at least one line-marked multi-use games areas with night time lighting.
Regional Sports facility	» Nil at SB » 1 at Aldinga	» 0 facility	» No benchmark need for a Regional level sport facility at Sellicks Beach.
Children's playspace	» 3 at SB	» 4 facilities	» Provide a minimum of 4 children's play spaces at Sellicks Beach.
Public toilets	» 1 at SB	» 1 facility	» Provide a public toilet at neighbourhood (or higher) level public open space(s) at Sellicks Beach.

INTRODUCTION

About this report

In July 2023, the Minister for Planning approved a request to initiate the Sellicks Beach Code Amendment covering the approximate 134 hectare Sellicks Beach Growth Area in the City of Onkaparinga.

The Code Amendment seeks to rezone rural and Deferred Urban zoned land to facilitate the urban growth of Sellicks Beach accommodating up to 1,700 new dwellings.

The South Australian Government has commenced the process of facilitating delivery of serviced residential land to meet the diverse housing needs of Greater Adelaide's growing population such as at Sellicks Beach. To support this, the Growth and Infrastructure Coordination Unit (GICU) within the Department for Housing and Urban Development (DHUD) has been tasked with undertaking investigations and structure planning exercise to inform the Code Amendment.

These are now underway, such as identifying infrastructure requirements, potential environmental or cultural heritage impacts and whether there may be any site contamination, to prepare the future draft Code Amendment for public consultation.

This report analyses the social infrastructure needed to service future housing and inform the Code Amendment.

This report considers the following social infrastructure needs:

- Community centres and library (plus youth centre)
- Early childhood education and care
- Education and training
- Primary and community health
- Open space and recreation
- Art and culture
- Aged care services
- Community spaces and halls
- Public toilets.

Population of Sellicks Beach may grow by up to 4,080 additional people.

Current population: **2,705** people

Future population: up to **6,785** people

About the project

Project approach

The assessment in this report consolidates the insights from the following analysis to pinpoint social infrastructure needs in the study areas:

- ▶ **Local social context** for Sellicks Beach (and wider study area) of existing and strategic directions, demographic profile and the area's overall character.
- ▶ **Existing infrastructure supply** for the current social infrastructure.
- ▶ **Strategic drivers:** key factors influencing social infrastructure, including planned developments in the study areas.
- ▶ **Demand analysis:** An evaluation of current benchmark needs, the impact of projected population growth and changes, both within the Sellicks Beach and the surrounding locality.

In preparing this report and responding to the client's brief, the following activities were undertaken:

- ▶ Background research including social infrastructure mapping, review of existing local, regional and state strategies, Sellicks Beach Code Amendment investigations, previous studies and structure planning documentation.
- ▶ Analysis of State Government population projections and determinants of change for Sellicks Beach.
- ▶ Assessment of existing and future demand for social infrastructure within Sellicks Beach and the Southern District (comprising Sellicks Beach, Aldinga and Port Willunga).
- ▶ A review of catchments, capacity, rates of provision (benchmarks) where applicable. Consideration was also given to wider regional needs.
- ▶ Meetings with City of Onkaparinga staff and discussions with other State Government stakeholders to identify needs and issues.
- ▶ Development of recommendations for future social infrastructure needs to assist in finalisation of the Code Amendment and associated agreements.

Assessing social infrastructure

What is social infrastructure?

Social infrastructure is an overarching term that captures community facilities, cultural facilities, open space, sport and recreation facilities.

“Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis” (source: Infrastructure Australia).

Social infrastructure includes facilities that offer places and spaces for people to meet, stay active, connect, create, and learn. These spaces also serve as vital points for service providers to engage with the community by delivering essential services and amenities.

As Adelaide's population shifts, grows and ages, and as the city adapts to the demands of a changing global environment, social infrastructure plays a vital role in sustaining vibrant communities. With liveability, health and learning being central to our daily lives, the importance of robust social infrastructure in fostering positive outcomes is greater than ever.

The 2021 Australian Infrastructure Plan (Infrastructure Australia) emphasises the significance of social infrastructure that enhances the quality of life for all Australians building resilience in the face of challenges and emerging pressures.

Benchmarking

South Australia does not have standardised assessment quantitative benchmarks for social infrastructure. Therefore, HDUD has sourced growth area benchmarks derived from a comparative

analysis of examples led by local and state governments where applicable.

Sources for establishing benchmarking include:

- ▶ Australian Social and Recreation Research
- ▶ City of Charles Sturt and Local Government Association of South Australia
- ▶ City of Greater Geelong
- ▶ City of Parramatta
- ▶ City of Playford
- ▶ Infrastructure SA
- ▶ NSW Department of Planning & Environment and ARUP
- ▶ Parks and Leisure Australia (Western Australia)
- ▶ Queensland Department of Infrastructure
- ▶ SA Urban Lands Trust
- ▶ Victorian Growth Areas Authority
- ▶ Victorian Planning Authority.

These are referenced where applicable in the report.

It is recognised that benchmarks are an important reference for social infrastructure planning, however, social infrastructure delivery should also be adaptable based on the specific site context, local and regional community needs and staging of urban development. The quality of infrastructure, the unique needs of the community, socio-economic factors, accessibility and funding opportunities are all critical elements that must be considered. Additionally, evolving factors like community preferences, technological advancements, and different funding models also play a significant role in shaping social infrastructure planning.

Social infrastructure hierarchy

Assessment of facilities in this study is based on a hierarchy pinned to three levels: regional, district and local.

Regional facilities

Generally serve larger populations typically in excess of 100,000 people. Local government boundaries may cut across catchment areas for regional level facilities. Examples include:

- ▶ Major cultural or civic facilities such as civic centres, performing arts and cultural centres, community

hubs and libraries

- ▶ Higher order entertainment or leisure facilities
- ▶ Tertiary education such as TAFE or university
- ▶ Tertiary level health facilities
- ▶ Major recreational and sporting facilities including regional parks or sports complexes.

District level facilities

District level services are more specialised and operate on a smaller District catchment usually between 20,000 to 30,000 people. Examples include:

- ▶ Community centres
- ▶ Recreation centres
- ▶ Birth to year 12 and secondary schools
- ▶ Civic and cultural facilities, including a District or branch library, and community arts spaces
- ▶ Larger sporting facilities that support a range of recreational activities
- ▶ Larger medical centres.

Local level facilities

Local level services and facilities are more locally focused and are usually planned to serve a population from about 5,000 and up to 20,000 people. Examples include:

- ▶ Primary schools
- ▶ Childcare and preschool
- ▶ General Practitioners
- ▶ Small scale sport and recreation
- ▶ Local parks.

Assessment area

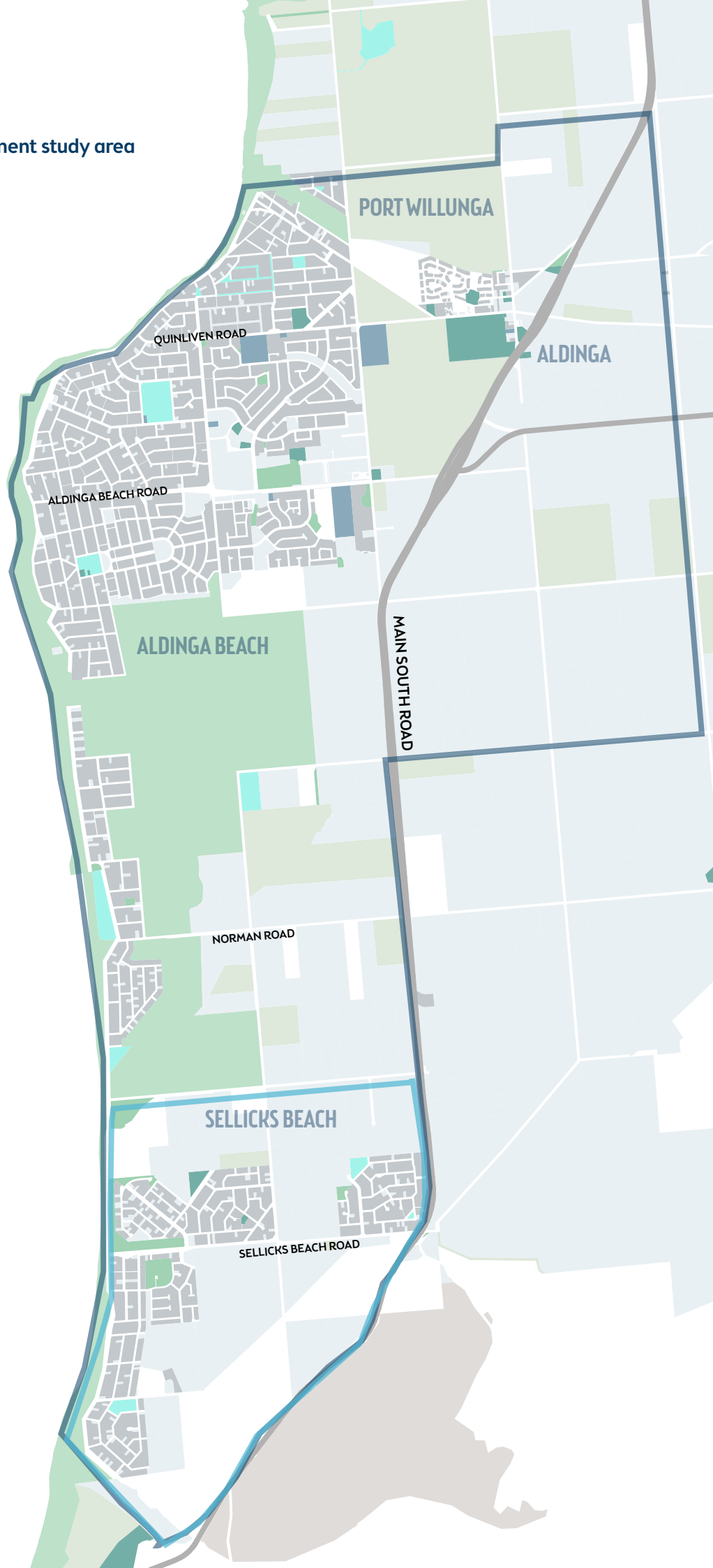
Sellicks Beach is the southernmost suburb in the City of Onkaparinga and is wholly located in the Aldinga (SA2) statistical District in the 2021 ABS Census (see Figure 1 on page 4). Social infrastructure analysis has focused on two spatial areas, namely:

- ▶ Sellicks Beach – existing developed lands at Sellicks Beach and Sellicks Beach Future Growth Area
- ▶ Southern District – the Sellicks Beach/Aldinga/Port Willunga area (Aldinga SA2 in 2021 ABS Census). For this report the area is referred to as the Southern District that aligns with profile, id nomenclature, and City of Onkaparinga social planning delivery and management framework.

Figure 1. Social Infrastructure Assessment study area

Legend

- Southern District boundary
- Sellicks Beach boundary



About Sellicks Beach

Sellicks Beach sits within the City of Onkaparinga at the edge of Metropolitan Adelaide where it borders with the District Council of Yankalilla. Sellicks Beach was originally developed in the 1920s as a small seaside village amongst cleared farmland. Although Metropolitan Adelaide has gradually expanded southward, Sellicks Beach remains physically distinct from the next northern suburb, Aldinga, despite its growing population. Sellicks Beach has an extended frontage to the coast framed by the Esplanade along its eastern axis which is lined by housing and contains a small retail precinct.

The existing developed parts of Sellicks Beach stretches from Main South Road to the Esplanade, extending south to Cactus Canyon, and encompassing the 'Prodec' housing development around Lurline Boulevard as well as the newer residential areas between Dundee Street and Sellicks Beach Road. The Sellicks Beach Community Hall is located in the northern part and includes a community garden and play space. There is a public toilet on the foreshore near the vehicle entry onto Sellicks Beach. There are no other council owned community buildings in the suburb.

The balance of the suburb extending to Main South Road contains greenfield land with isolated houses,

creeks and tributaries and small scale primary production activities. Key characteristics of Sellicks Beach outlined in the *Sellicks Beach Structure Plan* (City of Onkaparinga, 2021) include:

- ▶ Remnant landscapes such as Aldinga Scrub to the north, coastal dunes and Aldinga Washpool, valued for their ecological and educational importance
- ▶ A seaside character defined by 1-2 storey homes, coastal plantings, larger allotments (circa 700 sqm), minimal front fencing and roads without kerbs
- ▶ Historical farm buildings and houses dating back to 19th-century European settlement
- ▶ A beach and foreshore that retain a natural feel, with cliffs to the south and Snapper Point beaches to the north
- ▶ A sense of space, framed by the surrounding Sellicks Hill and coastline
- ▶ Lack of sewer infrastructure with the community self reliant on other disposal methods.

The area has cultural significance to the Kaurna people, particularly its place on the Tjilbruke Dreaming Track.



Sellicks Beach community profile

The existing Sellicks Beach community has a median age of 41 and is primarily of Australian or European descent. Household size is 2.4 persons which is comparable to rest of the southern part of the City of Onkaparinga. People generally live in detached dwellings with a high rate of multiple car ownership per household. At the 2021 ABS Census employment

rates and school attainment levels were comparable with the City of Onkaparinga.

The number of unoccupied dwellings was three times higher than the average for Greater Adelaide, likely reflecting the number of dwellings used for vacation or second home purposes.

Table 1. Place and population snapshot

Source: Profile.id (August 2024), Council's Sellicks Beach Structure Plan (2021), ABS Census 2021 Quickstats

	Sellicks Beach	Greater Adelaide	
The people			
	2,705	1.5m	Residents (2021 ABS census)
	20.7%	27.0%	born overseas
	5.4%	5.5%	of eligible labour force are unemployed
	1.4%	1.7%	are Aboriginal or Torres Strait Islander
	5.1%	7.9%	attended a TAFE or university
	5.3%	6.6%	of residents require assistance due to disability or age
	35.7%	34.5%	have a long term health condition
	32.1%	28.1%	of households have a weekly income of \$800-\$1,749
The place			
	6.24	330k	hectares in total land size
	1,385	550k	dwellings (2021 ABS Census)
	2.41	2.43	persons – average household size
	96.5%	73.3%	detached dwellings
	2.9%	26.1%	medium and high density dwellings
	21.2%	6.7%	dwellings are unoccupied
	48.4%	36%	purchasing
	16.6%	27.8%	renting

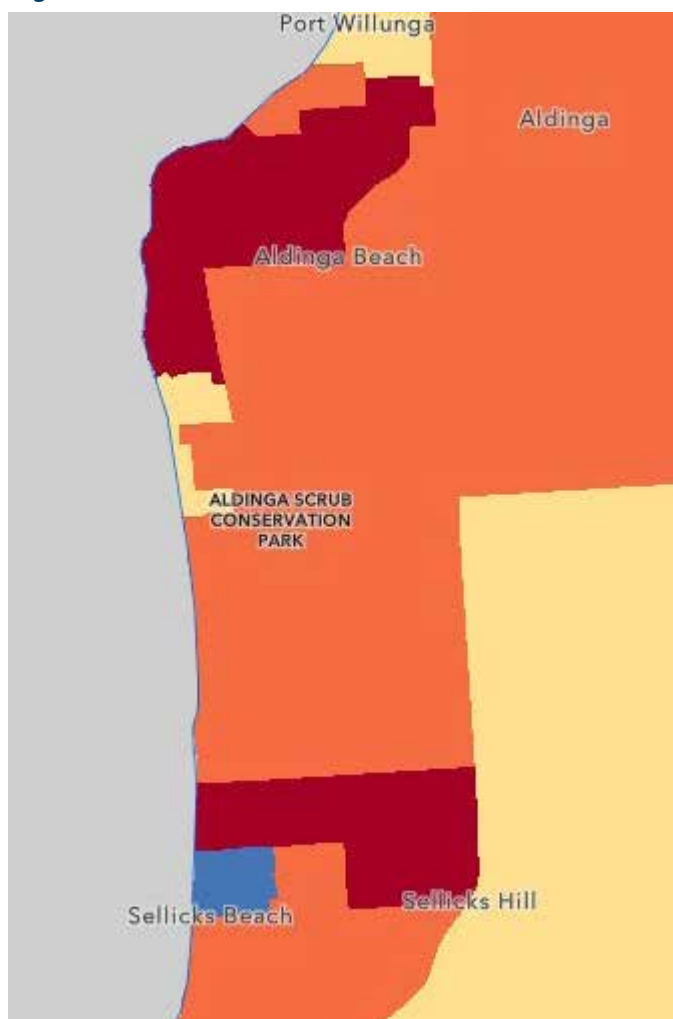
Socio-economic status

The Socio-Economic Indexes for Areas (SEIFA) is a tool created by the ABS to measure relative socio-economic advantage and disadvantage. It assigns a scale from the most advantaged areas to the least advantaged. As illustrated in Figure 2 below:

- ▶ The majority of Sellicks Beach falls into the second most disadvantaged quintile with a SEIFA score of 931
- ▶ A small pocket (in blue) in the newer 'Prodec' development conversely is in the second most advantaged quintile with a SEIFA score of 1,050
- ▶ With the exception of Port Willunga, most of the surrounding suburban areas also have a higher level of disadvantage.

Access to social infrastructure in more disadvantaged outer urban areas is very important to support social inclusion, liveability and opportunities. Dark orange and red represents areas with a higher level of disadvantage (i.e. a lower SEIFA score).

Figure 2. SEIFA index



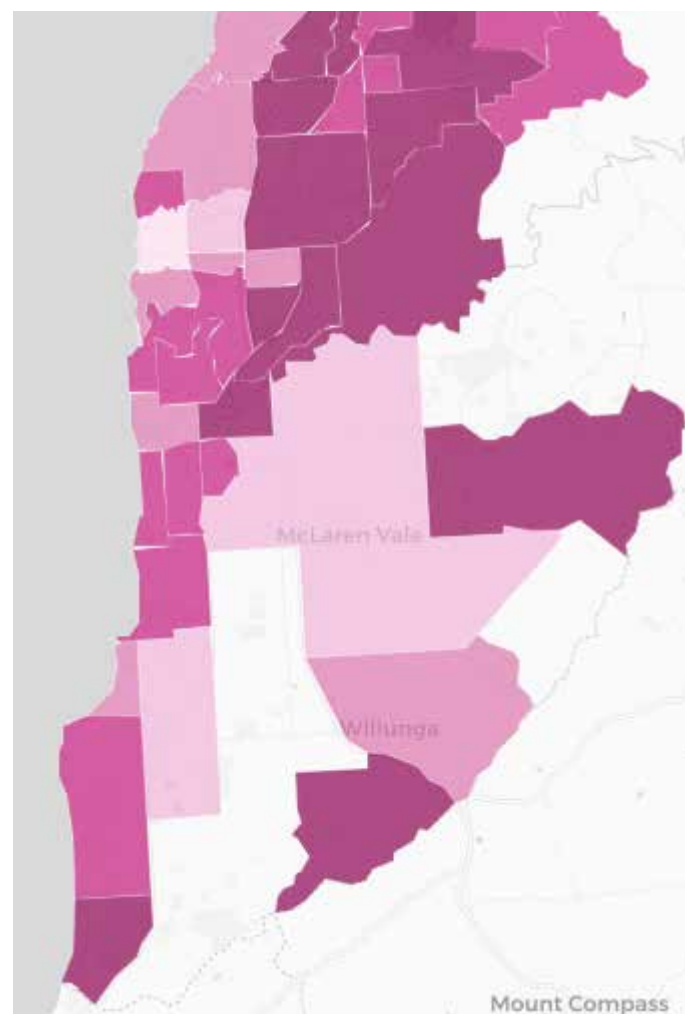
Vulnerability Indices for Mortgage, Petroleum and Inflation Risks and Expenditure (VAMPIRE) Index

This is a research method developed at RMIT University's Centre for Urban Research (CUR). It assesses socio-economic oil price vulnerability in Australian cities based on an analysis of socio-economic indicators from the ABS. The data was calculated for each SAI region within Greater Capital City regions using 2021 ABS Census data. As illustrated in Figure 3 below:

- ▶ Sellicks Beach has a very high level of VAMPIRE risk
- ▶ Aldinga has a high level of VAMPIRE risk.

This means the community experiences reduced mobility due to financial constraints, car usage restrictions and poor public transport accessibility. There is a greater demand on local services, and it becomes essential to find ways to expand outreach efforts. Dark purple represents the area with the highest level of risk.

Figure 3. VAMPIRE index



Population projections

Population projections have been prepared in association with the DHUD. These projections also reflect work undertaken to inform the Greater Adelaide Regional Plan investigations.

Forecasting for Sellicks Beach is based on a maximum yield of 1,750 new allotments with 4,080 additional persons living in the suburb at completion. Population growth is based on an average household size of 2.4 persons which reflects current and forecast household size in the area.

Overall, Sellicks Beach (inclusive of the growth area) is forecast to grow from 2,705 persons in 2021 to 6,785 persons in 2041 (the nominated end date for dwelling construction for this assessment). For assessment of primary school infrastructure an analysis of 1,400 - 1,700 dwelling yield has been undertaken.

Final development yield may differ, however, for social infrastructure assessment purposes these projections have been agreed with DHUD. In addition, for assessment purposes forecasting is based on the assumption that the Sellicks Beach Future Urban Growth Area will reach its capacity by 2041.

Table 2. Sellicks Beach growth to completed development 2041

Source: Intermethod and Department of Housing and Urban Development, Government of South Australia, 2024

Age group	2021 population	% Cohort for 2021	2041 population	Population change (+)	% Cohort for 2041
0-4	150	5.6%	400	250	5.9%
5-14	345	12.8%	807	463	11.9%
15-24	281	10.4%	699	418	10.3%
25-34	341	12.6%	767	426	11.3%
35-49	522	19.3%	1215	692	17.9%
50-59	433	16.0%	902	470	13.3%
60-69	357	13.2%	875	518	12.9%
70-84	265	9.8%	950	685	14.0%
85+	11	0.4%	170	159	2.5%
Total persons	2,705	100%	6,785	4,080	100%

Table 3. Southern District growth to 2041 (includes Aldinga, Sellicks Beach and Port Willunga)

Source: Department of Housing and Urban Development, Government of South Australia, 2024

Age group	2021 population	% Cohort for 2021	2041 population	Population change (+)	% Cohort for 2041
0-4	906	5.6%	1,289	383	5.9%
5-14	2,339	14.6%	2,608	269	11.9%
15-24	1,821	11.3%	2,257	436	10.3%
25-34	1,815	11.3%	2,471	657	11.3%
35-49	3,151	19.6%	3,934	782	17.9%
50-59	2,155	13.4%	2,588	433	11.8%
60-69	1,905	11.9%	2,394	489	10.9%
70-84	1,698	10.6%	3,287	1,589	15.0%
85+	278	1.7%	1,099	821	5.0%
Total persons	16,067	100%	21,927	5,860	100%

Forecast age cohorts have been derived from existing Sellicks Beach 2021 ABS Census data and projection analysis undertaken by DHUD for the Aldinga SA2 region (or called the Southern District in profile.id data).

In general, DHUD predict that this future resident population have a similar proportion of young children under 4 years, a lower proportion of children aged 5 - 14 years, a slightly lower number of people aged 35-59 years and a much higher proportion of retirees and senior people.

Based on discussions with the DHUD and the City of Onkaparinga, age cohorts were adjusted for Sellicks Beach to reflect the following matters:

- ▶ The average allotment size for Sellicks Beach will likely be higher than Aldinga due to infrastructure constraints, topography, land sales and buyer preferences, and desired form of development.
- ▶ Recent sales trends and developer insights that suggest a higher proportion of buyers for Sellicks Beach will be older couples (with and/or without children) rather than first home buyers with very

young children or who about to start a family.

- ▶ Assumed full occupancy of all dwellings at least for part of a calendar year and therefore a potential need to access social infrastructure.
- ▶ The 85+ cohort is expected to be smaller than predicted for Aldinga due to likely lower levels of medium density housing, higher needs aged care accommodation and level of accessibility to services.



STRATEGIC FRAMEWORK

This section identifies key local, regional and statewide strategic documents that are relevant for an assessment of social infrastructure at Sellicks Beach to inform the Code Amendment. Figure 4 on page 15 identifies key city shaping projects under construction or identified within the southern part of Adelaide.

Commonwealth

AUSTRALIAN INFRASTRUCTURE PLAN 2021

- ▶ The Plan provides a framework for infrastructure reform and delivery across Australia. As a first, the Plan has included social infrastructure comprising education, health, parks, community centres and social housing.
- ▶ The Plan's vision for social infrastructure is: 'Quality, accessible, future-focused, multipurpose and economically valued social infrastructure that supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians.'
- ▶ An associated reform agenda includes:
 - » Valuing social infrastructure
 - » Uniform access
 - » Embracing technology
 - » Education hubs
 - » Housing stock
 - » Valuing our culture
 - » Co-location and precincts.

South Australia

SOUTH AUSTRALIAN ECONOMIC STATEMENT

- ▶ This statement released by the Premier of South Australia seeks an economy fit for the future, improving the wellbeing of all South Australians.
 - ▶ Notably, the statement recognises:
 - » That social inclusion and economic success go hand-in-hand and the prosperity of communities across the state will underpin our economic vision
 - » Economic and social divides must be mitigated and managed to preserve social cohesion
 - » It is necessary to undertake proper planning prioritisation and delivery of infrastructure to enable services and enhance liveability.
-

STATE PLANNING POLICIES

- ▶ State Planning Policies (SPPs) are the highest order policy documents in South Australia's planning system and provide guidance about the intent of the Government's strategic directions for land use planning.
- ▶ There are currently 16 SPPs.
- ▶ Relevant SPP'S directions include:
 - » SPPI that seeks integrated planning that coordinates the strategic use of land with the delivery of infrastructure. The SPP seeks orderly sequencing of land supply, connected and integrated services, protection of amenity and character, augmentation needs accounted for and support for walking and cycling.
 - » SPP6 that recognises housing is an essential part of people's health and wellbeing, and the planning system must enable the sufficient and timely supply of land and a variety of housing choices at appropriate locations. SPP6 policy seek diversity, timely supply of land, healthy neighbourhoods, regional town growth, protection of primary production and affordable housing delivery.

STATE STRATEGIES AND PLANS

- ▶ The State government has a series of current plans and strategies including:
 - » State Public Health Plan 2019-2024 that envisions a healthy, liveable and connected community for all South Australians
 - » State Disability Inclusion Plan that aims to reduce the barriers faced by people living with disability
 - » Volunteer Strategy for South Australia 2021-2027 intended to shape successful volunteering in South Australia
 - » Draft Cultural Policy for South Australia that will set a long-term vision for supporting arts, culture and creativity in South Australia.

MORE HOMES FOR SOUTH AUSTRALIANS: HOUSING ROADMAP

- ▶ Establishes a better housing future plan comprising:
 - » Reforms to provide efficiency and certainty
 - » Synchronisation of land release and infrastructure
 - » Government-led housing initiatives
 - » Housing for all South Australians
 - » Future planning.
- ▶ Identifies an ongoing Code amendment process for 40,000 new homes across Greater Adelaide including for 1,700 new homes at Sellicks Beach and housing growth in Aldinga.
- ▶ Outlines the following timelines for Sellicks Beach:
 - » December 2025 – Code Amendment and Infrastructure Schemes
 - » June 2026 – Land division applications
 - » January 2027 – Engineering approval
 - » December 2027 – Water and wastewater infrastructure supply agreements
 - » December 2029 – Dwelling construction ready: dwelling approvals and commencement of development.

PLANNING AND DESIGN CODE

- ▶ In the Planning and Design Code, the various parts of Sellicks Beach are currently zoned:
 - » Existing residential areas: now zoned as Suburban Neighbourhood with a minimum allotment size of 750sqm
 - » Deferred Urban Zone
 - » Rural Zone
 - » Local Activity Centre
 - » Beach area: zoned as Conservation which extends in either direction along the coast from Sellicks Beach incorporating the Aldinga Washpool, Aldinga Scrub Conservation Park to the north and Cactus Canyon and cliff faces to the south.
- ▶ The draft Code Amendment seeks to replace these zones with:
 - » Master Planned Neighbourhood Zone
 - » Suburban Neighbourhood Zone
 - » Local Activity Centre Zone
 - » Suburban Activity Centre Zone
 - » Recreation Zone
 - » Open Space Zone.
- ▶ These potential zoning changes have informed population projections for this social infrastructure assessment.

Regional

GREATER ADELAIDE REGIONAL PLAN

- ▶ The Greater Adelaide Regional Plan (GARP) has a vision for the region to be “A liveable, connected region, with world-leading industries, thriving communities and a cherished natural environment”.
 - ▶ The GARP will guide future infrastructure investments in Greater Adelaide and future changes to the Planning and Design Code.
 - ▶ The GARP identifies:
 - » Greenfield development at Sellicks Beach with additional yield up to 1,700 dwellings
 - » Potential to develop Coast Park as a continuous public park from North Haven to Sellicks Beach
 - » Mass transit investigation and reserved land from Aldinga to Sellicks Beach
 - » Potential to create infrastructure schemes for each new growth areas
 - » Need to deliver appropriate social infrastructure to manage sustainable growth’.
-

Local

ONKAPARINGA COMMUNITY PLAN 2030

- ▶ Council's Community Plan sets the vision ('People, Place and Prosperity') describing the aspirations for its communities, Elected Members and staff.
- ▶ The Plan guides decision making and strategic planning and contains four themes. Eight key result areas and 16 outcomes.
- ▶ Outcomes include sustainable residential development, valuing cultural expression, reducing carbon footprint, opportunities to improve health and wellbeing and connecting people and spaces.

ONKAPARINGA INCLUSIVE COMMUNITIES ACTION PLAN 2021-2024

- ▶ Confirms commitment to supporting and improving access and inclusion for people with disability.
- ▶ Identifies 23 actions including:
 - » Extend the range of free/low cost accessible and inclusive program
 - » Reinvigorate Disability Inclusion Reference Group (DIRG)
 - » Explore the application of universal design principles to new and existing infrastructure
 - » Explore feasibility and partnership opportunities to improve beach accessibility
 - » Incorporate Inclusive SA Play Guidelines where appropriate when designing our playgrounds and play spaces (yet to be developed).

ONKAPARINGA COMMUNITY CAPACITY ACTION PLAN 2021-2024

- ▶ Confirms commitment to supporting communities to be involved in local matters and work together to make life better.
- ▶ Has six key outcome areas:
 - » Enhance social connection and wellbeing
 - » Foster equity and celebrate diversity
 - » Activate community infrastructure
 - » Support local activity
 - » Leverage community strengths
 - » Engage in purposeful partnerships.
- ▶ Outlines that Council wants to work differently and increase support for communities in new urban development, expand accessibility and use of community centres and Implement Community Facility Guidelines.

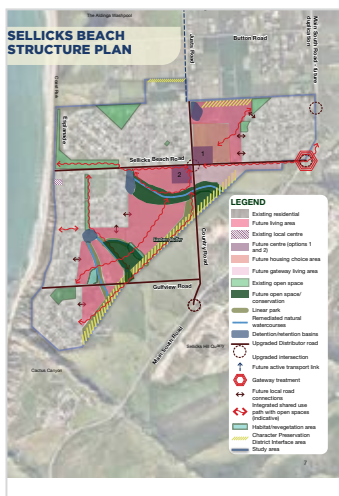
ONKAPARINGA ARTS AND CULTURAL DEVELOPMENT ACTION PLAN 2022-2025

- ▶ States that arts and culture are an important part of everyday life and provide a platform for communities to interact, participate and come together.
- ▶ Actions include:
 - » Provide opportunities for residents and visitors to value our places and connect through public art
 - » Develop and support arts and cultural experiences that are responsive to and reflective of local Aboriginal culture
 - » Support skill development and job growth for local creatives
 - » Provide opportunities for people of all cultures, ages and abilities to connect and experience arts and culture activities
 - » Build community resilience and wellbeing through arts and culture.

ONKAPARINGA LOCAL AREA PLAN 2020

- ▶ The Onkaparinga Local Area Plan (OLAP) was a pilot project between Council and the State Planning Commission for a new Metropolitan Growth Management Strategy across metropolitan Adelaide.
- ▶ OLAP establishes a strategic framework comprising four themes - plan for growth, shape our city, diverse housing and lifestyles and effective and efficient infrastructure.
- ▶ Sellicks Beach along with Hackham and Aldinga represent the three last major areas of greenfield development in the City.
- ▶ These themes are supported by 12 strategies that outline key strategic actions and desired future outcomes.
- ▶ Key framework design principles relevant to Sellicks Beach include protection of the Willunga Basin, creating a city of vistas to nature, developing communities of townships with good connectivity and well designed, greener developments. These principles should be guiding elements for future detailed planning and rezoning of land in Sellicks Beach.

CITY OF ONKAPARINGA SELICKS BEACH STRUCTURE PLAN 2020/21

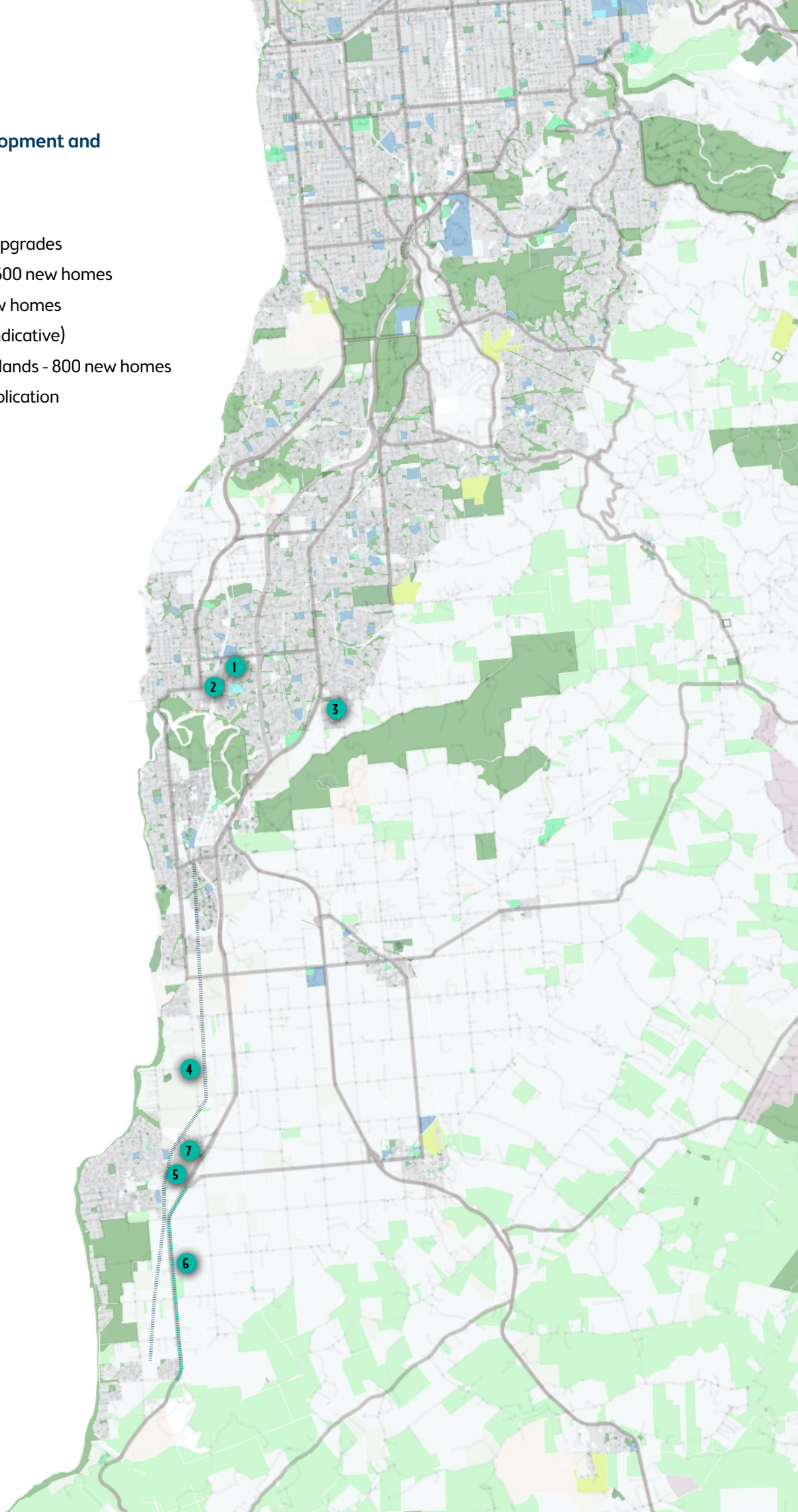


- ▶ The Structure Plan prepared by the City of Onkaparinga serves as a coordinating document to influence the outcomes of any future Code Amendment (rezoning) of Sellicks Beach.
- ▶ The Structure Plan was prepared with significant input from local stakeholders and addresses key development issues including housing form, allotment size, infrastructure needs, open space, conservation and transport.
- ▶ The Structure Plan sets out a draft physical framework for development and also identifies key elements that should be delivered including:
 - » A new mixed-use centre within the Sellicks Beach Road/Justs Road quadrant
 - » Provision appropriate amount of housing to meet expected and ongoing demand for larger detached dwellings and some small lot housing
 - » Improved walking and cycling linkages and paths both on and off road enabling reduced car dependency
 - » Upgrade of Hastings Reserve to a District Family Park
 - » Improved efficiency and frequency of public transport
 - » A fully operational sewer network (excluding the use of on-site wastewater disposal).
- ▶ The Structure Plan also seeks to::
 - » Consider the retention or relocation of the Sellicks Beach Community Hall to better serve the community in a more central location
 - » Use the Aldinga Payinthe College to provide capacity for an increased population in Sellicks Beach.

Figure 4. Regional development and infrastructure directions

Legend

- 1 Noarlunga hospital upgrades
- 2 Noarlunga Downs - 600 new homes
- 3 Hackham - 2,000 new homes
- 4 Railway extension (indicative)
- 5 Aldinga Renewal SA lands - 800 new homes
- 6 Main South Road duplication
- 7 Aldinga Sports Park



COMMUNITY CENTRES, YOUTH CENTRES AND LIBRARIES

Community centres

Community centres are essential facilities for learning, fostering social connections, promoting volunteerism, and encouraging active community involvement. When managed effectively, well staffed and adequately funded, these facilities can provide a range of affordable, locally-focused programs in a welcoming environment, engaging both families and individuals across age groups and cultural backgrounds.

Trends

Community centres have undergone significant transformation and diversification in recent decades. Key emerging trends include:

- ▶ Acting as places where people can form connections and engage with others who share similar interests
- ▶ Incorporating flexible spaces, access to open areas and co-located services, creating versatile environments for various activities
- ▶ Greater presence of staff and active management
- ▶ Increasing emphasis on providing spaces where community members can initiate and lead their own activities
- ▶ Encouraging communities to learn from each other, bridging generational and cultural gaps
- ▶ Wider offerings to include a broad array of needs and interests, such as language classes, job training, health and wellness initiatives, and cultural events.

In urban fringe development there is often a need for strategies that promote the integration of new and existing communities, fostering community cohesion and a shared identity. Community centres are critical in achieving this outcome.

Demand drivers include:

- ▶ Families with children who may need access to family services, childcare and youth facilities
- ▶ Need for services and community spaces from middle-aged and older generations
- ▶ More people from culturally and linguistically diverse (CALD) backgrounds, who may benefit from a community centre that serves as a hub for integration, social inclusion and the celebration of cultural diversity.

City of Onkaparinga provision

There are eight community centres in the City of Onkaparinga:

- ▶ Aberfoyle Community Centre
- ▶ Aldinga Community Centre
- ▶ Christie Downs Community House
- ▶ Coromandel Community Centre
- ▶ Hackham West Community Centre
- ▶ Reynella Neighbourhood Centre
- ▶ Woodcroft/Morphett Vale Neighbourhood Centre
- ▶ Seaford Community Centre.

Council also has two positive ageing centres at Wakefield House, Morphett Vale and Elizabeth House, Christie Downs and the Neporendi Aboriginal community centre, Old Reynella.

Local provision

There is no community centre in Sellicks Beach. As shown on Figure 5 on page 19, the closest facility is Aldinga Community Centre located in Symonds Reserve approximately 8 kilometres from Sellicks Beach. The complex contains:

- ▶ 738 sqm community centre building
- ▶ 410 sqm community shed
- ▶ Community Garden Aldinga
- ▶ Two tennis courts, playspace and a basketball court.

1,262 Utilisation hours April to May 2024

9,505 People attending the centre April to May 2024

1.6 Full time equivalent staff

The centre is staffed by a 1.6 full time equivalent role shared by Council's community development team and administration plus weekly volunteer assistance.

The centre runs up to 20 ongoing programs per year divided into arts and crafts, social and cultural and sport and fitness. These include weekly (or other) scheduled activities such as woodwork, community art, playgroups, movie matinee, Friday lunch, pottery, line dancing, strum for fun and a diverse range of other events.

Between April and June 2024, the centre had over 90% utilisation hours comprising 507 unique bookings and 79 user groups. Typically the centre is busiest in mornings and evenings.

Council staff advise that the centre is an older facility that has a restricted internal layout, lack of space for all users and operates at a high capacity. However, there is strong social capital with the facility and it is well located adjacent the community shed and Symonds Reserve.

Libraries

Libraries, traditionally known as repositories for lending materials and providing reference services, have undergone significant evolution over the past two decades. Once primarily transactional, libraries have increasingly adopted a relational role, driven by advances in technology and a growing emphasis on social activities, learning and community interaction. Libraries are generally categorised into five main types:

- ▶ State/National libraries
- ▶ Academic libraries
- ▶ Public libraries (the focus of this report)
- ▶ School libraries
- ▶ Specialised subject libraries.

107,580 Annual library visitors in 2023/24 financial year

152,397 Loan borrows in 2023/24 financial year

7.9 Full time equivalent staff

Public libraries offer a range of direct and indirect benefits to their communities including:

- ▶ Access to library materials, services, and programs (both physical and digital)
- ▶ Use of library equipment and spaces, including meeting rooms
- ▶ Access to technology, such as computers with internet access and online services
- ▶ Improved language and digital literacy skills developed through library resources
- ▶ Opportunities for social interaction within the library environment
- ▶ Indirect benefits extend beyond the immediate users of the library and include:
 - » Enhanced community health and career development outcomes
 - » Complementary support for educational institutions

- » Efficient and equitable sharing of resources
- » Improved local neighborhood aesthetics and security
- » Promotion of environmental sustainability through the reuse of printed materials.

A South Australian¹ study found libraries are widely used across the state, not just for reading, but also for accessing digital and government services, proving to be cost-effective. Libraries are particularly vital for youth, seniors, low-income individuals and non-English speakers, boosting social inclusion, education, and employment. International studies² show library usage and hence benefits were closely correlated with the financial, resource and staff support given to the library. Essentially, better resourcing resulted in higher visitation numbers.

City of Onkaparinga provision

The City of Onkaparinga operates six libraries across the council at:

- ▶ Aldinga
- ▶ Aberfoyle Hub
- ▶ Noarlunga
- ▶ Seaford
- ▶ Willunga
- ▶ Woodcroft.

They typically operate between 9.30 am and 5.00 pm weekdays (later on Thursday) with different weekend hours dependent on location. The Aldinga library is only open from 10.00 am to 1.00 pm on a Saturday and is closed on a Sunday.

Local provision

There is no library at Sellicks Beach.

As shown on Figure 5 on page 19 the closest facility is the Aldinga Library located approximately 8 kilometres from the northern edge of Sellicks Beach (approximately 10 minutes by vehicle). Public transport frequency is low (especially on weekends and evenings) and a typical journey time is 23 to 29 minutes.

This building is a contemporary space that was opened in 2017. The building is located adjacent the Aldinga Recreation Centre, Aldinga GP Plus and Aldinga Central Shopping Centre.

The building contains extended library book displays, small children's reading area and a teenage activity lounge.

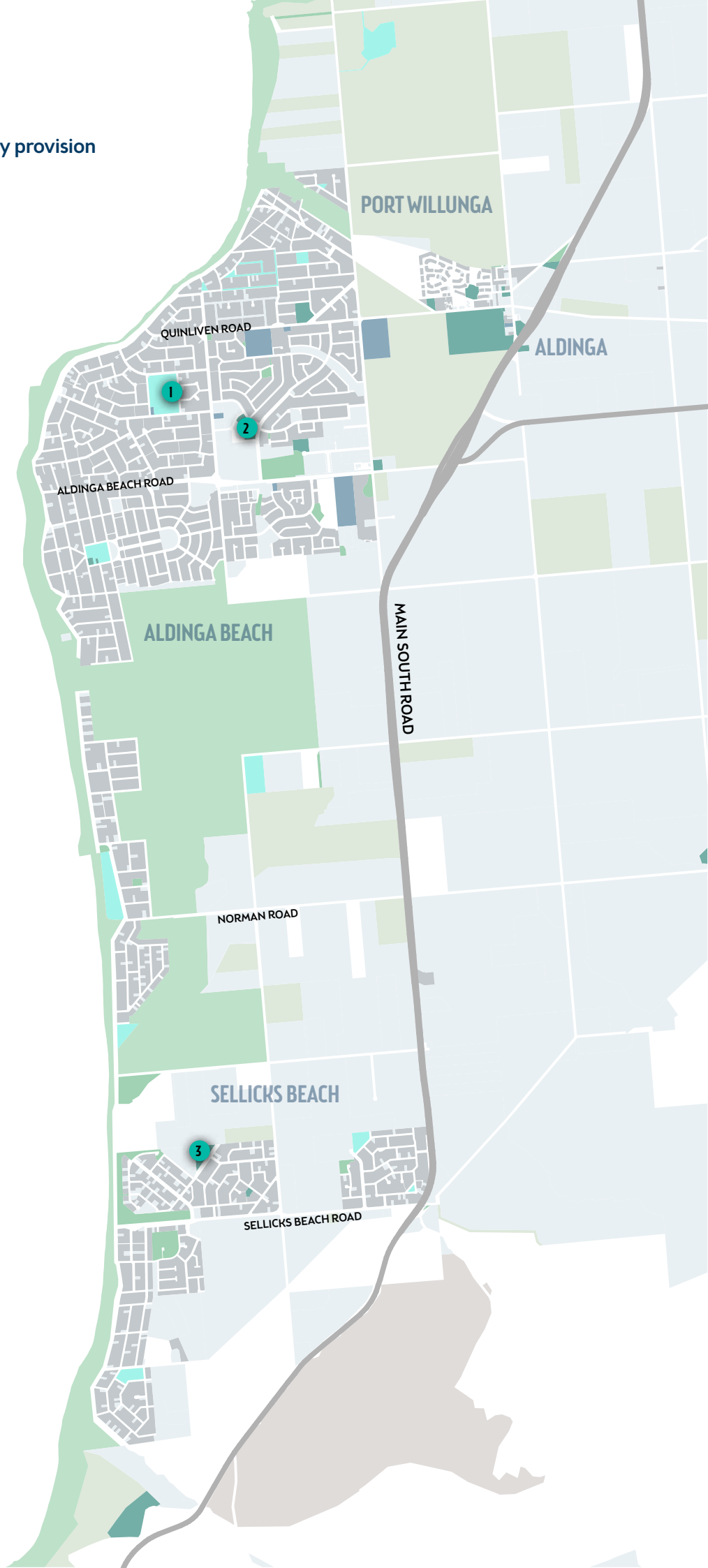
¹ Hudson Howells. 2020. Value of Libraries Study. Report, Local Government Association of South Australia.

² A Varheim, S Steinmo, E Ide. 2008. "Do Libraries Matter? Public Libraries and the creation of social capital." *Journal of Documentation* pages 877-892

Figure 5. Community centre and library provision

Legend

- 1 Aldinga Community Centre
- 2 Aldinga Library
- 3 Sellicks Beach Community Hall (see section on Community Halls)



There are also school libraries and school halls including Tatachilla Lutheran College and Cardjin College with controlled public access. These are not affiliated with Council and are not assessed in this report.

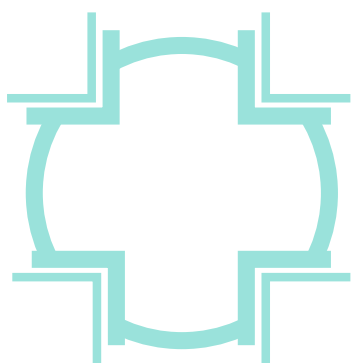
Assessment of community centres and libraries

This study carried out assessment of current community centre and library provision and considered future needs based on projected population growth. For this assessment, both demand generated by local Sellicks Beach growth and demand generated at a District level across the Southern District (see Figure 1 on page 4 for boundaries) has been considered as they typically utilise the same existing facilities.

The assessment examined the provision from five distinct perspectives, as outlined below.

Five assessment types completed for library and community centre provision





Assessment of buildings

Table 4. Aldinga library assessment

Location	11 Central Way, Aldinga
Building owner	City of Onkaparinga
On-site staff	7.9 FTE
Floor area	738 sqm main building 410 sqm community shed (although around half of shed 's floorspace used for storage and equipment)
Other building users	Nil
Key strength	- Modern building and amenities - Co-located with recreation centre and nearby shopping centre - Open and well lit internal spaces - Central Aldinga location.
Main weakness	- Staff believe the footprint is insufficient to meet current demand - High demand post COVID-19 to 'work from home' and small business startups who use the library (lack of space and access to power points are key issues) - Increasing use of library by teenagers who need a place to 'hangout' and relax. No space at recreation or youth centre for unstructured activities. Mainly after school hours and weekends - Building has open layout but is not designed well for flexible use - Children's space is too small for demand.
Observations	Staff feedback identifies existing space constraints with current local population. Future population growth likely to further current space issues.



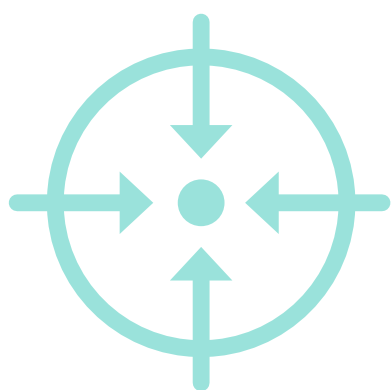
Aldinga library images, courtesy City of Onkaparinga

Table 5. Aldinga community centre assessment

Location	7 Stewart Avenue, Aldinga Beach
Building owner	City of Onkaparinga
On-site staff	1.6 FTE
Floor area	1,189sqm
Other building users	Lutheran Care and Christian Care
Key strength	- Good relationships with other building users - Easy access to car parking and public open space - Integration with Community Shed and good outreach levels to older residents.
Main weakness	- Building is outdated and external landscaping/play space is old and fenced off (acts as a visual barrier to users) - The Community Shed is very popular but available space reduced by need for storage and large equipment used for carpentry etc. 200+ waiting list for pottery classes but shed and centre too small too accommodate demand. Potential to construct an additional space could be explored - Difficult to attract young families due to appearance and poor space flexibility of the building - Internal community centre space is large and good for bigger events but limited potential as a multi-use space.
Observations	Staff feedback identifies the value and demand for programs at the centre. Although spaces are one-dimensional in user value and restricts the level of outreach. Also understaffed and increasing population unlikely to be adequately served without more space and staff to deliver full level of program and therefore benefits to the community.



Aldinga community centre images, courtesy City of Onkaparinga



Accessibility assessment

Table 6. Aldinga community centre active travel thresholds

Local area starting point	Community centre	Maximum walking/cycling criteria	Average walking/cycling distance	Meet criteria?
Fife Street, Sellicks Beach	Aldinga	2km	7.8 km	☐
Plaza Avenue, Sellicks Beach	Aldinga	2km	8.0 km	☐
Arion Way, Sellicks Beach	Aldinga	2km	9.9 km	☐
Hastings Avenue, Sellicks Beach	Aldinga	2km	10.2 km	☐

Table 7. Aldinga library active travel thresholds

Local area starting point	Library	Maximum walking/cycling criteria	Average walking/cycling distance	Meet criteria?
Fife Street, Sellicks Beach	Aldinga	2km	7.8 km	☐
Plaza Avenue, Sellicks Beach	Aldinga	2km	7.9 km	☐
Arion Way, Sellicks Beach	Aldinga	2km	8.6 km	☐
Hastings Avenue, Sellicks Beach	Aldinga	2km	10.2 km	☐

Summary

- ▶ No part of Sellicks Beach is within an 800 metre walkable or a two kilometre cycling distance threshold for a District level community centre or library.
- ▶ The typical walking time to the Aldinga community centre or library is around 1.5 to 2 hours from Sellicks Beach.
- ▶ The typical cycling time is 25-30 minutes if using Justs Road (noting that the Bike Direct network is fragmented between Sellicks Beach and Aldinga). This may improve when a bikeway is delivered as part of the Main South Road duplication although the travel distance is longer.
- ▶ The journey time by private vehicle is approximately 10 minutes.
- ▶ There are limited public transport services from Sellicks Beach to these community facilities. When available, the journey time is approximately 23 - 29 minutes.



Population benchmark assessment – Local and District

Table 8. Community centre benchmarking

District	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
1:20,000 - 50,000 population	» City of Charles Sturt/LGA SA, 2011 » Qld Dept. of Infrastructure, 2007 » City of Playford, 2013	0	0	1	1
Local					
1:8,000-10,000 population	» Australian Social & Recreation Research, 2008 » Victorian Planning Authority, 2023	0	1*	0	0 (addressed at District level)

*this is an assessed need based on travel distance to Aldinga and use of current community hall for council or community run programs and activities

Table 9. Library benchmarking

District	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
1:20,000 - 50,000 population	» City of Greater Geelong, 2018 » City of Playford, 2013 » City of Parramatta, 2020	0	0	1	1

Note: City of Onkaparinga has no local scale community centres or libraries. The Council offers a home library service for residents that have limited mobility through sickness, age or incapacity.

Summary

- Benchmarking indicates that a population of up to 6,785 residents in Sellicks Beach does not require an additional local or district-level community centre or library. However, given that the projected population is approaching the benchmark for a local community centre, and based on travel distance to Aldinga and use of current community hall for council or community run programs and activities, there is an assessed need for a local-level community centre.
- Having said that, Sellicks Beach can also be effectively served at the District level by the existing Aldinga Library and Aldinga Community Centre. This should be supported by measures to improve accessibility via cycling, walking and public transport, potential expansion of the Aldinga Community Centre (refer to Table 10) and ongoing support for a community hall to host programs and activities for Sellicks Beach residents.
- The 2041 Southern District population of 21,927 will require one community centre and one library. These facilities, already in place for the current population of 16,067, can accommodate the projected increase in population, provided they have adequate number of staff, sufficient floorspace for activities (including simultaneous activities) and longer opening hours where staff are present.



Floorspace benchmark assessment – District only

Table 10. District floorspace benchmarking

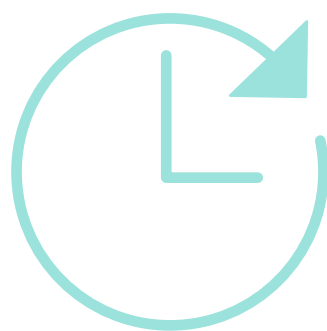
Benchmark	Source	Southern District existing floorspace	2021 floorspace benchmark shortfall	Southern District 2041 floorspace need	2041 floorspace benchmark shortfall
District community centre (without Aldinga Community Centre Community Shed)					
80sqm per 1,000 population	» Intermethod, City of Adelaide SIA	738sqm	-547sqm	1,754sqm	-1,016sqm
District community centre (with Aldinga Community Centre Community Shed)					
80sqm per 1,000 population	» Intermethod, City of Adelaide SIA	738 + 410 (1,148) sqm	-137	1,754sqm	-606sqm
District library					
Library calculator	» NSW Government library calculator	1,189sqm	1,108sqm	1,316sqm	-127sqm

Note: As a District level facility the NSW Floorspace Calculator excludes need for large central library workrooms. The calculator also accounts for an additional local worker and student population of 400. This is lower than local school and worker population but avoids double counting of provision

Summary

- » Sellicks Beach is currently served by council-managed District library and District a community centre at Aldinga.
- » Based on floorspace benchmarking, a Sellicks Beach population of up to 6,785 persons would generate an additional 2041 community centre floorspace need of approximately 320 sqm.
- » An additional library floorspace of 282sqm using the NSW Government Library Floorspace calculator¹ would be needed to only serve a Sellicks Beach population of up to 6,785 persons.
- » For the Southern District (includes Sellicks Beach, Aldinga and Port Willunga) there is:
 - » Existing floor space shortfall for the Aldinga Community Centre of up to 547 sqm (excluding Community Shed)
 - » 2041 floorspace shortfall for the Aldinga Community Centre of 1,016 sqm (excluding Community Shed)
 - » 2041 floorspace shortfall for the Aldinga library of 127 sqm.

¹ <https://www.sl.nsw.gov.au/people-places/planning-tools/library-building-calculator>



Assessment of library operating hours

The Aldinga library is a District level facility and is open for a total of 42.5 hours per week comprising

Monday	9:30am till 5:00pm
Tuesday	9:30am till 5:00pm
Wednesday	9:30am till 5:00pm
Thursday	9:30am till 7:00pm
Friday	9:30am till 5:00pm
Saturday	10:00am till 1:00pm
Sunday	Closed

The library is open during 'regular' business hours and is only open for 3 hours on a Saturday.

*Living Learning Libraries: a population approach Standards and Guidelines for NSW Public Libraries*¹ recommends the following:

- ▶ A library serving a population of 20,000 - 50,000 people should be open for at least 48 hours per week
- ▶ A branch library serving a population of 10 - 20,000 people be open for at least 27 hours.

The Queensland *Public Library Standards and Guidelines* recommend that a library serving a population catchment of 20,000 - 30,000 should be open a minimum of 44 hours per week.

Extended opening hours offer more options for visitors and are likely to be popular with young families, students, and workers. They may also provide valuable support for individuals seeking shelter during extreme weather conditions. Additionally, Saturday afternoon and Sunday opening hours offer greater opportunities for workers, families and visitors who are unable to access library facilities during weekdays due to work or study commitments.

¹ <https://pls.sl.nsw.gov.au/managing-my-library/standards-and-guidelines/living-learning-libraries/library-management-standards>

There is a predicted increase in the number of young people in Sellicks Beach (and the Southern District) by 2041. There is potential to develop synergies with the Aldinga Recreation Centre to provide options for groups or families while some members may be playing sport.

Summary

- ▶ The Aldinga library is open for a shorter duration than optimal for a District level facility. It is closed Saturday afternoon and Sunday which is typically a popular time for older children and workers to visit.

Summary and recommendations

Sellicks Beach is currently served by a District level community centre and library located in the adjacent suburb of Aldinga. Due to spatial, topographical, and environmental factors, the two suburbs are geographically separated, resulting in very long active travel times between them. While car ownership in Sellicks Beach is higher than the state average, council staff report that many community members—such as young people, older residents and families with a single car—cannot easily access these facilities without private vehicles. There is a need to consider locally accessible community centre floorspace. This observation is also confirmed by low SEIFA and VAMPIRE index scores.

The future Sellicks Beach community would generate a benchmark need for a:

- ▶ 320 sqm additional community centre floorspace based on floorspace benchmarking
- ▶ 282 sqm of additional library floorspace using the NSW Government Library Floorspace calculator¹ to serve a Sellicks Beach community.

There is an older community hall in Sellicks Beach with a total floor area of 222 sqm. However, converting this hall into a community centre would not meet the forecasted floorspace needs. Additionally, the hall currently serves as a valuable community resource as a place for hire and also for playgroups and other council programs,

Either community centre floorspace is delivered in Sellicks Beach or demand is to continue to be served at the District level at Aldinga. Council does not typically provide local scale community centres. It is further noted that a key requirement for a functional and useable community centre is adequate flexible floorspace, good staffing levels and opening hours. A new centre at Sellicks Beach would require staff and funding from the City of Onkaparinga. This may not be achievable with current council operating budget constraints. Aldinga Community Centre is a suitable option to serve the future Sellicks Beach

population, however, Aldinga's population is also forecast to grow by DHUD.

Council staff have advised that both facilities are currently operating with minimal capacity and sub-optimal layouts to accommodate demand for activities and services. Despite its recent opening in 2017, the library is already operating at a level not anticipated at the design stage. Based on a floorspace benchmarking assessment for each facility there is a future Southern District shortfall of:

- ▶ 1,016 sqm for Aldinga Community Centre in 2041 (excluding the 410sqm community shed) or 606 sqm with the shed
- ▶ 127 sqm for Aldinga library floorspace in 2041.

This results in a combined shortfall of over 1,100 square metres for both District-level facilities. The current social infrastructure therefore lacks the capacity to accommodate growth at Sellicks Beach, due to existing limitations and the added demand from development in Aldinga and to a lesser extent, Port Willunga.

To ensure an appropriate level of social infrastructure facilities and ability to operate appropriate services to the community it is recommended to focus community centre and library provision at the District level.

Investigations may consider:

- ▶ Retain a community centre at Aldinga. Consider replacement or upgrade of centre to meet future needs. Matter to consider include:
 - » Increased community centre floorspace to addressed 2041 shortfall in space provision
 - » Create a flexible space that enables programs
 - » Improved outreach to families with children
 - » Expand the community shed or provide other capacity for popular creative/cultural based activities (such a pottery and creative performance).
- ▶ Retain a library facility at Aldinga.
- ▶ Examine potential for an increase in library floorspace to cater for existing and higher future demand for needs such as working spaces and children's and young people spaces.
- ▶ Maximise funding opportunities to ensure full community benefit from the centre is achieved by increasing staff allocation and longer staffed opening hours.

¹ <https://www.sl.nsw.gov.au/people-places/planning-tools/library-building-calculator>

Youth centres

Young people in urban and regional environments have a range of needs that are shaped by their surroundings and the stage of life they are in. Common needs of young people include:

- ▶ **Access to education:** Young people need access to quality education to succeed in life. Regional city environments typically have a smaller range of educational opportunities, from public schools to private schools and universities.
- ▶ **Employment opportunities:** Many young people move to cities in search of employment opportunities. Cities offer a variety of job opportunities across different sectors, from retail to technology.
- ▶ **Affordable housing:** City living can be expensive, and young people often struggle to find affordable housing. It is important for cities to offer affordable housing options to ensure that young people can afford to live in the city and pursue their goals.
- ▶ **Social opportunities:** Cities are often seen as cultural hubs, and young people need social opportunities to meet new people and build relationships. Cities offer a variety of social opportunities, from clubs and bars to cultural events and festivals.
- ▶ **Access to transportation:** Many young people in cities rely on public transportation to get around, so it is important for cities to have reliable and accessible transportation options.
- ▶ **Safe neighbourhoods:** Young people need safe neighbourhoods to feel secure and thrive. City governments need to invest in measures to keep their cities safe, such as lighting and security cameras.
- ▶ **Access to healthcare:** Young people need access to healthcare services to maintain their physical and mental health. City environments usually have a range of healthcare facilities, including hospitals, clinics, and mental health services.

Overall, young people in urban environments need access to a range of resources and opportunities to succeed and thrive. Cities need to invest in infrastructure and services to ensure that young people have access to these resources.

City of Onkaparinga provision

The City of Onkaparinga has a highly active set of events, funding, awards and committees as part of its Onkaparinga Youth program. Youth centres are an integral part of the program's delivery. Youth centres typically provide versatile spaces designed to support recreational activities, employment training programs, support services, and drop-in facilities for young people. They are important 'owned' spaces where youth can act independently and with less fear of judgment. This can not always be replicated in spaces shared with other members of the community such as community centres, libraries and recreation centres.

Although some social infrastructure network models have shifted away from standalone youth facilities, the City of Onkaparinga has reviewed their approach and continues to support the standalone operation of their youth centres.

The council manages four youth centres:

- ▶ **Base 10 Youth Centre**, located at Reynella and has a focus on music and creative arts with a professional studio and media lab. It is open Tuesday to Thursday.
- ▶ **Studio 20 Youth Centre**, located at Aldinga with programs aimed at people aged 8 to 25 years. The centre is staffed but only open Tuesday to Thursday. The facility has a focus on art and offers two art spaces that can be hired on an hourly or daily basis. The large workshop has a commercial printing press and inking table. There is also a barista training facility and a training kitchen.
- ▶ **Wardli Youth Centre**, located at Christie Downs with programs aimed at people aged 8 to 25 years. The centre is staffed but only open Tuesday to Thursday. The facility has indoor and outdoor spaces including basketball and a productive garden.
- ▶ **Onkaparinga Youth Enterprise Hub (OYEH)**, located at Christie Downs and primary purpose is to be an incubator for innovators, creatives, change makers and entrepreneurs under 30.

Local provision

There is no youth centre located in Sellicks Beach.

The closest youth centre is the Studio 20 Youth Centre located in the Aldinga Central shopping centre.

Table II. Youth centre benchmarking

District	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
I: 20,000+ people	» City of Greater Geelong, 2018 » NSW Dept. of Planning & Environment, 2017 » WA Parks & Leisure , 2012	0	0	1	1

Note: A youth centre typically operates at a District level, not at a local level.

Summary

- Based on facility benchmarking:
 - » A 2041 Sellicks Beach population of up to 6,785 persons does not generate a need for a District level youth centre.
 - » For the Southern District, which includes Sellicks Beach, Aldinga and Port Willunga, a population of up to 21,927 people requires one District-level youth centre. This need is already met by the existing Studio 20 Youth Centre, ensuring that future service benchmarks will continue to be fulfilled without any gaps.
- While the planned growth in Sellicks Beach does not warrant the construction of a new facility, it will contribute to increasing pressure on existing resources at the Studio 20 Youth Centre. According to council staff, the centre is currently operating at or near full capacity, with a high demand for its programs and services. The anticipated increase of at least 750 individuals aged 8-25 years in the Southern District by 2041 is expected to place additional pressure on the facility.
- The Aldinga Recreation Centre and Aldinga Sports Complex may absorb some demand for football, netball and other sports, however they are not a replacement for a purpose-designed youth centre.

Recommendations

- To effectively address the needs of the growing youth population in Sellicks Beach (within the context of the Southern District) it is recommended to:
 - » Retain a District level youth centre at Aldinga
 - » Investigate options to open the centre for longer hours beyond Tuesday to Thursday
 - » Monitor floorspace and program demand to identify a need to relocate to a larger facility or expand the footprint of the Studio 20 Youth Centre.

EDUCATION AND TRAINING

Early childhood education and care

Early childhood education and care (ECEC) is important as an enabler for workforce participation and for children's learning and development in their early years, improving both wellbeing and the transition into formal schooling. ECEC also acts as a social connector within a community.

The State Government is primarily responsible for funding and/or providing preschool services, program delivery, training and development and licensing regulation.

The South Australian Government defines the main types of ECEC as:

- ▶ **Preschool/kindergarten** – government, private or community (latter at cost) run and available to children starting school within the next year.
- ▶ **Long day care/child care centres** – a centre/facility that provides care for 0 – 6 year old children including out of school hours.
- ▶ **Family day care** – a child care service run by a qualified educator in a home environment. A maximum of 7 children in a home (0-12 age) is permitted at any time.
- ▶ **Out of School Hours Care (OSHC)** – a before or after school (and sometimes school holidays) care.

The State Government published a Royal Commission report into Early Education in South Australia¹. Recommendations included:

- ▶ More frequent and easier access to child development checks provided through Child and Family Health Service (CaFHS) and the Office for the Early Years.
- ▶ A minimum of 15 hours of preschool for 3-year-olds.
- ▶ Up to 30 hours of preschool access for those 3-year-olds and 4-year-olds who need more support.

- ▶ Trialling preschool Out of School Hours Care for government preschools, to better support working families.
- ▶ Increase in availability and quality of OSHC places across the state.

The State Government has released a response to the Royal Commission into Early Childhood Education and Care (ECEC) final report and committed to action on all recommendations.

Key early actions include the roll out of universal 3-year-old preschool, OSHC reform, greater support for Aboriginal children and Children in Care and growing the educator workforce.

The State Government has committed to preschool for 3-year olds to be rolled out in stages from 2026 to 2032. In addition, a new operational model known as 'Kindy Care' is being trialled offering longer day care in 20 facilities across the state. This includes a mix of government, third party and family day care services to meet community needs.

Initial discussions with the Office for Early Childhood Development reinforce that access to preschool and childcare is an essential service and that planning for new communities should:

- ▶ Allocate land based on population estimates. Latent capacity in proximate communities might be an interim solution for community access to services, but should not be relied upon in long term in land use planning.
- ▶ Provision planning for preschool should be based on universal participation of 3 and 4-year-old population.
- ▶ Communities should have land provisioned for at least one integrated hub model of ECEC with community/family supports (larger land size required), plus additional land for standard long day care facilities.

¹ <https://www.royalcommissionecec.sa.gov.au/>

Figure 6. Education and training map

Legend

- 1 Coach Road Childcare Centre
- 2 Eden Academy
- 3 YMCA Early Learning Centre
- 4 Aldinga Payinthe College Preschool
- 5 Edge Early Learning Aldinga Beach
- 6 Aldinga Community Kindergarten
- 7 Aldinga Kinder Haven
- 8 Aldinga Community Children's Centre OSHC
- 9 Galilee Catholic School OSHC
- 10 Southern Vales Christian College OSHC
- 11 Aldinga Beach Primary School OSHC
- 12 YMCA OSHC - Aldinga Payinthe College
- 13 Aldinga Beach Primary School
- 14 Aldinga Payinthe College
- 15 Southern Vales Christian College
- 16 Cardijn College - Galilee Campus
- 17 Tatachilla Lutheran College, McLaren Vale - outside map boundary
- 18 Willunga Waldorf School - outside map boundary
- 19 Willunga Primary School - outside map boundary

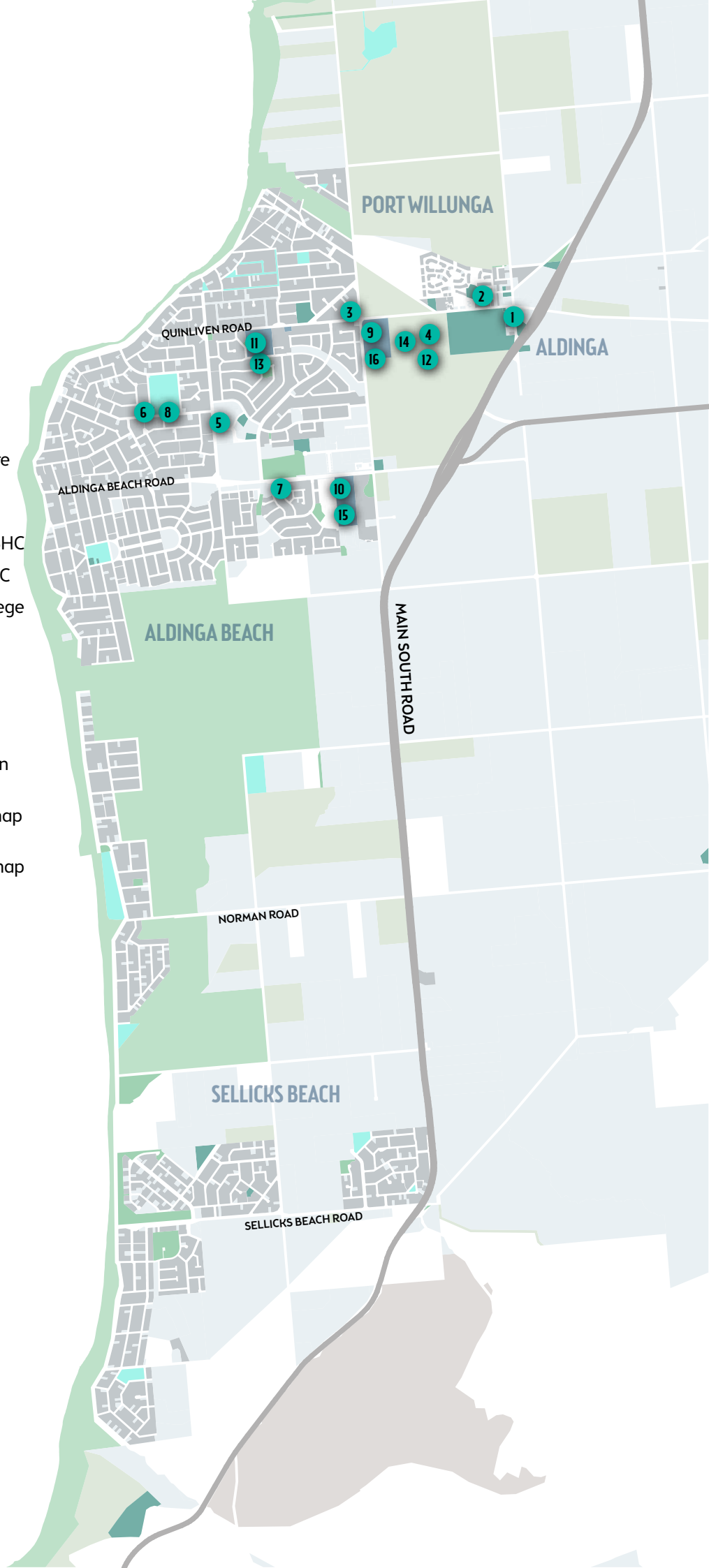


Table 12. Childcare and preschool facilities in the Southern District

Figure 6 reference	Facility	Type of service	Ownership	Location	Approved places	Vacancies
1.	Coach Road Childcare Centre	Long day care and preschool	Private	Aldinga	58	Y
2.	Eden Academy	Long day care and preschool	Government	Aldinga	83	N
3.	YMCA Early Learning Centre	Long day care and preschool	Private	Aldinga	54	Y
4.	Aldinga Payinthe College Preschool	Preschool	Government	Aldinga	50	Y
5.	Edge Early Learning Aldinga Beach	Long day care and preschool	Private	Aldinga	115	Y
6.	Aldinga Community Kindergarten	Preschool	Government	Aldinga	62	Y
7.	Aldinga Kinder Haven	Long day care	Private	Aldinga	75	Y
8.	Aldinga Community Children's Centre	Long day care	Private	Aldinga	62	Y
Total					559	

There are five registered family day care centres:

- ▶ Dawn's Growing Patch, Port Willunga
- ▶ Little Explorers Family Day Care, Aldinga Beach
- ▶ Rainbows, Rhymes and Rocket Ships, Aldinga Beach
- ▶ Lesley's Family Day Care, Aldinga Beach
- ▶ Barbara Northcott Family Day Care, Aldinga Beach.

It is important to recognise that vacancies can vary depending on the day of the week and the age group. As a result, flexibility for parents and caregivers may be limited, even in centres with registered vacancies. This means that available spots may not always align with the childcare needs of all residents or workers.

Therefore, when assessing the demand profile, it is essential to consider the availability of services across the full spectrum of age groups. Additionally, latent demand may exist where parents or caregivers have either found alternative childcare options (such as centres outside the council, or relying on family or friends) or have chosen to delay or not return to work.

City of Onkaparinga provision

*Care for kids*¹ identifies there are 66 child care centres and preschools in the City of Onkaparinga.

Prior to COVID-19 a higher proportion of parents utilised childcare that formed part of a journey to work or other destination such as sibling's schools. Research undertaken by the City of Adelaide² demonstrated that the uncertainty of work schedules and rise of home working during that period led to people choosing childcare closer to home. This has not fully reverted back to pre-pandemic patterns and therefore some Sellicks Beach children may now go to a local facility rather than another facility in the City of Onkaparinga or outside the council boundary.

Local provision

There are no preschool or childcare facilities located within Sellicks Beach.

A private child care centre has been granted consent for a site on Justs Road, Sellicks Beach. The centre would have capacity for 98 children pending Development Approval.

¹ www.careforkids.com.au

² City of Adelaide, 2022, Reignite program

In Aldinga and Aldinga Beach there are nine operational centre-based preschool and childcare facilities. Of these, two are government and seven are private-run centres. Sellicks Beach is located in the catchment zone of Aldinga Community Kindergarten. This has 66 children enrolment capacity (55 children per session). This facility has 55 enrolled children for 2024.

Centre staff advise that there are also children at Aldinga Community Kindergarten from Myponga

who otherwise would attend Yankalilla Community Children's Centre. Staff advise that a number of parents or care givers prefer Aldinga as it is a larger centre that operates on a full time basis

Table 13. Preschool and childcare benchmarking

Preschool	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
1:5,000 population	» City of Charles Sturt/LGA SA, 2011 » Qld Dept. of Infrastructure, 2007 » City of Playford, 2013	0	1	2 government 4 private	4
Childcare					
1:4,000 - 8,000 population	» Australian Social & Recreation Research, 2008 » Victorian Planning Authority, 2023 » Childcare can also co-locate with preschool or primary school	0	1	7	3-4

Table 15. Provision rate per child

	Sellicks Beach 2021	Sellicks Beach 2041	Southern District 2021	Southern District 2041
Residential population	2,705	6,785	16,067	21,927
0 to 4 year population (approx)	150	400	906	1,289
Available spaces	N/A	N/A	559	559
Provision rate	N/A	N/A	1 per 1.6 children	1 per 2.3 children

Summary

- At present, the Sellicks Beach population of 2,705 persons does not generate a need for a childcare centre or preschool facility at Sellicks Beach.
- The current child population is served and has access up to 13 preschools, childcare and family day care centres in Aldinga and Aldinga Beach.
- The Southern District currently has no existing shortage of childcare or preschool services, with

a provision rate of 0.6 places per child aged 0-4. This is higher than the national average utilisation rate of 0.3 places per child. The District's current demand is 271 places, which is below the 559 available spaces.

- By 2041, the Sellicks Beach population will generate a need for one child care centre and one preschool based on facility benchmarking. It would generate a place-based demand of 120 places using the national utilisation rate.

- By 2041, the Southern District population will generate a need for four preschools and three to four child care centres. There would be a demand for 386 places based on the national utilisation rate.
- Education SA do not forecast any preschool capacity issues to at least 2031 (the extent of current Education SA forecasting). They note a need to manage preschool intake to ensure that when children transition to the local primary school there is capacity to take all children at reception level.
- Universal 3-year-old attendance will place additional demand on the two Aldinga government preschools. Staff advise there is physical capacity, however, staffing is a key resource issue. Education SA refer to this as 'staffing caps' and it is a measure designed to control preschool intake.

Recommendations

- Undertake a review of the approved enrolment capacity at the two government preschools in Aldinga to identify capacity improvement measures to accommodate initial intake of additional 3 and 4-year-olds from Sellicks Beach as development begins in 2029/30 (plus potential Kindy Care needs).
- Identify if existing Aldinga preschools have capacity to accommodate 3 and 4 year old intake (up to 400 children in 2041). If not, investigate options to deliver a government preschool at Sellicks Beach.
- Work with OECD, Education SA and child care centre operators to encourage the construction of a child care centre at Sellicks Beach. This facility should ideally be co-located within a future Activity Centre and be easily accessible via active travel mode connections throughout Sellicks Beach. This facility may co-locate with a government preschool if delivered at Sellicks Beach.



Out of hours school care

The state government states that out of school hours care (OSHC) services provide a range of supervised recreation and leisure activities for school aged children. OSHC services provide child care mostly for children attending school, and can also care for children who have not started school. OSHC services may offer care before and after school, holidays and pupil free days.

City of Onkaparinga provision

There are 63 OHSC provides in the council area. They are typically associated with a government primary school or non-government school.

Local provision

There are no OHSC provides at Sellicks Beach. There are four at Aldinga and Aldinga Beach all associated with schools.

Table 16. OSHC facilities in the Southern District

Figure 6 reference	Facility	Type of service	Ownership	Location	Approved places	Vacancies
9.	Galilee Catholic School	Before and after school care and vacation care	Private	Aldinga	60	Y
10.	Southern Vales Christian College	Before and after school care and vacation care	Private	Aldinga	30	Y
11.	Aldinga Primary School	Before and after school care and vacation care	Private	Aldinga	70	Y
12.	YMCA OSHC - Aldinga Payinthe College	Before and after school care and vacation care	Private	Aldinga	60	Y
Total					220	

Table 17. OSHC benchmarking

Benchmark	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
11:4,000 - 6,000 population	» City of Greater Geelong, 2018 » NSW Dept. of Planning & Environment, 2017 » WA Parks & Leisure , 2012	0	1	3-4	4-5
0.16 places per child	» Cred Consulting. 2023. Riverwood Estate Social Infrastructure Study	0	114 places	220 places	371 places

Summary

- Based on a facility benchmark, for a 2021 Sellicks Beach population of 2,705 persons there is no need for an OSHC service at Sellicks Beach.
- Based on a child places benchmark, 2021 Sellicks Beach generates a need for 50 OSHC places.
- There is no existing primary school in Sellicks Beach and therefore no associated OSHC facility. Sellicks Beach demand is likely served by the four OSHC services at Aldinga and Aldinga Beach plus other care options available at other schools in Willunga and McLaren Vale (i.e. Tatachilla Lutheran College).
- For a 2021 Southern District population of 16,067 there is a facility benchmarked need for three to four OSHC services. The four OSHC facilities currently provide 220 places for all children. This is below the current place per child benchmark of 332 places for the Southern District. However, there is no known issues with over prescription for OSHC places at government primary schools in Aldinga.
- For Sellicks Beach in 2041 there is a facility benchmarked need for one OSHC service. Child yield benchmarking shows demand for up to 114 OSHC places.
- For the Southern District there is a facility benchmarked need for four to five OSHC services. Child yield benchmarking shows demand for up to 371 OSHC places.
- Education SA advise that OSHC facilities can adjust to changing demand and seek approval for additional places. The YMCA OSHC at Aldinga Payinthe College and Aldinga Primary School, as noted by Education SA, has the capacity for expansion. Similarly, non-government schools can make internal financial decisions to expand their OSHC facilities if they identify a gap between current provision and demand.

Recommendations

- No benchmark need for an OSHC service at Sellicks Beach unless a government primary school or other school campus is provided (typically an OSHC service is an on-campus adjunct to daytime school provision).
- Explore opportunities for additional OSHC services at both Aldinga government schools to increase the number of places available once development at Sellicks Beach commences in 2029/30.

Primary and secondary schools

There are no government or non-government schools in Sellicks Beach. Sellicks Beach is in the catchment zone or has a sizeable student intake at the following government schools.

Table 18. Government primary schools

Figure 6 reference	Name	No of enrolments 2024	Potential Capacity Exceedence	Capacity Management Plan
13	Aldinga Beach Primary School	387 Education SA forecasts that 2025 enrolment will be 370	No – School has enrolment capacity for 800 students	No
14	Aldinga Payinthe College	377 Education SA forecasts that 2026 enrolment will be 385 plus students in the Supported Learning Centre	Yes - School has enrolment capacity for at least 336 students (52 reception intake per annum)	Yes
19	Willunga Primary School	369 Education SA forecasts that 2031 enrolment will be 396	No - School has enrolment capacity for 532 students	No

Table 19. Government secondary schools

	Name	No of enrolments 2023	Potential Capacity Exceedence	Capacity Management Plan
14	Aldinga Payinthe College	1,164 (Year 7 to Year 12) including Supported Learning Centre	Yes - School can accommodate up to 1,600 students including secondary and primary, however, intake is being managed to ensure each year level capacity is not exceeded and enrollments outside catchment zone are not encouraged.	Yes
20	Willunga Secondary School	706	No - School has enrolment capacity for at least 900 students	No

Table 20. Non Government primary and secondary schools

	Name	No of enrolments 2023	Education type	Capacity
15	Southern Vales Christian College	552 (across two campuses at Morphett Vale and Aldinga)	Recptn to Year 12	Enrolments allowed
16	Cardijn College - Galilee Campus	2050 (across three campuses at Noarlunga Downs, Christie Downs and Aldinga)	Recptn to Year 9 at Aldinga	Enrolments allowed
17	Tatachilla Lutheran College, McLaren Vale	1,094	Recptn to Year 12	Enrolments allowed
18	Willunga Waldorf School	341	Recptn to Year 12	Enrolments allowed

Note: Waiting lists, age of entry, scholarship participation and family preferences will influence availability at all non-Government schools.

Government primary school capacity

Education SA advise:

- ▶ Sellicks Beach government primary school students currently attend:
 - » Aldinga Beach Primary School - 36 students
 - » Aldinga Payinthe College (both primary and secondary) - 58 students
 - » Willunga Primary School - 43 students
- ▶ Students can also attend Myponga Primary School that has an enrolment capacity of 175 students with a current intake of 83 students. This is not expected to change before 2030. Anecdotal discussion with Aldinga Beach Primary Schools staff states that not many Sellicks Beach parents choose this option as most travel to work in a north or east bound direction and Myponga is therefore not convenient.
- ▶ Aldinga Beach Primary School received a capital works upgrade in 2021/2022 that included the removal of aged buildings, provision of new modular accommodation to support a range of learning requirements, new amenities and a covered outdoor learning area.
- ▶ Prior to the capital works upgrade the school enrolment capacity was 900 students (this is now reduced to 800 students). Based on the verified enrolments Aldinga Beach Primary School is currently operating at 48% capacity.
- ▶ Potentially there is land available if additional accommodation at this school was required to support local enrolments.
- ▶ Aldinga Payinthe College will exceed current primary school capacity in 2026 (although still retains 400 spare capacity across the whole school).
- ▶ Willunga Primary School operates at around 70% capacity with a small projected rise in enrolments by 2031 to 396 students.
- ▶ Education SA monitor demand to ensure all schools within the area operate at an optimum enrolment size to provide quality and safe teaching and learning facilities.
- ▶ For the City of Onkaparinga the share of students that leave the government education system and move to non-government schools is approximately 30-33%. This is just above the state average but is reflective of patterns in outer southern and northern Greater Adelaide.
- ▶ Based on 2021 census data, there are 255 primary school students from Sellicks Beach with 162 attending a government school (64%) and 93 attending a non-government school (36%). Therefore Sellicks Beach slightly exceeds the average trend for the council area.

Table 21. Sellicks Beach dwelling yield scenarios

Additional dwellings	Existing dwellings	Total dwellings	Additional population	Existing population	Total future population	Primary school demand*
1,300	1,385	2,685	3,120	2,705	5,825	600
1,400	1,385	2,785	3,360	2,705	6,065	614
1,500	1,385	2,885	3,600	2,705	6,305	630
1,600	1,385	2,995	3,840	2,705	6,545	644
1,700	1,385	3,085	4,080	2,705	6,785	660

*This figure is an assumed primary school age student population based on a proportional rate of 5-14 age group attending primary school (utilising ABS census 2021 Community Profile)

Table 22. Primary school dwelling yield scenario benchmarking (1,400-1,600 additional dwellings Sellicks Beach only)

Facility type	Bench mark	Source	Sellicks Beach current need	2041 need - 1,300 additional dwellings	2041 need -1,400 additional dwellings	2041 need -1,500 additional dwellings	2041 need -1,600 additional dwellings
Primary school	1:6,000 / 6,500 population	» Infrastructure SA, 2024 » City of Charles Sturt LGA, 2011 » SA Urban Lands Trust, 1994 » City of Playford, 2013	0	0	1	1	1
Primary school	1:3,000 dwellings	» Infrastructure SA, 2024 » Victorian Planning Authority, 2023 » Qld Dept. of Infrastructure, 2007	0	0	0	0	1

Table 23. Primary school benchmarking (1,700 additional dwellings)

Facility type	Bench mark	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
Primary school	1:6,000 / 6,500 population	» Infrastructure SA, 2024 » City of Charles Sturt LGA, 2011 » SA Urban Lands Trust, 1994 » City of Playford, 2013	0	1	2	3
Primary school	1:3,000 dwellings	» Infrastructure SA, 2024 » Victorian Planning Authority, 2023 » Qld Dept. of Infrastructure, 2007	0	1	2	3

Table 24. Secondary school benchmarking (1,700 additional dwellings)

Facility type	Bench mark	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
Secondary school	1:10,000 / 20,000 population	» Infrastructure SA, 2024	0	0	1	1

Sellicks Beach Primary School analysis

At present, Sellicks Beach has a dwelling yield of 1,385 and a population of 2,705 person. This generated a total of 255 children (2021 ABS census) attending government and non-government primary schools. Almost 100 children attended a non-government school.

As shown on Tables 22 and 23, there is a population benchmark trigger for a primary school in Sellicks Beach that starts at 1,400 dwellings when taken against the lower 6,000 population threshold.

For a dwelling based benchmark there is no trigger for a new primary school until an additional 1,600 dwelling yield is achieved:

- ▶ 1,600 dwellings - the total 2041 population of 6,545 marginally exceeds the population trigger threshold and is just below the 3,000 dwelling threshold
- ▶ 1,700 dwellings - the total 2041 population of 6,785 exceeds the population trigger threshold and is just above the 3,000 dwelling threshold.

Education SA advises that Sellicks Beach government school students currently go to Aldinga Beach, Aldinga Payinthe and Willunga Primary Schools:

- ▶ Aldinga Beach Primary School has less than 50% enrolment to school capacity of 800 children. The school has had recent investment and has sufficient space for future expansion. Education SA forecast a further drop in school enrolment in 2025.
- ▶ Aldinga Payinthe School is smaller and is operating at or near current primary school capacity.
- ▶ Willunga Primary School is operating at 70% with forecast capacity of at least 130 spaces in 2031. About one-third of Sellicks Beach children currently attending a government school go to Willunga Primary School.

Analysis of existing government primary school capacity at Aldinga Beach, Aldinga Payinthe, and Willunga Primary Schools identifies a surplus of up to 525 spaces. This excludes Myponga Primary School that has up to 90 spare enrolment spaces.

Initial Sellicks Beach population forecasting for primary school age children indicates a potential total 2041 generated demand of between 600 students (at 1,300 dwellings) to 660 students (at 1,700 dwellings). Taking into account uplift growth in Aldinga and

Aldinga Beach there is potential capacity within the current school supply to accommodate future growth from Sellicks Beach at yields of 1,300 to 1,700 additional allotments (excluding children moving to the non-government schools).

Education SA forward planning does not extend beyond 2031. Based on growth forecast and existing capacity within local catchment schools Education SA has not committed to providing a new government primary school at this time.

It is recognised that primary schools offer benefits to a local community such as:

- ▶ Local access to library resources, outdoor play and recreation space and potentially indoor recreation space
- ▶ Increased active travel as a modal choice for school journeys
- ▶ Increased sense of place and belonging for children
- ▶ Ability to foster strong community partnerships and nurture levels of parental engagement

Government secondary school

There is secondary school capacity at Aldinga Payinthe College until at least 2031. Residents living in Sellicks Beach can also apply to attend Willunga High School (777 students) and Seaford Secondary College (868 students).

Based on assessment, the forecast 2041 Sellicks Beach population growth does not trigger a benchmark need for a secondary school.

For the 2041 Southern District (includes Sellicks Beach, Aldinga and Port Willunga) there is no generated need for another secondary school (one existing).

Active travel

Radius zone analysis identifies that:

- ▶ Aldinga Beach Primary School – Entire Sellicks Beach catchment area is outside a 800m walking radius and a 2 kilometre cycling radius.
- ▶ Adelaide Payinthe School – Entire Sellicks Beach catchment area is outside a 800m walking radius and a 2 kilometre cycling radius.

The majority of students outside the immediate radius of the two government schools (plus non-government schools) have an active travel journey well in excess of 800 metres. For any active travel journey students need to address:

- ▶ Long distance travel generally on road or footpath
- ▶ A number of traffic lights and controlled intersections
- ▶ Changeable walking conditions
- ▶ Lack of shade and unprotected or non-existent cycle lanes
- ▶ Wide streets and long signal times.

The State Government has an active travel program called Way2Go. DIT sourced data suggests that typically 20% of primary school children walk, cycle or ride to school, 10% use public transport and 70% drive to school.

There is no public information available for the local schools regarding travel mode split, however, it is recommended to liaise and encourage all schools to identify measures that would improve active travel participation particularly from Sellicks Beach.

Typically to achieve this mode share in a city context there is a base need to provide:

- ▶ Student and parent cycle and walking education initiatives and involvement in programs such as Way2Go, Active Suite and MIND.BODY.PEDAL.
- ▶ Increase the amount of well designed and best practice protected cycle lanes that, at a minimum, provides integrated links to all schools from Sellicks Beach.

Recommendations

- ▶ Collaborate with Education SA to examine the level of demand and feasibility to construct a new primary school at Sellicks Beach.
- ▶ Feasibility may consider:
 - » A population based benchmark trigger starting at construction of 1,400 new dwellings (where a resident population of at least 6,000 persons is forecast)
 - » A population and dwelling based benchmark trigger starting at construction of around 1,600 new dwellings (where a residential population of at least 6,545 and a total of 2,995 dwellings is forecast)
 - » Likely staged construction commencement in 2030 and further investigation of potential future school site, if needed
 - » Existing and forecast capacity at Aldinga Beach Primary School, Willunga Primary School and Aldinga Payinthe School (noting significant capacity at Aldinga Beach Primary School and Willunga Primary Schools)
 - » Planned capacity upgrades and school improvements for Aldinga Beach Primary School, Willunga Primary School and Aldinga Payinthe School (noting this school is operating under a Capacity Management Plan)
 - » Future Sellicks Beach demand for universal 3 and 4 year-old child care and transition to primary school years and existing and future capacity at government facilities in Aldinga and Willunga
 - » Local OSHC services demand if a primary school is developed at Sellicks Beach
 - » Land requirement and site selection (Education SA currently advise a minimum site area of 3.2 hectares up to 5.1 hectares).
- ▶ The provision of an additional government secondary school is not justified. Direct all secondary school age children at Sellicks Beach who wish to attend a government facility to Aldinga Payinthe College (or a secondary catchment at Willunga High School).
- ▶ Develop a future active travel network that creates safe, legible and shortest possible links between Sellicks Beach and all schools in government and non-government schools at Aldinga and Aldinga Beach.

PRIMARY HEALTH

The Australian Government's Department of Health defines primary health care as "those services in the community that people go to first for health care: general practices, ACCHS¹, community pharmacies, many allied health services, mental health services, drug and alcohol services, community health and community nursing services, maternal and child health services, sexual health services and oral health and dental services. It is differentiated from secondary health care delivered by specialists where a referral is usually required, and tertiary care delivered in hospitals."

The health care framework can be defined as:

- ▶ Primary health - services that people go to first for health care
- ▶ Secondary health - specialists generally seen as a referral
- ▶ Tertiary health - care in hospitals (albeit often can be a source of primary care for many people through Emergency Departments).

Within South Australia there is a portfolio of health networks delivered by community and government health services, Aboriginal health services, local government and non-government organisations. The Southern Adelaide Local Health Network (SALHN) is an Australian Government funded organisation tasked with improving health outcomes and primary health care experience in this region of Greater Adelaide. The SALHN² includes:

- ▶ Flinders Medical Centre
- ▶ Noarlunga Hospital
- ▶ GP Plus Health Care Centres and Super Clinics
- ▶ Mental health services
- ▶ Sub-acute services, including Repat Health Precinct site.

Their Strategic Plan 2023-2027² describes local priorities to:

- ▶ Deliver equitable services
- ▶ Provide quality care

1 www.health.gov.au

2 <https://sahealth.sa.gov.au/SALHN>

- ▶ Drive innovation and research
- ▶ Look after the workforce
- ▶ Inspire through education and learning
- ▶ Grow cooperative partnerships.

There is an increasing cost associated for the community with the amount of bulk bill medical services reducing.. This can lead to community members foregoing medical visits that may lead to increased chronic illness later and greater pressure on secondary and tertiary care provision. The causation of decreased bulk billing and cost effective primary health care is currently under investigation and review by the Commonwealth Government.

A report was published in December 2022 titled 'Strengthening Medicare Taskforce Report'³. This report outlines a vision of a primary care system where all Australians are supported to be healthy and well, through access to equitable, affordable, person-centred primary care service. This is primarily a matter to be explored and instigated at Commonwealth and state government level. Future change to bulk billing practices can therefore not be accurately predicted but is a risk to community health and wellbeing.

The Commonwealth Department of Health and Aged Care⁴ identifies that in 2023 there were 116,100 registered medical practitioners in Australia with 8,500 working in South Australia. Of this, 26,600 are General Practitioners (GP's). There has been a decline in the number of GP's from 31,000 to 26,000 since 2019 and the average age is 50.2 years. These changes do affect GP waiting lists and times but is a matter for state and Commonwealth governments to address.

Australia wide there is an average of rate of approximately 1 doctor per 1,000 people. South Australia has a rate of 1.7 accredited General Practitioner practices per 10,000 people⁵. This is the lowest of any state in Australia.

3 <https://irp.cdn-website.com/541aa469/files/uploaded/Healthy-by-Design-SA.pdf>

4 <https://hwd.health.gov.au/resources/data/summary-mdcl.html>

5 Royal Australian College of General Practitioners. 2023. Health of the Nation 2023

City of Onkaparinga provision

At the regional level, there is a range of tertiary and secondary health care in the City of Onkaparinga including the Noarlunga Hospital, GP Super Clinic at Noarlunga, plus Flinders Medical Centre and the REPAT facility closer to the north of the council area accessible by public transport and via the Southern Expressway. Mental health services are available at the Morier Ward: Noarlunga Hospital. This is currently undergoing expansion.

The Aldinga GP Plus Health Care Centre is government facility that is open Monday to Friday 8.30 am to 4.30 pm and provides the following services:

- ▶ Resident agencies:
 - » Early Childhood Services
- ▶ Visiting services:
 - » Breast Screen SA
 - » Child and Adolescent Mental Health Service
 - » Child and Family Health Service, Women's and Children's Health Network
 - » Community Paediatrician, Flinders Medical Centre
 - » Gambling Rehabilitation, Relationships Australia
 - » Hearing Assessment Clinic, Australian Hearing
 - » Chronic Liver Disease Service
 - » Viral Hepatitis Liaison Service
 - » Mental Health GP Shared Care Program, Adelaide Primary Health Network
 - » Rapid Response Pediatric Asthma Service, Flinders Medical Centre

- » Southern Midwifery Group Practice, Flinders Medical Centre.

No local pharmacy currently operates past 7pm along with limited weekend opening hours. The closest 24 hour pharmacy is operating at the Chemist Warehouse Clovelly Park. This is part of a state government initiative to have 24 hour pharmacies available in Greater Adelaide. The following are available to City of Onkaparinga residents:

- ▶ Immunisation – available via general practices, pharmacies, and local clinics primarily run by local government
- ▶ SA Community Care – a home based care program that is managed via other agencies.
- ▶ Healthdirect – Government funded helplines such as Beyond Blue, Cancer Council, Kids, Helpline and Quitline.

Health SA advise that at a system-level, SALHN has the smallest population of the three metropolitan LHNs and has the second highest overall SEIFA ranking at an LHN level (994 versus state average of 964). SALHN residents have one of the highest relative utilisation rates of all LHNs with approximately 10% higher admission rates than the state average. This demonstrates that SALHN residents have a higher access need than other South Australian residents. DHS are also satisfied that children's health continued to be delivered from the four existing centres within the council area.

Local provision

There are no existing primary health care facilities at Sellicks Beach.

Table 25. Medical facilities in the Southern District

Facility type	Number	Name and location
General medical practices	Three	▶ Rowley Road Clinic
		▶ Aldinga Medical Centre
		▶ Aldinga GP Central
GP respiratory clinic	Nil	
Sexual health/mental health	Nil	
Priority care centres	Nil	
GP Plus Health Care Centres	One	▶ Aldinga GP Plus Health Care Centre
		▶ Terry White Chemart Aldinga Medical Centre
Pharmacies	Three	▶ National Pharmacies Aldinga
		▶ Terry White Chemart Aldinga Beach

Figure 7. Primary health facility locations

Legend

- 1 Rowley Road Clinic
- 2 Aldinga Medical Centre
- 3 Aldinga GP Plus Health Care Centre
- 4 Terry White Chemmart Aldinga Medical Centre
- 5 National Pharmacies Aldinga
- 6 Terry White Chemmart Aldinga Beach
- 7 Aldinga GP Central

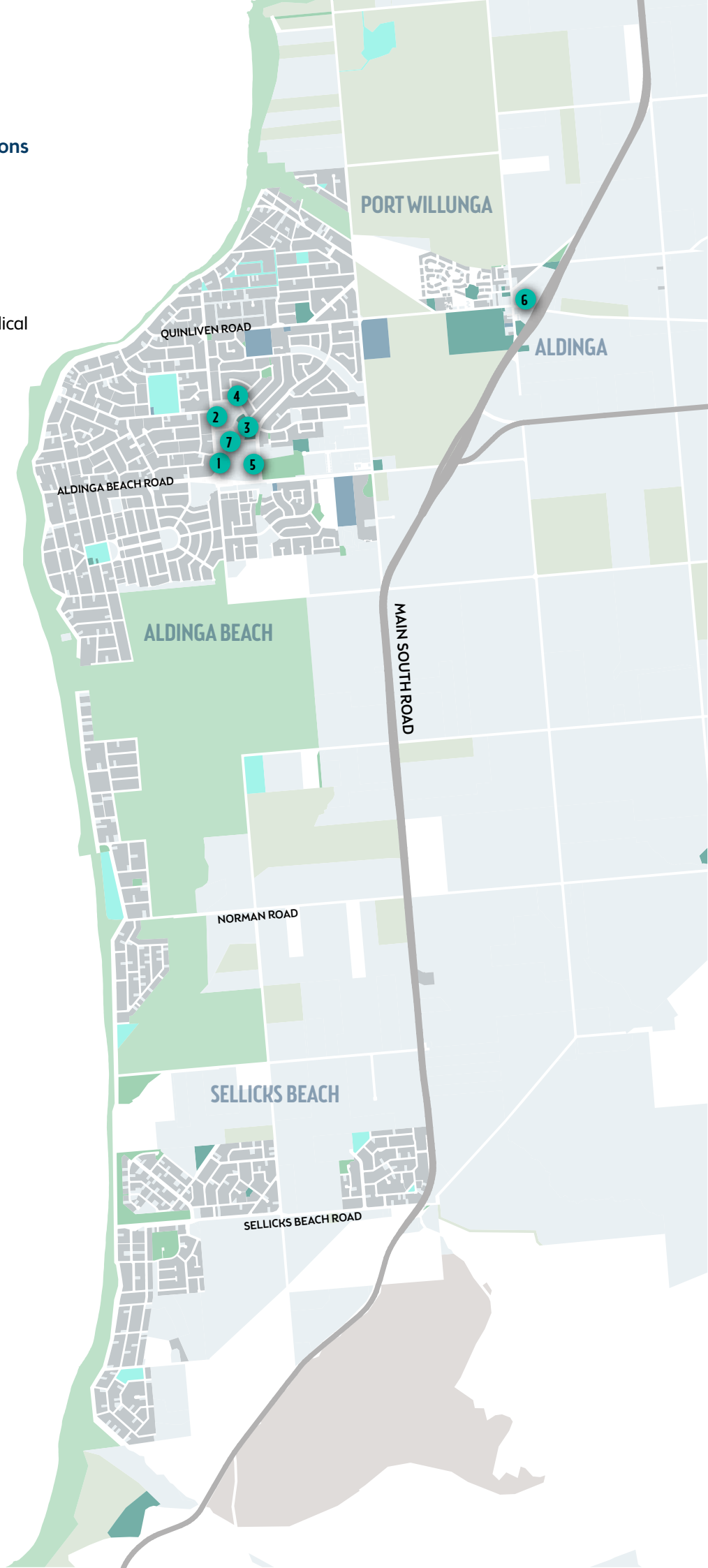


Table 26. Primary health benchmarking

Facility type	Bench mark	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
General Medical Practice	1:6,000 / 6,500 population	» Infrastructure SA, 2024 » City of Charles Sturt LGA, 2011 » SA Urban Lands Trust, 1994 » City of Playford, 2013	0	1	3	3
Community Health Centre	1:20,000 -30,000 population	» Victorian Planning Authority, 2023 » Australian Social & Recreation Research, 2008 » City of Playford, 2013	0	0	1	1
Maternal & Child Health Service	1:16,000 population	» Victorian Planning Authority, 2023 » Australian Social & Recreation Research, 2008	0	0	1	1

Summary

- At present, Sellicks Beach population does not generate a need for a general medical practice, community health of other primary health facility.
- The 2021 Sellicks Beach population is currently served by the District level Aldinga GP Plus Health Care Centre that offers a range of government, bulk billed or private health services. This includes early childhood services as a resident service at the centre. Health SA.
- By 2041, the Sellicks Beach population will generate a facility benchmarked need for a general medical practice. There is no need for a community health of other primary health facility.
- By 2041, the Southern District population would generate a demand for three general medical practices, one community health centre and one maternal and child health service. There is no need for additional facilities to meet 2041 demand.

Recommendations

- Ensure zoning allows for development of a General Medical Practice at Sellicks Beach.
- Retain the GP Plus Health Care Centre and work with Health SA and the SALHN to offer a range of mental health, family health, ageing well and other primary health services.

COMMUNITY HALLS AND SPACES

Community halls are typically places where people can rent indoor spaces for various activities like sports, cultural events, and social gatherings. They serve as a location where individuals and groups from the community can get together to organise events, mark important family and cultural occasions, display their community's customs, socialise, work together, and exchange ideas.

These include buildings or spaces leased to specific community groups for clubrooms, meeting rooms, recreation and/or activity venues/spaces. These buildings or spaces can be managed by Council or community.

The City of Onkaparinga, has a wide distribution of community halls and spaces and undertook investigations to best consider how to manage these assets. Research identified that:

- ▶ Even if not used regularly, community venues can be available in times of need, crisis, and celebration
- ▶ Many community venues are dated and need a refresh
- ▶ They are underutilised and can be activated with more attractive uses
- ▶ Most people are aware of the venues but they can be better promoted
- ▶ They need to continue being affordable for all in the future
- ▶ Should be suitably accessible to cater to diverse user needs
- ▶ Good quality maintenance is essential to increase utilisation
- ▶ They have to be flexible and fit-for-purpose, so it can adapt to our changing needs.

Poor utilisation of halls was often attributed to factors such as inadequate promotion, low population in rural areas, unclear and varied booking systems and fee structures, strong or restrictive ownership by committees that were resistant

to renting out the facilities, and improper risk management.

To address these issues, the City of Onkaparinga has introduced measures such as revised management models and delivery strategies to assist hall users in meeting legislative requirements, making these facilities more accessible to the public and fit for purpose.

In new communities, where social connections may not yet be established, local community halls or spaces become essential focal points. These facilities play a crucial role in fostering social cohesion, bringing together diverse groups, and creating a true sense of community belonging.

Since it often takes time for social networks to develop and for community activities and organizations to emerge, best practices emphasize the importance of promoting and supporting 'community building' in these areas. This includes allocating resources for community development workers and programs, as well as providing facilities and public spaces that encourage social interaction and community activities.

City of Onkaparinga provision

The City of Onkaparinga has a substantial number of community halls and spaces including:

- ▶ 20 Council-owned community halls and spaces
- ▶ 29 service club and other community group facilities
- ▶ A number of single use community facilities (e.g. guide, scout and other community group facilities).

There are also a substantial number of non-Council owned facilities offering space for community use (including schools, churches and sport and recreation facilities). These community facilities are spread across the council area, with a noticeable concentration around the main population centers in the north and east.

The average facility size is 322 sqm, with the majority of existing facilities (57%) being smaller than 300 sqm. This is below a preferable size for a modern, multipurpose community hall or space.

Other community halls and spaces in the Southern District are listed in Table 27.

Table 27. Community hall floorspace in Aldinga

Facility type	Floor area (sqm)	Name and location
Hall	359	Aldinga Institute Hall, 23 Old Coach Road, Aldinga
Clubrooms	487	Aldinga Senior Citizens Club, Valiant Road, Port Willunga
Clubrooms	104	Ladies Auxiliary, 65 Butterworth Road, Aldinga Beach
Clubrooms	80	Lions Den, 65 Butterworth Road, Aldinga Beach
Clubrooms	275	Scouts, John Nicholl Reserve, 33 Storey Avenue, Aldinga Beach
Total (sqm)	1,305	

With the exception of the Aldinga Institute Hall all these buildings are managed by the community and primarily used by community groups.

Local provision

The Sellicks Beach Community Hall is located in the northern part of the suburb. The hall has a floor area of 222sqm and is available for public hire from 6am to 12am each day.

Features include a large indoor hall, full kitchen facilities and a fenced outdoor play area. The hall has capacity for 120 people.

The hall is managed by council but is not staffed. There is no current program of council activities or events.



Sellicks Beach Community Hall

Figure 8. Community halls and spaces locations

Legend

- ① Sellicks Beach Community Hall
- ② Aldinga Institute Hal
- ③ Aldinga Senior Citizens Club
- ④ Ladies Auxiliary
- ⑤ Lions Shed
- ⑥ Aldinga Bay Scouts



Table 28. Local community hall and spaces benchmarking

Benchmark	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
1 x20 person venue for up to 4,000 population	» Australian Social & Recreation Research, 2008 » Victorian Growth Areas Authority, 2009 » Victorian Planning Authority, 2023	1	0	1	1 - minimum 20 person capacity
1 x21-50 person venue for up to 8,000 population	» NSW Dept of Planning & Environment, 2017/2022 » City of Playford, 2013	1	0	1	1 - minimum 50 person capacity

Table 29. District community hall and spaces benchmarking

Facility type	Source	Sellicks Beach current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
1 x 200+ person venue: for 20:000+ population	» Sources as listed in Table 28	0	0	1	1

Note: Benchmarks for District level provision allow for use of community centres to address provision.

Summary

- ▶ The Sellicks Beach Community Hall provides sufficient benchmarked population capacity for existing and 2041 Sellicks Beach population.
- ▶ The Sellicks Beach Community Hall holds programs such as local baby groups. The hall is an older building and if demand grows from an higher local population it would benefit from an upgrade and improved wayfinding for local users.
- ▶ The Council's Sellicks Beach Structure Plan (2021) puts forward the potential to relocate a community hall to a more central location potentially including future Local Activity Centre position. This is a logical move in terms of improving accessibility and visibility of the facility that is currently located in a remote part of the suburb. It also provides an opportunity to deliver a modern facility with flexible space.
- ▶ At a District level, the Aldinga Institute has capacity for more than 120 people to meet the

benchmark need.

Recommendations

- ▶ Retain provision of one Council managed community hall at Sellicks Beach.
- ▶ Explore opportunity to construct a replacement facility as part of a future Local Activity Centre. A replacement building should maintain, at least, the current floor space of the Sellicks Community Hall.
- ▶ If the Sellicks Beach Community Hall is not replaced, investigate upgrade measures to increase flexibility of internal space for multiple activities at the same time and use for creative arts. The existing children's playspace could be upgraded to a neighbourhood level facility with improved wayfinding and safe active travel connections to the rest of Sellicks Beach.

ARTS AND CULTURE

The State Government's "Arts and Culture Plan South Australia 2019-2024" sets out six goals:

- ▶ To promote the role of arts and culture in enriching the lives of all South Australians
- ▶ To empower South Australia's makers and creators
- ▶ To champion Aboriginal and Torres Strait Islander arts and culture
- ▶ To amplify South Australia's signature strengths that define the character of the arts in the state
- ▶ To enhance the physical and organisational arts and culture infrastructure in South Australia
- ▶ To drive a connected approach to advocacy and future government investment in arts and culture.

Underpinning the preparation of the Arts and Culture Plan was¹ "The Arts Review for South Australia". Relevant to the City, the report identified a series of relevant recommendations including:

- ▶ Develop a space activation plan for use by independent artists and the small to medium sector to optimise existing venues and spaces across Adelaide and regional centres.
- ▶ Investigate options and implement a new, cost-effective, 'consortium' ticketing system to support the small to medium sector and other arts organisations (including Country Arts SA) who are not serviced by existing systems.
- ▶ Develop a five-year revitalisation plan of regional arts centres as creative hubs within their respective communities.
- ▶ Devise a coordinated set of Arts and Culture targets across relevant ministries to support the delivery of programs achieving social outcomes and impacts from arts and cultural focused activity.
- ▶ Revitalise existing regional arts centres as creative community hubs and invest in new centres to meet the needs of the local community and elevate their role and standing.

¹ Lead and Gherashe Consultants. 2019. The Arts Review for South Australia

- ▶ Arts South Australia and the TAFE to partner to develop lifelong learning modules for the sector, including makers, creators and administrators
- ▶ Implement the recommendations of the Cultural Institutions Storage initiative and the scope of CISSA (Cultural Institutions Storage Steering Committee).

In the context of this statewide Plan, the City of Onkaparinga Arts and Cultural Development Action Plan 2022-2025 sets out a series of actions reaffirming its commitment to supporting arts and cultural development. Actions include continued arts and culture programs, public art delivery, arts support and connections to a review of all existing arts and cultural facilities.

Valuing the arts

The IA Australian Infrastructure Audit Part 6 – Social Infrastructure² attempted to measure the quantity and value of social infrastructure in Australian cities, including "arts and culture" facilities. The audit valued Arts and Cultural commercial activity, which was found to be worth \$6.5 billion per annum, or \$260 per person per annum.

The audit acknowledged "Investment in arts and cultural infrastructure is often not prioritised because the true costs and benefits are not well integrated into government decision making. Without action, arts and cultural infrastructure will not be delivered, reducing access for communities to spaces which enhance liveability, creativity and help to create a sense of identity."

City of Onkaparinga provision

The City of Onkaparinga operates or manages the following facilities:

- ▶ Port Noarlunga Arts Centre - flexible arts space and can be hired for up to 270 people, including two dedicated gallery spaces, a performance space, rehearsal studios and visual art studio. The centre is part of the Out of the Square performance network.
- ▶ Sauerbier House (Wearing Street, Port Noarlunga)

² Infrastructure Australia. 2019. Australian Infrastructure Audit Part 6 – Social Infrastructure

- arts centre that opened in a refurbished Victoria era building containing a gallery space, artist residency spaces and outdoor grounds (available for hire). The centre has a managed series of exhibitions and cultural events.

- Hopgood Theatre (adjacent Colonnades Shopping Centre, Noarlunga) - a multi-space building containing a 420 seat main theatre with a proscenium arch and orchestra pit. The centre is the largest performing arts centre in the southern region and is now under the management of the City of Onkaparinga. The Council has temporarily closed the theatre until late 2025 to commence a planned upgrade and refurbishment of the theatre.

Local provision

There are no council operated arts and cultural centres at Sellicks Beach. As part of a council managed set of arts and culture programs there are activities (such as pottery and crafting) held at the Aldinga Community Centre and Sellicks Beach Community Shed.

Table 30. Arts and culture benchmarking

Facility type	Benchmark	Source	Sellicks Beach 2021 need	Southern District 2021 need	Sellicks Beach 2041 need	Southern District 2041 need
Museum and gallery	District - 1 per 30,000 people	» City of Charles Sturt/LGA, 2011 » Qld Dept of Infrastructure, 2007	0	0	0	0
Visual arts performance space	District visual arts/performance space per 20,000 people	» Brisbane City Council 2017	0	0	0	1
Arts and cultural centre	1:30,000-50,000 people	» City of Charles Sturt/LGA, 2011 » Qld Dept of Infrastructure, 2007 » Note: other LGA's such as the City of Sydney set a lower rate of lower rate of 1:20,000 people	0	0	0	0
Cultural floorspace total	20 sqm per 1,000 people	» City of Parramatta, » Wollongong City Council	54 sqm	321 sqm	140 sqm	438 sqm

Summary

- ▶ Council provides arts and cultural facilities at the regional level with programs and activities delivered through these facilities and also community centres and other spaces. The Aldinga Community Shed is primarily for woodworking and other crafts. There is a high demand for pottery classes but insufficient space to accommodate demand.
- ▶ There is no benchmark need for an arts and culture centre for either Sellicks Beach or the Southern District (with the closest located at the Port Noarlunga Arts Centre.
- ▶ There is benchmarked 140 sqm arts and cultural floorspace generated by a 2041 Sellicks Beach population.

Recommendations

- ▶ Retain the Aldinga Community Centre and upgrade/expand facility to accommodate a wider range of uses such as performing and creative arts (for example a new space for pottery making).
- ▶ Retain or replace the Sellicks Beach Community Hall and maintain local community access to creative arts and other programs.

AGED CARE SERVICES

Similar to most developed nations, Australia's population has been steadily ageing. 2021 census data from the Australian Bureau of Statistics (ABS) confirms this trend. Population profile projections indicate an increasingly top heavy age pyramid: currently 1 in 7 Australians are over 65, by 2050 this will be close to 1 in 4.

Some older people have additional needs in terms of services and physical infrastructure, therefore city planning needs to reflect this. Because many people wish to 'age in place', forward planning in terms of housing, infrastructure and services (particularly health and allied services) are also required.

General lessons learnt from other Greater Adelaide councils include:

- ▶ Recognition that there is a need for governments at all levels to consider approaches to overcoming social, health and mental health issues associated with ageing. Providing a strong focus on positive ageing has been implemented in recent years.
- ▶ There is a need to develop approaches to support multi-generational lifestyles rather than clustering aged people in enclaves away from the broader community (developments such as U City on Franklin Street in the City of Adelaide that caters multi-generational living are desired new forms).
- ▶ Continued advocacy for programs and schemes (often funded by other tiers of government) that support active ageing and ageing well.
- ▶ Design of public realm needs to be incorporate universal design and to enable ageing in place.
- ▶ Mobility, safety and accessibility requirements of the elderly need to be addressed. For example, developing local services and facilities appropriate to an ageing community and supported by sufficient free or low cost transport services.
- ▶ Considering opportunities for intergenerational learning and support, for example, through education, volunteering or not-for-profit programs, initiatives and events.

In general terms, an age friendly city would:

- ▶ Promote age-friendly design: Ensure that public spaces, buildings, and transportation are designed to accommodate the needs of older people. This could include features like wider sidewalks, more benches, and ramps or lifts for people with mobility impairments.
- ▶ Expand access to affordable housing: Many older people struggle to afford safe and comfortable housing. Cities can address this by providing financial assistance for older people to retrofit their homes or by incentivising developers to build more affordable senior housing.
- ▶ Increase access to healthcare: Access to healthcare is crucial for older people, who often have more healthcare needs than younger adults. Cities can expand healthcare services by providing mobile clinics, offering telehealth services, and partnering with healthcare providers to bring services to older people in their communities.
- ▶ Promote social inclusion: Older people who are socially isolated are at a higher risk of poor health outcomes. Cities can promote social inclusion by creating more community spaces for older people, hosting events and activities that encourage socialization, and promoting volunteerism among older people.
- ▶ Enhance transportation options: Lack of transportation is a significant barrier to older people's ability to remain active and engaged in their communities. Cities can enhance transportation options for older people by providing discounted or free transit passes, partnering with ride-sharing companies to offer discounted rides, and creating more pedestrian-friendly streets.
- ▶ Support caregivers: Many older people rely on family members or other caregivers to help them with daily activities. Cities can support caregivers by providing respite care, offering training and education programs, and creating support groups for caregivers, or changes such as on-street car parking accessibility (potentially similar to spaces for musicians).

- ▶ Improve access to healthy food: Good nutrition is important for older people's health, but many older people struggle to access healthy food. Cities can address this by promoting community gardens, partnering with local farmers markets to offer discounts for older people, and creating incentives for grocery stores to stock healthy food options.

Ageing well

The City of Onkaparinga operates or funds a number of ageing well services and programs including:

- ▶ Social Connections
- ▶ Friendship Club
- ▶ Kookaburra Club
- ▶ Southern Services Reform Group
- ▶ Living Well Matters (online group)
- ▶ Community transport services.

Similar to many local governments in Australia, the City relies primarily on funding from the Commonwealth or State Government to support aged care/disability services and programs. This funding typically covers expenses related to staff and program costs. The funding and monitoring of aged care is a Commonwealth and state government responsibility therefore not involving Council in its provision (unless they choose to become a housing provider). Council does not manage or develop retirement or aged care living accommodation within its boundaries (noting that councils such as the Cities of Salisbury and Charles Sturt operate in this sector). Council operates or is part of ageing well programs.

Age friendly neighbourhoods

As an example, the City of Manchester has worked since 2003 to establish a series of plans and actions to create a city that 'older people want to retire to'. Their latest publication titled 'Manchester: a great place to grow older' sets out three key objectives:

- ▶ Develop age-friendly neighbourhoods
- ▶ Develop age-friendly services
- ▶ Promoting age equality.

1 Manchester City Council. 2017. Manchester a great place to grow older

The development of age-friendly neighbourhoods includes provision of:

- ▶ Future proofed dwellings with good design and building standards.
- ▶ Diversity of housing stock including aged care but also a diversity of allotment/dwelling types and sizes more appropriate for rightsizing (noting that the premise of downsizing considers that older people who move located to smaller properties and that older people are more concerned with making a home 'manageable' rather than what they want).
- ▶ Dementia friendly street layout and design.
- ▶ Seating and urban landscapes for all age groups that promote social connections, safety and independence.

South Australia has an older guide published in 2012 that offers practical guidance and design ideas². There is a significant body of research including:

- ▶ <https://researchbriefings.files.parliament.uk/documents/POST-PN-0539/POST-PN-0539.pdf>
- ▶ https://www.msa.ac.uk/media/msaacuk/documents/research/ageing/ADFL_ebook.pdf

The PLAWA Guidelines suggest that the traditional notion of a 'seniors centre' is outmoded and that a place for older people to congregate (for social, physical, emotional and wellbeing needs) should be available within a community centre/hub.

City of Onkaparinga provision

The council manages two positive ageing centres at Wakefield House (Morphett Vale) and Elizabeth House (Christie Downs).

Local provision

There is no positive ageing centre or seniors centre at Sellicks Beach. Aldinga Community Centre operates programs and activities available to older people.

There is a non-council operated senior citizens club located in Port Willunga.

2 SA Health. 2012. Age-friendly Neighbourhoods Guidelines and Toolkit for Local Government

Table 31. Aged care benchmarking

Facility type	Benchmark	Source	Sellicks Beach 2021 need	Sellicks Beach 2041 need	Southern District 2021 need	Southern District 2041 need
Seniors Centre / activity space – local	1:8,000-10,000 population	» Victorian Planning Authority, 2023 » City of Playford, 2013	0	0	2	2
Seniors Groups– local	1:8,000-10,000 population	» Australian Social & Recreation Research, 2008	0	0	2	2
Aged Care Services	1:8,000-10,000 population	» Qld Dept of Infrastructure, 2007 » Vic. Growth Areas Authority, 2009	0	0	2	2
Residential aged care	44 beds per 1,000 people aged 70+ yrs	» Victorian Planning Authority, 2023 » Australian Social & Recreation Research, 2008	12	49	87	193

Summary

- Council manages a range of positive ageing and ageing well programs. Some are run out of the two positive ageing centres in Morphett Vale and Christie Downs. There is no dedicated facility at Sellicks Beach. Local programs are primarily run from Aldinga Community Centre. Nowadays, there is less reliance on single purpose ageing centres with activities being absorbed into community centre space. Aldinga Community Centre is already undersized for current needs and has limited capacity to accommodate higher demand for ageing well programs in 2041.
- Council is not an aged care housing provider (with aged care housing typically provided by private or not-for-profit organisations). In 2041, Sellicks Beach would generate a need for approximately 49 beds. For the Southern Districts a population of 4,386 people above the age of 70 years generate demand for 193 beds.

Recommendations

- Provide a positive ageing centre at Aldinga. This maybe co-located or housed within the Aldinga Community Centre (that would need to be expanded to accommodate increased demand).
- Provide ageing well programs and activities at the Sellicks Beach Community Hall (or its replacement).
- Encourage the provision of additional aged care housing to meet a demand for approximately 250 beds by 2041. This is expected to be met by the private and not-for-profit sector based on market demand. It is recommended future provision of aged care housing is provided in proximity to the local activity centre to ensure greater accessibility to services.
- Encourage the design and layout of new residential neighbourhoods to implement age and dementia friendly measures.

SPORT AND RECREATION

Sport and recreation are vital to community development, providing significant benefits to participants. Physical activity and social interactions through sports greatly improve health and well-being. The availability of sport and recreation infrastructure is key to achieving these outcomes. Moreover, active play, whether in playgrounds or organised sports, positively contributes to a community's vibrancy and vitality. The City of Onkaparinga Sport and Active Recreation Plan 2021-2025¹ defines:

- ▶ *Sport: A human activity involving physical exertion and skill as the primary focus of the activity, with elements of competition where rules and patterns of behaviour governing the activity exist formally through organisations and is generally recognised as a sport. For example, netball, baseball, soccer, AFL, tennis, golf, cricket.*
- ▶ *Active Recreation: Those engaged in for the purpose of relaxation, health and wellbeing or enjoyment with the primary activity requiring physical exertion, and the primary focus on human activity. For example, running, walking, cycling, swimming (not for competition).*

In order to achieve Plan outcomes the City of Onkaparinga recognises the need to increase participation, increase provider capacity and improve and diversify facilities. The Plan recognises the need to:

- ▶ Manage the lifecycle of sport and active recreation facilities
- ▶ Assess council investment in school sport facilities (indoor and outdoor)
- ▶ Fund investment in council owned recreation centre
- ▶ Plan and collaborate across local government areas to identify regional opportunities to meet infrastructure demand.

City of Onkaparinga provision

The City of Onkaparinga operates the following facilities:

- ▶ Noarlunga Aquatic Centre
- ▶ Four recreation centres at Aldinga, Aberfoyle Hub, Noarlunga and Seaford
- ▶ A network of walking and cycling facilities
- ▶ A series of sport and recreation facilities including football, cricket, AFL, tennis, skating and netball) within its indoor centres and public open spaces
- ▶ The Willunga Golf Course
- ▶ A newly upgraded turf athletics track and discus/hammer throw/shotput/javelin and two-way long jump/triple jump at Knox Park, Morphett Vale (to be utilised by the Southern Athletics Club and now the largest athletics area outside of Mile End in southern Adelaide).

Council also manages a range of active programs (e.g. Healthy Active Lifestyles Onkaparinga), grant funding to sporting clubs and groups, leasing and the Onkaparinga Active Community Network (OACNET).

Aldinga Sports Park

The Aldinga Sport Park is a Regional Active Park that currently hosts sporting clubs for bowling, croquet, netball, football, cricket, soccer and hockey. The existing park is already a key community asset albeit underutilised with some outdated facilities, poor internal accessibility, sporting field compliance and conflicting issues arising from co-hosting of spaces. Leveraging opportunity from the construction of adjacent Aldinga Payinthe College, the Council prepared a master plan for an integrated sports park that would address current and anticipated population growth and increasing participation in the southern part of the council area (the Southern District).

The master plan delivers facilities for formal sports and sports clubs, plus improved community offerings such as, informal play areas and supporting facilities to allow high level competitions. The master plan was informed by the Southern and Southern Hills District Outdoor Sports Needs Analysis² that identified

¹ City of Onkaparinga. 2021. Sport and Active Recreation Plan 2021-2025

² Ross Planning. 2019. Southern and Southern Hills District Outdoor Sports Needs Analysis

additional demand for:

- ▶ Another shared cricket and AFL oval
- ▶ One new croquet court and one new hockey field
- ▶ One new bowling green
- ▶ Four new soccer fields
- ▶ Improved site facilities, change rooms and infrastructure.

The approved master plan delivers these sporting needs plus a regional level play facility, fitness stations, half court basketball, a skate park and additional shared sporting fields in the Aldinga Payinthe College. Subject to funding the master plan should be completed over the next ten years. A copy of the master plan site layout is attached at Appendix B.

Aldinga Payinthe College

The College has a new indoor sport facility comprising two courts lined for basketball, netball and volleyball and badminton, plus a fitness room. There are also 10 outdoor hard courts (six for basketball and four for tennis), two ovals and 2 rectangular pitches. There is limited supporting infrastructure for the outdoor courts such as change rooms, toilets and coaches boxes. Council advises that a 30 year shared use deed is in place to allow community access to these facilities during after school (including OSHC) hours and on weekends. Feedback suggests the indoor courts are well used.

Aldinga Recreation Centre

The Aldinga Recreation Centre is located adjacent the Aldinga library and currently comprises one court and a health club, with group fitness facilities. The recently constructed centre is owned and managed by the City of Onkaparinga. Its facilities are available for hire and can accommodate basketball, dance, karate and indoor soccer. The centre is smaller than other recreation centres in the council and library staff advise that a number of children visit the library after school hours due to lack of space of managed activities at the recreation centre.

Local Provision

There are no indoor recreation, formal sports parks, swimming pools or other organised sports grounds in Sellicks Beach. There are general sports and recreation facilities at:

- ▶ Hastings Reserve comprising a playspace, basketball, local scale skate park and a grass soccer pitch
- ▶ Norman Victory reserve with a playspace, BMX track and key only basketball court

- ▶ Arcadia Crescent and Robert J Herrick Reserve (which has a play space)
- ▶ William Eatts Reserve comprising a multi-use games area and a playground.

The City of Onkaparinga have analysed local informal sport and recreation/public opens space and advise that Council currently has around 22 hectares of comprising:

- ▶ William Eatts Reserve (1.49 ha)
- ▶ Sellicks Waste Water Treatment Plant (3.45 ha)
- ▶ Sellicks Beach Road and Seascope View Reserve (6.9 ha) and Robert J. Herrick Reserve (0.77 ha)
- ▶ Arcadia Crescent Reserve (3.88 ha)
- ▶ McAvany Reserve (0.25 ha)
- ▶ Hastings Avenue Reserve/Park (1.68 ha)
- ▶ Norman Victory Reserve (1.53 ha)
- ▶ Stirling Avenue/Gordon Place Reserve (0.14 ha)
- ▶ Bay View/Jessedan Way Reserve (0.77 ha)
- ▶ Aurora Terrace Reserve (0.96 ha).

Council staff consider that up to 12.85 hectares of additional public open space is needed to serve a population of around 6,785 persons. There are four playgrounds in the Sellicks Beach area comprising one District, one neighbourhood and two local scale facilities. Council staff consider that the playground at Hastings Reserve does not reflect is neighbourhood classification and requires a major update/renewal. Benchmarking used by the City of Onkaparinga identify 1 playground is needed for every 1,500 persons. Noting the possible future population of up to 6,895 residents suggests that a total of four to five playgrounds are required to meet this benchmark. Council further suggests that new provision should include a neighbourhood level playground at the northern end of Sellicks Beach to ensure good access for all children. In relation to trails and shared use paths, this area has the following key linkages:

- ▶ Willunga Basin trail
- ▶ Tjilbruke dreaming track
- ▶ Coast Park (shared use path).

To improve active travel access between Sellicks Beach and Aldinga Council staff also suggest consideration for the Aldinga to Sellicks Beach Trail which is currently proposed for Justs Road.

Figure 9. Sport and recreation locations

Legend

- 1 Aldinga Sports Complex and Aldinga Payinthe College
- 2 Aldinga Sports and Recreation Centre
- 3 Hastings Reserve
- 4 William Eatts Reserve
- 5 Symonds Reserve
- 6 Arcadia Crescent Reserve



Sport and recreation local participation

The Office for Recreation, Sport and Racing (ORSR) has reviewed the top 15 activities by participation in South Australia and applied this analysis to Sellicks Beach¹ as shown in Table 32 below, listed in alphabetical order.

ORSR advised that:

- ▶ Most formal sport and recreation provision is conveniently available to Sellicks Beach residents in Aldinga or Myponga.
- ▶ The anticipated population growth in the area will increase the demand for more high-participation activities locally.
- ▶ There is a need to deliver:
 - » Shared use paths in line with the Council's

¹ Ausplay data

Table 32. Sport and recreation activity provision

Activity	Sellicks Beach provision	Nearest provision
Athletics, track and field (includes jogging and running)	No – dedicated athletics facility	Southern Athletics Club, Morphett Vale (24km)
Australian football	No	Myponga-Sellicks Football Club (9km)
Basketball	No	Aldinga Recreation Centre (9km)
Bowls	No	Aldinga Bay Bowling Club (9km)
Cricket	No	Willunga Cricket Club (14.3km)
Dancing (recreation)	Yes	Sellicks Beach Community Hall
Fitness/Gym/Yoga/Pilates	Yes	Sellicks Beach (Fitness/Yoga) and Aldinga (Gym/Pilates)
Football/soccer	No	Aldinga Soccer Club (9km)
Golf	No	Willunga Golf Club (15km)
Gymnastics	No	Seaford Gymnastics Club (20km)
Netball	No	Netball Courts available in Sellicks Beach but no club. Myponga-Sellicks Netball Club (9km)
Swimming	No	Jump Swim School, Aldinga (9km). Fleurieu Aquatic Centre (34km)
Tennis	Yes	Tennis Courts available within Sellicks Beach but no club. Myponga-Sellicks Tennis Club (9km) and Aldinga Netball Club.
Volleyball (indoor and outdoor)	No	Fleurieu Beach Volleyball (34km). South Adelaide Volleyball Club, Reynella East (33km)
Walking (Recreational)	Yes	

Sellicks Beach Structure Plan (2021) to support walking and cycling participation for recreation and active transport.

- » Multipurpose active open space at Gulfview Rad to support demand for running/athletics and soccer in the area (note this is a reference to the potential location identified in the Council's Sellicks Beach Structure Plan (2021)).
- » Potential multi-purpose indoor court space in the future centre to support multiple high participation activities that may have demand that exceeds capacity provided at indoor facilities in Aldinga such as basketball, netball and gymnastics.

In response to ORSR feedback the following is noted:

- There is a historical sporting link with the Sellicks Beach and Myponga communities. This is evident by the number of joint sporting clubs operating between the two areas. Myponga is located in the adjacent District Council of Yankalilla and therefore outside the remit of the City of Onkaparinga to instigate upgrade or changes to service provision. It is agreed that the needs of these local sporting clubs should be further investigated to help them successfully leverage population growth.
- The availability of facilities will also increase for formal and informal netball, cricket, soccer and Australian football as the Aldinga Sports Park upgrade is completed and the substantial new facilities at Aldinga Payinthe become more utilised.
- The City of Onkaparinga has sought innovative solutions to formal sports infrastructure such as the part funding of the construction of expanded training facilities for Tatachilla Lutheran College and McLaren Districts Cricket Club. Council has also funded an upgrade to the running track and facilities at Knox Park which is the home for the Southern Athletics Club.
- This sharing of infrastructure is a model approach encouraged by Council and the Aldinga Payinthe College and Aldinga Beach Primary School are obvious examples for additional funding to further improve their use for informal and formal sport and recreation (for example with coaches boxes, change rooms and storage sheds at Aldinga Payinthe College)
- This approach of supporting existing privately-run operators or clubs to enhance facilities that are also accessible to the community is crucial for ensuring fiscal responsibility in providing amenities in outer urban areas. ORSR also consider that schools and the Department for Education will be important partners in addressing future supply needs for a range of sports including soccer, football and indoor sports often provided within school grounds. This may be achieved if a primary school is delivered in the future.
- The provision of a local indoor recreation centre is only considered viable by council if it forms part of provision with any future primary school or other school campus. In discussions with council the following hierarchy of provision was defined:
 - » Local provision could be delivered as part of a shared use agreement with a future school (if

located) at Sellicks Beach

- » District provision continued to be offered by Aldinga Recreation Centre and the shared facilities at Aldinga Payinthe College.

Table 33. Sport and recreation benchmarking

Facility/space	Level	Population benchmark	Source	Existing or planned provision	Sellicks Beach need 2021	Sellicks Beach need 2041
Aquatic/Leisure centre	Regional	1: 150,000	» WA Parks & Leisure 2012/2020	1 - Noarlunga Aquatic Centre	0	0
Skate park	District	1: 10,000 - 25,000	» WA Parks & Leisure 2012/2020	1 - Aldinga skatepark, Hasting Reserve	0	0
Indoor sport and Recreation centre	Local	1:6,000	» Australian Social & Recreation Research, 2008	Nil	0	1
Indoor sport and Recreation centre	District	1:20,000-30,000 (Stadium with 2 courts)	» Victorian Planning Authority, 2023 » NSW Dept of Planning & Environment, 2022 » City of Parramatta, 2020	2- Aldinga Recreation Centre and Aldinga Payinthe College	0	0
Regional Sports facility	Regional	1: 250,000	» WA Parks & Leisure 2012/2020	1 - Aldinga Sports Park	0	0
Play group	Local	1: 5,000	» Victorian Planning Authority, 2023 » Australian Social & Recreation Research, 2008 » City of Playford, 2013	1 - Sellicks Beach Community Hall	1	1
Children's play space	Local	1: 1,500 /2,000 people)	» NSW Dept of Planning & Environment, 2022	3 - Hastings Reserve, William Eatts Reserve, Robert J Herrick Reserve	1	3-4
Dog parks (off leash)	District	1 facility per 50,000 people	» WA Parks & Leisure 2012/2020	1 - Symonds Reserve	0	0
Fitness stations	Local	One facility per 15,000 people	» WA Parks & Leisure 2012/2020	Nil	0	0
General sports space	Local	1: 4,000 - 5,000	» WA Parks & Leisure 2012/2020	Existing tennis courts, basketball courts and playfields at Hastings Reserve	0	1

Summary

- Sellicks Beach has four parks that offer local scale informal sport and recreation facilities.
- Hastings Reserve is being upgraded with a neighbourhood skate park and informal sports spaces.
- The Council's Sellicks Beach Structure Plan (2021) identified an opportunity to upgrade the quality and offer of existing public open space and deliver better facilities to serve a larger base population including:
 - » Creating a hierarchy and range and choice of open spaces and experiences serving different active, conservation and passive recreational opportunities
 - » An integrated delivery of an extensive green corridor network and open space/conservation along existing watercourses providing biodiversity connections and allowing pedestrian and cyclist movement
 - » Uplifting Hastings Reserve to a 'District Family Park' in the council's open space hierarchy (this is being undertaken)
 - » Limiting walking times from all housing to a children's playspace.
- Public open space is an important consideration as it contributes to the physical health and social wellbeing of the community. It can also have a significant impact on the attractiveness and amenity of an area. Delivery in accordance with Structure Plan aspirations would achieve appropriate local public open space and sports/recreation facilities.
- District and regional level outdoor sports and recreation facilities are well served by the ongoing construction and upgrade of the Aldinga Sports Park plus the publicly accessible sports facility at Aldinga Payinthe College.
- The Southern District 2041 population growth generates a benchmark need for a local indoor recreation centre.

Recommendations

- A new Local indoor sports and recreation centre incorporated as part of a shared infrastructure delivery model if a new primary school or other school campus is constructed at Sellicks Beach.
- If no school is constructed then local indoor sports and recreation need will be addressed at the District level. This would be achieved by:
 - » Maintaining the Aldinga Recreation Centre
 - » Maintaining and improving the sport and recreation offer at Aldinga Payinthe College (including supporting infrastructure upgrades)
 - » Working with Myponga-Sellicks Beach sporting clubs to investigate and seek grant funding for facility improvements to accommodate potential growth to 2041 (including AFLW).
- Based on the area provision benchmark, there will be a total 2041 demand in Sellicks Beach for up to for 12.85ha of public open space distributed as a network of neighbourhood, local and pocket parks. Consideration should be given to:
 - » Delivery of an upgraded multi-use games areas with night time lighting
 - » A minimum of four children's playspaces including an additional neighbourhood level playspace.

PUBLIC TOILET PROVISION

Despite their importance, the crucial role of public toilets has often been overlooked or inadequately addressed in the planning, design, and management of city life.

Research work from the University of Queensland states, 'While public toilets physically come in many forms, they are all, at a minimum, a private space within a larger public place that supports physical and mental health and hygiene. In addition to eliminating bodily waste, people use toilets to administer essential medication, manage menstruation, care for young children, support others to use the facilities, find a quiet place to rest, breast feed infants, access drinking water, to wash hands and attend to personal hygiene.'

Coordinated public toilet network provision is essential, but its benefits are significantly enhanced when emerging design thinking is applied. This includes accessibility, functionality, inclusion and universal design, sustainable design and safety. New public toilets or facility upgrades need to be informed by engagement with advocate or user groups to understand both needs and practical solutions.

There is no Commonwealth or state legislation that requires the provision of public toilets, however, there is a longstanding history and precedent for local government to provide facilities for its community.

Local provision

The City of Onkaparinga currently provides: public toilets at:

- ▶ Esplanade, Sellicks Beach
- ▶ Silver Sands Beach (Norman Road), Aldinga Beach
- ▶ Esplanade (Near Quondong Avenue) Aldinga
- ▶ Snapper Point (Esplanade, near Butterworth Road), Aldinga
- ▶ Symonds Reserve Aldinga
- ▶ Rear of Aldinga Institute Aldinga

The toilets are primarily located adjacent beaches or within public open space.

Toilets are also publicly accessible at Sellicks Beach Community Hall, Aldinga Shopping Centre and council owned facilities. These 'hosted' facilities are available subject to building owner/occupier discretion.

Based on discussion with Council staff there is a challenging balance of provision to be determined taking into account community need, community aspirations (including for an older population), Summer peak demand, construction and maintenance costs, graffiti and vandalism, cleaning and unlawful activity.

Council staff identify that there is significant vandalism issues for public toilets that are not highly visible from public roads or in highly visited areas. Public toilets on cycling and walking trails would likely be subject to higher levels of damage and maintenance costs.

Benchmarking

Many Australian cities have adopted a 400-metre area catchment as an acceptable level of public toilet provision within urban areas.

Only a small portion of Sellicks Beach sits within this radius of the Esplanade public toilet. However, it is recognised that there is less demand in residential areas where individual access to a private toilet is more available.

For Sellicks Beach, future demand is likely to be driven by visitors to the beach (local and non-local visitors) and people's use of areas of public open space.

As a comparison the City of Ballarat¹ Public Toilet Strategy identifies that

- ▶ City of Bendigo provides 4.4 toilets per 10,000 residents
- ▶ Greater Geelong provides 3.3 toilets per 10,000 residents
- ▶ City of Ballarat provides 4.8 toilets per 10,000 residents
- ▶ Greater Shepparton provides 5.5 toilets per 10,000 residents.

¹ City of Ballarat, 2023. Public Toilet Strategy

For 2041, the rate of provision would be:

- ▶ 1 toilet per 6,977 residents in Sellicks Beach
- ▶ 4.5 toilets per 10,000 residents at the Southern District level.

Summary

- ▶ As a residential area there is limited need for public toilets other than for places where people congregate for longer periods of time - public open space, the beach and a future activity centre.
- ▶ The existing public toilet at the beach front caters for local and visitor beach goers.
- ▶ There are public toilets at local parks and open spaces in Sellicks Beach. As Sellicks Beach continues to develop and the spaces such as Hastings Reserve continue to expand they shall accommodate visitors who may stay for extended periods or come from beyond a 400-800 metre walking distance. These spaces should incorporate a public toilet as part of the facilities offer. This may be an automated toilet (e.g. an Exeloo) that is self cleaning and allows council to remotely manage cleaning and opening times.

Recommendations

- ▶ Provide additional public toilets to better serve a future local and visitor community including:
 - » A public toilet at Hastings Reserve or other key Neighbourhood level spaces.
 - » Investigations for a public toilet along and active travel route between Sellicks Beach and Aldinga (such as the future shared use path constructed as part of the Main South Road duplication).



APPENDIX A:

RECOMMENDATIONS SUMMARY

FOR THE SOUTHERN DISTRICTS

Social infrastructure type	Existing local facilities	Future 2041 benchmark need for Southern Districts	Recommendations
Local community centre	» 0 facility	» 0 facility - served at District level	» Retain Aldinga community centre.
District community centre	» 1 at Aldinga	» 1 facility » Projected 606 sqm shortfall (including Aldinga Community Shed)	» Retain a community centre at Aldinga. » Consider replacement or expansion of existing centre to address existing and 2041 shortfall in floorspace. » Maximise funding opportunities to ensure full community benefit from the centre is achieved by increasing staff allocation and longer staffed opening hours.
District library	» 1 at Aldinga	» 1 facility » 2041 population creates a 127 sqm shortfall	» Retain a library facility at Aldinga. » Investigation expansion options to address 2041 shortfall in floorspace. » Maximise funding opportunities to ensure full community benefit from the library is achieved by longer opening hours (in particular on weekends).
District youth centre	» 1 at Aldinga	» 1 facility	» Retain a youth centre at Aldinga. » Investigate opportunities to increase opening hours (currently Tuesday to Thursday). » Monitor floorspace and program demand to identify a need to relocate to a larger facility or expand the footprint of the Studio 20 Youth Centre.
Preschool	» 2 govt at Aldinga » 4 private at Aldinga	» 4 facilities	» Identify capacity improvement measures to accommodate initial intake of additional 3 and 4-year olds at Aldinga preschools in 2031. » Identify if existing Aldinga preschools have capacity to accommodate 3 and 4-year old intake (up to 400 children in 2041). If not, investigate options to deliver a government preschool at Sellicks Beach.
Childcare centre	» 4 at Aldinga	» 4 facilities	» Work with OECD, Education SA and child care centre operators to encourage the construction of a child care centre at Sellicks Beach (note Planning Consent has been granted for a facility). Co-locate with government preschool if delivered.

Social infrastructure type	Existing local facilities	Future 2041 benchmark need for Southern Districts	Recommendations
Out of hours school care	» 4 at Aldinga	» 4-5 facilities » Up to 371 places	» Benchmark need for 1 service at Sellicks Beach. However, unlikely to be delivered unless government primary school or other school campus is provided. » Explore opportunities for additional OSHC services at both Aldinga government schools to increase the number of places available once development at Sellicks Beach commences in 2029/30.
Government primary school	» 2 at Aldinga	» 3 facilities	» Benchmark need for one primary school at Sellicks Beach. » Before allocating land, confirm (or otherwise) the potential for Aldinga Primary School and Adelaide Payinthe School to accommodate up to 500 additional primary school-aged children staged from 2030 to 2041 and beyond. » Subject to the above work, allocate land for a primary school (potentially also preschool and OSHC) at Sellicks Beach.
Government secondary school	» 1 at Aldinga » 1 at Willunga	» 1 facility	» No benchmark need for a secondary school at Sellicks Beach. » Develop a future active travel network that creates safe, legible and shortest possible links between Sellicks Beach and all schools in Aldinga and Aldinga Beach.
General medicare practice (GP)	» 3 at Aldinga	» 3 facilities	» Benchmark need for one GP at Sellicks Beach. » Ensure zoning allows for development of a GP at Sellicks Beach.
Community health centre	» 1 at Aldinga	» 1 facility	» No benchmark need for a community health centre at Sellicks Beach. » Benchmark need for a community health centre for Southern Districts - retain the GP Plus Health Care Centre
Maternal and child health care service	» 1 at Aldinga	» 1 facility	» No benchmark need for a child health care centre at Sellicks Beach. » Benchmark need for a child health centre for Southern Districts - retain the GP Plus Health Care Centre which offers these services.
Community halls	» 1 at Sellicks Beach	» 1 facility with capacity for at least 200 persons	» Benchmark need for a community hall at Sellicks Beach - retain or replace Sellicks Beach Community Hall. » If replaced, a new facility should be in the proposed Local Activity Centre. A replacement building should maintain, at least, the current floor area of the Sellicks Community Hall. » Retain the Aldinga Institute to ensure a larger community is available at a District level.
Museum and gallery	» Closest at Port Noarlunga	» 0 facility	» No benchmark need for a museum or gallery at Sellicks Beach.

Social infrastructure type	Existing local facilities	Future 2041 benchmark need for Southern Districts	Recommendations
Visual arts and performance space	» 1 at Aldinga - part of community and youth centres	» 1 facility	» Work with Council to ensure Sellicks Beach Community Hall, Aldinga Community Centre and Aldinga Payinthe College have facilities available for use for visual arts and performance spaces.
Arts and cultural centre	» 1 at Aldinga - part of community and youth centres	» 0 facility	» Retain the Aldinga Community Centre and upgrade facility to accommodate a wider range of uses such as performing and creative arts (for example a new space for pottery making). » Retain community access to creative arts and other programs at Sellicks Beach Community Hall.
Cultural floorspace total	» 0 sqm dedicated floorspace	» 438sqm floorspace additional need	» Investigate upgrade measures to increase flexibility of internal space for creative arts and cultural uses. This includes Sellicks Beach Community Hall (or its replacement), Aldinga Community Centre and Aldinga Payinthe College.
Seniors Centre / activity space - local	» 1 at Aldinga	» 1 facility	» No benchmark need for seniors centre needed at Sellicks Beach. » Retain a community hall at Sellicks Beach to offer ageing well programs. » Expand ageing well programs at Aldinga Community Centre.
Seniors Groups- local	» 1 at Aldinga	» 1 facility	» No benchmark need for seniors centre needed at Sellicks Beach. » Retain a community hall at Sellicks Beach to offer ageing well programs. » Expand ageing well programs at Aldinga Community Centre.
Aged Care Services	» 1 at Aldinga	» 1 facility » 2041 demand for 193 beds	» No benchmark need for an aged care services facility at Sellicks Beach. » Future need for ageing well and other aged services for projected higher number of older Sellicks Beach and Southern Districts population.
Residential aged care	» 1 at Aldinga	» 1 facility	» Provide one council-operated positive ageing centre at Aldinga. This maybe co-located or housed within the Aldinga Community Centre. » Ensure zoning at Aldinga facilitates additional aged care housing to meet a Southern Districts demand of approximately 250 beds by 2041. High care needs facilities may work better at Aldinga due to closer proximity to existing services.
Indoor sport and Recreation centre - local	» 1 at Aldinga	» 1 facility	» If a school at Sellicks Beach is not delivered, continue to improve infrastructure and maintain accessible hire prices for Aldinga Payinthe College.

Social infrastructure type	Existing local facilities	Future 2041 benchmark need for Southern Districts	Recommendations
Indoor sport and Recreation centre - District	» 2 at Aldinga	» 1 facility	» No benchmark need for a District level recreation centre at Sellicks Beach. » Retain Aldinga Recreation Centre. » Retain shared facility at Aldinga Payinthe College and explore provision of additional infrastructure to support formal and informal activities at the school. » No additional aquatic centres is required.
General sports, nature and other public space	» 1 at Aldinga	» 2-3 facility	» A total 2041 demand in Sellicks Beach for up to for 12.85ha of public open space distributed as a network of at least five neighbourhood, local and pocket parks including at least one line-marked multi-use games areas with night time lighting. » Work with District Council of Yankalilla to ensure Myponga-Sellicks Beach sporting teams have facilities to cater for future population growth in both areas.
Regional Sports facility	» 1 at Aldinga	» 1 facility	» Continue staged improvements of Aldinga Sports Park.
Children's playspace	» 1 at Aldinga	» 6-8 facilities	» Provide a minimum of 4 children's play spaces at Sellicks Beach.
Public toilets	» 1 at Aldinga	» 1 facility	» Provide a public toilet at neighbourhood (or higher) level public open space(s) at Sellicks Beach.

APPENDIX B: ECONOMIC BENEFITS DERIVED FROM COMMUNITY CENTRES

Community centres

This study draws on 2010 work by SGS Economics that considered the economic value of community facilities in 2010. This included a detailed benefit cost analysis of the Beaconsfield Community Centre in Victoria. Centre-specific activities and benefits valued were as follows:

- ▶ Improved social capital and engagements
- ▶ Improved mental and physical wellbeing (e.g. through yoga and activities classes)
- ▶ Calculated benefits exceeded construction and operating costs by \$17.1m (Present Value)
- ▶ The Benefit to Cost Ratio (BCR) was determined to be 3.2.

The South Australian Centre for Economic Studies undertook a study on community centre benefits¹. This considered the history, funding and usage of community centres in South Australia, both private (independent/not for profit) and government (typically Council) funded. The report valued 107 community centres across South Australia (although none in the City) in terms of:

- ▶ Services provided (e.g. equivalent cost of child care)
- ▶ Volunteer labour generated
- ▶ Literacy programs
- ▶ Value of support provided to disadvantaged members of the community that might otherwise create increased load on health and social welfare services.

A BCR was not calculated, however, community centre and library-based activities that were able to be quantifiable (e.g. child care, literacy) were quantified and an economic return on Council investment of 3.5 was determined, or 2.4 to 4.1 times the wages cost for

1 SGS Economics, 2013 Economic and Social Impact study for Community and Neighbourhood Centre Sector

libraries.

Average characteristics of SA community centres

Parameter	2013 survey output
Average Full Time staff	2.3
Average Part Time staff	14.6
Average Full Time Equivalent (FTE) staff	5.8
Volunteer FTE	7.6
Attendees per week	400
Value of volunteer Work	\$395,792
Value of child care services	\$1.3 million
Benefit of literacy programs	2.4 to 4.1 x wage cost
Benefit vs council investment	3.5 to 1

Note: The community centre staffing changed in 2020 from having specialised Centre Coordinators for each location plus community development staff; to two full time and one part time general community role plus casuals.

Libraries

The most recent study into the economic value of Libraries in South Australia in 2020². This considered the visitation rate, services offered and benefits gained from public libraries in South Australia (SA), and compared those to national averages. Data was collected for all 90 public and 33 school community libraries in SA for 2018-19, the last complete year of records prior to the COVID-19 restrictions. In general, South Australia had higher than average library membership and usage rates compared to the national average.

There were 38 Country SA library branches with an average of 2,808 members per branch and 3.6 FTE per branch.

SGS further quantified library economic benefits by using a willingness to pay methodology as shown on

2 SGS Economics, 2020, The answer is libraries: The value of public libraries in South Australia

Economic benefits comparative analysis table. This included direct and indirect benefits such as:

- ▶ Access to materials, services and programs
- ▶ Access to spaces and equipment
- ▶ Improved digital literacy and language
- ▶ Complementary education services
- ▶ Volunteer labour value and benefits
- ▶ Health and wellbeing
- ▶ Perceived neighbourhood amenity
- ▶ Environmental sustainability through multiple borrowing and legacy value.

For Country SA libraries, SGS identified total library costs of \$18.7million compared to library user benefits of \$31.8million and non-user benefits of \$12.0million. This demonstrates that libraries can create a benefit of up to 2.3 times their yearly costs

APPENDIX C: ALDINGA SPORTS MASTERPLAN

Aldinga Sports Park Master Plan Layout¹



¹ City of Onkaparinga.2021. Aldinga Sports Master Plan