



Fact sheet

Considering the environment in the Sellicks Beach Growth Area Joint Amendment

What is being proposed?

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

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

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

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

How has the environment been considered in the proposal?

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

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

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

This is in addition to other investigations including:

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

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

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

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

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

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

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

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

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

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

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

Elements of the stormwater management strategy have been identified on the proposed [Concept Plan 164 – Sellicks Beach Infrastructure](#) included in the consultation documents, including stormwater treatment areas and detention basins.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The rezoning of land at Sellicks Beach has also been considered due to:

- the area presenting a logical expansion of the existing urban area with direct linkages to a residential development located directly to the west and north
- the location being well serviced by existing road infrastructure and bus routes
- The location being well serviced by existing social infrastructure and employment – including schools, district centre, emergency services, and community facilities.

For the above reasons, this Joint Amendment will progress further land supply while reducing the need for more urban sprawl, which would place greater pressure on nearby areas of environmental, tourist and farming significance.

Active transport options (including bike riding and walking) will also be boosted by the proposed rezoning given the site's proximity to existing walking and cycling networks.

How have cultural perspectives of Traditional Owners of the land been considered in the proposal?

As part of its investigations to prepare the Joint Amendment, the Department for Housing and Urban Development has undertaken a search of the Aboriginal Heritage Register and can confirm that no sites of significance have been identified in the proposed area for housing development.

The Department's Aboriginal Cultural Heritage Assessment Investigations have concluded that land in the proposed area is within a Native Title determination area. On this basis, the registered Native Title body corporate – Kurna Yerta Aboriginal Corporation – will be informed and consulted on the proposal to rezone the land, out of respect for the Traditional Owners of the land.

Who has provided input into the environmental aspects of the draft Joint Amendment and who else will be consulted?

In preparing the proposal for the the rezoning and planning for future infrastructure needs, the Department for Housing and Urban Development has engaged with other state government agencies, including: Department for Environment and Water and Green Adelaide, SA Water and the Environment Protection Authority.

As part of the public consultation on the draft Joint Amendment, the Department has identified a wide-range of stakeholders with expertise and/or interest in environmental matters across state government, local community groups and representative state bodies. They have been informed of the draft Joint Amendment and invited to provide feedback on the proposal.

You can view the full stakeholder list for the consultation in Appendix A of the Engagement Plan document located at: plan.sa.gov.au/en/ca/sellicks-beach-growth

How can I provide feedback on the Joint Amendment?

You can submit feedback by:

- complete the survey at: yoursay.sa.gov.au/sellicks-beach-growth
- send an email: PlanSASubmissions@sa.gov.au (subject: Submission – Sellicks Beach Growth Area Joint Amendment)
- write to: Code Amendment Team, GPO Box 1815, Adelaide, SA 5001

How will my feedback be considered in any updates to the draft?

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

To be considered in any updates, the feedback needs be within the scope of what can be influenced in the consultation on the Joint Amendment.

Aspects that can be influenced in the Code changes include: how and where the proposed zone, subzone and overlays are applied across the land for rezoning, and content on the proposed Concept Plans, including the location of the activity centre, shared use paths, landscaped buffers, new roads, road upgrades and stormwater infrastructure.

In the Greater Adelaide Regional Plan changes, the community can influence the proposed wording of the recommendation introduced.

Where can I find more information on the environmental and cultural investigations or other aspects of the Joint Amendment?

- Copies of the reports from the investigations undertaken to inform the proposal are available to the public and can be found at plan.sa.gov.au/en/ca/sellicks-beach-growth
- Visit yoursay.sa.gov.au/sellicks-beach-growth
- Attend one of our [community drop-in information sessions](#) to ask any questions
- Email your questions to PlanSA.sa.gov.au

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

- Department for Housing and Urban Development office:
 - o Level 9, 83 Pirie Street, Adelaide – 9:00 am to 5:00 pm
- City of Onkaparinga Council offices:
 - o Aldinga Office and Library, 11 Central Way, Aldinga Beach – Monday to Friday 9:30 am to 1:00 pm
 - o Aldinga Community Centre, 7 Stewart Ave, Aldinga Beach – Monday to Friday 8.30 am to 4:00 pm
 - o Willunga Office, St Peters Terrace, Willunga – Monday to Friday 9.30 am to 5:00 pm
 - o Noarlunga Office, Ramsay Place Noarlunga Centre – Monday to Friday 8.30 am to 5:00 pm.