

DRAFT FOR CONSULTATION

Sellicks Beach Growth Area Joint Amendment

By the Chief Executive, Department for Housing and Urban Development
(the Designated Entity)



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Government of South Australia

Department for Housing
and Urban Development

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HAVE YOUR SAY

There are several ways in which you can provide feedback on the Joint Amendment.

Submissions can be made:

- online at yoursay.sa.gov.au/sellicks-beach-growth
- by email to plansasubmissions@sa.gov.au
with subject “Submission – Sellicks Beach Growth Area Joint Amendment”
- by post mailed to:
*Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815, Adelaide SA 5001*

There are public information sessions planned within the consultation period. You can register to attend a session by visiting [PlanSAevents](#) on Eventbrite (search for: “Sellicks Beach Growth Area Joint Amendment”) or go to the events calendar on the [PlanSA website](#).

Questions regarding the Joint Amendment can be directed to the PlanSA Service Desk on 1800 752 664 or plansa@sa.gov.au

Summary of proposed changes

To support the strategic growth of Sellicks Beach in alignment with the South Australian Housing Road Map, this Joint Amendment proposes the following changes:

Planning and Design Code:

- Apply the **Master Planned Neighbourhood Zone** and the **Emerging Main Street Subzone** to the Affected Area.
- Introduce and apply **Concept Plan 163 - Sellicks Beach: Land Use** and **Concept Plan 164 – Sellicks Beach: Basic Infrastructure** to the Affected Area to guide urban development that is aligned with infrastructure provision.
- Apply the following Code Overlays to the Affected Area:
 - o Urban Tree Canopy Overlay.
 - o Affordable Housing Overlay.
- Create and apply a new '**Coordinated Development Overlay**' to the Affected Area to defer urban development until the land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.

Greater Adelaide Regional Plan:

- Insert new text and a recommendation applying to the Affected Area which enables the removal of the **Coordinated Development Overlay** through a section 75 complying change to the Planning and Design Code once the following conditions are satisfied:
 - o completion of air quality monitoring and assessment, with findings that support the rezoning to the Master Planned Neighbourhood Zone; and
 - o securing infrastructure commitments through an approved infrastructure delivery scheme and / or formal agreement(s).

These changes seek to ensure that the planning framework remains responsive to environmental considerations while enabling long-term urban growth in a strategically important location.

1. Introduction

The Chief Executive of the Department for Housing and Urban Development (the Chief Executive) is proposing to undertake an amendment to the Planning and Design Code (the Code) and the Greater Adelaide Regional Plan (Regional Plan) as a joint process under section 73(13) of the *Planning, Development and Infrastructure Act* (the Act).

The Sellicks Beach Growth Area Joint Amendment was initiated by the Minister on 21 August 2025 under section 73(2)(b) of the Act.

The proposal relates to land located at Sellicks Beach on Kaurna Country (the Affected Area).

The Chief Executive is the 'designated entity' responsible for conducting this Joint Amendment process and is required to undertake consultation in accordance with the [Community Engagement Charter](#) and make final recommendations to the Minister for Planning (the Minister) prior to consideration whether to adopt, alter or refuse the Joint Amendment.

1.1 Joint Amendment Process

The process of amending a Regional Plan and Code Amendment is called a Joint Amendment (**Figure 1**).

Joint Amendment refers to an amendment process that applies to two or more designated instruments simultaneously, as provided for under section 73(13) of the Act. In this case, the Code and Regional Plan.

A single initiation proposal, engagement plan and engagement report may be prepared for a Joint Amendment where two or more instruments are proposed to be undertaken as a joint process.

Joint Amendment to the Planning and Design Code and a Regional Plan

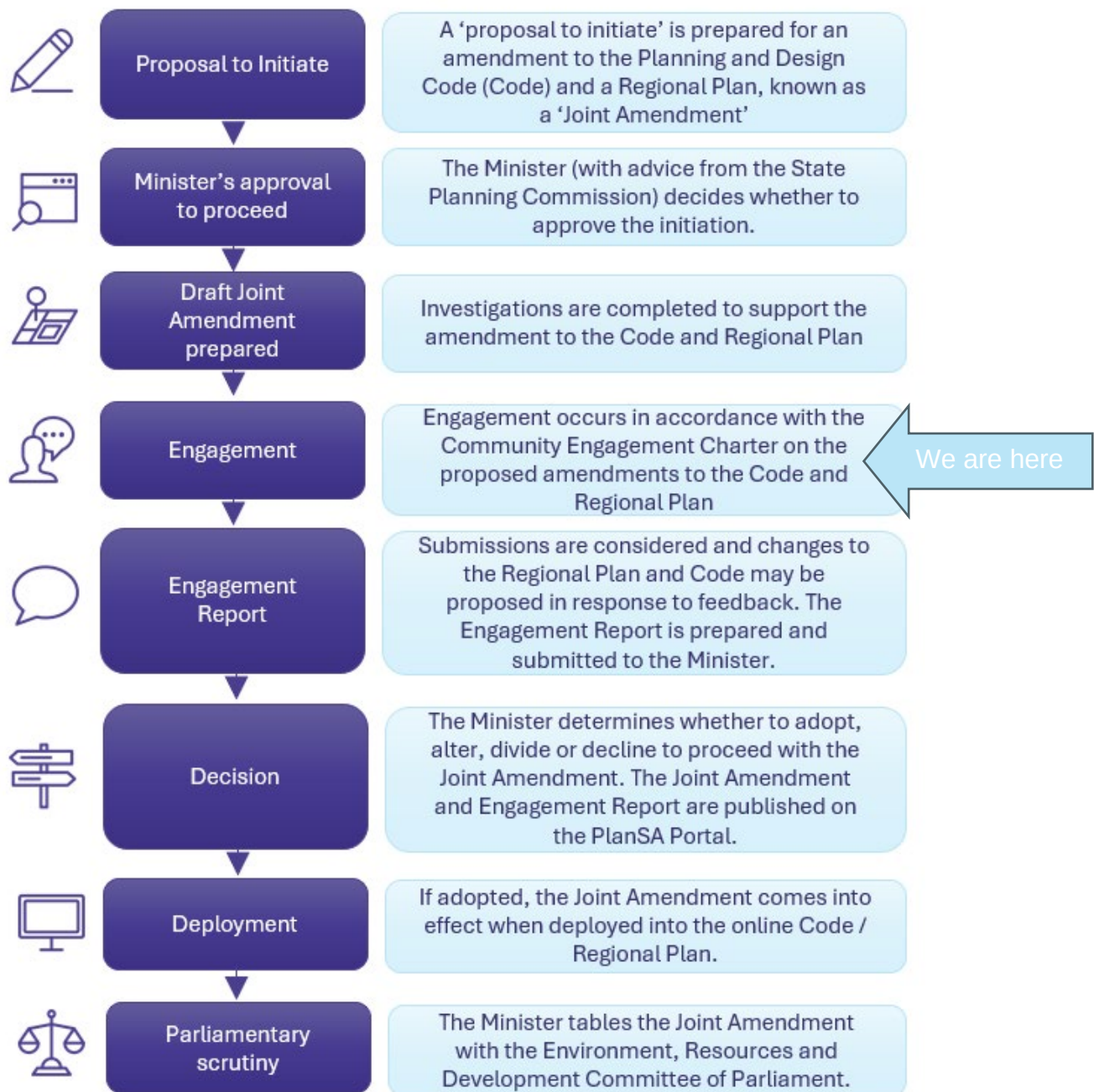


Figure 1 Joint Amendment Process

2. What is the Planning and Design Code?

The Planning and Design Code (the Code) sets out the rules that determine what landowners can do on their land.

For instance, if you want to build a house, the Code rules will tell you how high you can build and how far back from the front of your land your house will need to be positioned. The Code will also tell you if any additional rules apply to the area where your land is located. For example, you might be in a high bushfire risk area or an area with specific rules about protecting native vegetation.

2.1. Planning and Design Code Framework

The Code is based on a framework that contains various elements called overlays, zones, subzones and general development policies. Together these elements provide all the rules that apply to a particular parcel of land. Information about how the Code works is available on the [PlanSA website](#).

2.2. Overlays

Overlays contain policies and maps that show the location and extent of special land features or sensitivities, such as heritage places or areas of high bushfire risk.

They may apply across one or more zones. Overlays are intended to be applied in conjunction with the relevant zone. However, where policy in a zone conflicts with the policy in an overlay, the overlay policy trumps the zone policy.

2.3. Zones

Zones are areas that share common land uses and in which specific types of development are permitted. Zones are the main element of the Code and will be applied consistently across the state.

For example, a township zone for Andamooka can be expected to apply to similar townships like Carrieton. Each zone includes information (called classification tables) that describes the types of development that are permitted in that zone and how they will be assessed.

2.4. Subzones

Subzones enable variation to policy within a zone, which may reflect local characteristics. An example is Port Adelaide centre, which has many different characteristics to typical shopping centres due to its maritime activities and uses.

2.5. General Development Policies

General development policies outline functional requirements for development, such as the need for car parking or wastewater management. While zones determine what development can occur in an area, general development policies provide guidance on how development should occur.

2.6. Amending the Planning and Design Code

The Act provides the legislative framework for undertaking amendments to the Code. With approval of the Minister, either the Chief Executive, a council, joint planning board, government agency or private proponent may initiate an amendment to the Code and undertake a Code Amendment process.

The Sellicks Beach Growth Area Joint Amendment was initiated by the Minister on 21 August 2025.

An approved Proposal to Initiate defined the scope of the Amendment and prescribed the investigations which must occur to enable an assessment of whether the Joint Amendment should take place and in what form. A copy of the Proposal to Initiate for the Sellicks Beach Joint Amendment can be downloaded from

https://plan.sa.gov.au/have_your_say/code-amendments/view_consultation_item?catsid=10882

The State Planning Commission (the Commission) is responsible under the Act for ensuring the Code is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister on the Proposal to initiate this Joint Amendment. The Commission will also provide a report on the Joint Amendment (including compliance with the Community Engagement Charter) at the final stage of the Joint Amendment process.

A summary of the Joint Amendment process is outlined in **Figure 1**.

3. What is the Greater Adelaide Regional Plan?

The Greater Adelaide Regional Plan (the Plan) maps the Government of South Australia's long-term planning vision for Greater Adelaide to 2051 and beyond.

It provides governments, businesses, industry and not-for-profits with the data and direction to better plan for and respond to growth and change in our community and urban environment, while achieving our conservation goals. All within in an electronic platform that can be tailored to the user's requirements.

It replaces *The 30-Year Plan for Greater Adelaide 2017 Update* and determines how our future urban growth will be managed by investigating and guiding:

- Where houses and employment land will go
- How housing and population will be serviced
- Conservation and protection
- What major infrastructure is needed and how it will be provided.

3.1. Themes

The Plan has been prepared around the four main themes originally set by the State Planning Commission (the Commission) in 2022 for all regional plans. A fifth theme was added due to feedback on the Kangaroo Island Regional Plan to enable users to directly navigate to the implementation section.

- People, housing and liveability
- Productive economy
- Natural resources, environment and landscapes
- Transport and infrastructure
- Implementation and delivery

Each theme contains at least one outcome aligning with the overall regional vision.

3.2. Targets and Measures

The Plan includes targets that assist the Commission to monitor the implementation of the plan. The targets are a key tool to measure progress against the high-level strategic objectives for each region and to identify if the strategies and actions in the plan have been effective in delivering these objectives. Each target will be reviewed and reported at least annually.

Targets in the Plan will include the following information:

- What the target is and a description of the measurable outcome.
- How the target will be measured.
- Current status.
- Visual indicator of the target value.

3.3. Recommendations/actions

The Plan recommends actions for a rolling 5-year period, including recommendations to amend the Code with cadastral defined spatial mapping and specific textual amendments identified where possible. The responsibility for these recommendations or actions can be assigned to a council, Commission, Planning and Land Use Services (PLUS) or state agencies. Actions include (but are not limited to):

- Recommendations to amend the Code.
- Amendments to other planning instruments.
- Further investigations required that may inform amendments to the regional plan or other planning instruments or inform other land use or infrastructure matters including preparation of an infrastructure scheme.
- Planning and delivery of infrastructure or public realm improvements.
- Preparing or amending other strategies or plans relevant to land use, public realm, or infrastructure matters for the region.

3.4. Mapping

Data and information in a Regional Plan may reside in Primary Layers or Reference Layers.

Primary Layers

The Primary Layers of the Plan contain information that is required to be included in regional plans under section 64 of the Act. They will spatially implement SPPs and seek to provide direction about future land use changes, including amendments to planning instruments. These layers may form recommendations to amend the Code (which could then occur either through sections 73 or 75 of the Act).

Amendments to Primary Layers need to be made in accordance with sections 71, 73 of 76 of the Act.

Reference Layers

The Reference Layers of the Plan contain information that is not required to be included in a regional plan under section 64 of the Act. They will contain material that would assist a user, landowner, agency, council, the Commission or the Minister for Planning in considering strategic opportunities, constraints or contextual information that would assist in making decisions about long-term land use and infrastructure planning.

3.5. Amending the Greater Adelaide Regional Plan

The Act provides the legislative framework for undertaking amendments to a Regional Plan. With approval of the Minister, either the Chief Executive, a council or joint planning board may initiate an amendment to the Regional Plan and undertake an Amendment process.

The Sellicks Beach Growth Area Joint Amendment was initiated by the Minister on 21 August 2025.

An approved Proposal to Initiate defined the scope of the Joint Amendment and prescribed the investigations which must occur to enable an assessment of whether the Regional Plan Amendment should take place and in what form. A copy of the Proposal to Initiate for the Sellicks Beach Joint Amendment can be downloaded from

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The Commission is responsible under the Act for ensuring the Regional Plan is maintained, reflects contemporary values relevant to planning, and readily responds to emerging trends and issues.

The Commission provided independent advice to the Minister on the Proposal to initiate the Joint Amendment. The Commission will also provide a report on the Joint Amendment (including compliance with the Community Engagement Charter) at the final stage of the Joint Amendment process.

4. What is proposed in this Joint Amendment?

4.1. Need for the amendment

In July 2023, the Minister for Planning approved a Proposal to Initiate the Sellicks Beach Code Amendment which sought to introduce an appropriate zone and policy framework to facilitate a new master planned community.

Since the initiation of this Code Amendment, air quality assessments have identified the need for extended monitoring. This ongoing assessment is recommended to ensure that the subject land is suitable for urban development.

As a result, this Joint Amendment supersedes the original 2023 proposal to rezone the land for urban purposes, and seeks to:

- Amend the Code to rezone the land to the Master Planned Neighbourhood Zone, apply the Emerging Main Street Subzone, apply two new Concept Plans to the Affected Area, and apply Overlays to the Affected Area, including the new 'Coordinated Development' Overlay as a holding measure while the air quality investigations are completed.
- Identify within the Regional Plan a new recommendation that supports the development of the Affected Area for urban purposes following the completion of air quality monitoring and infrastructure agreements.

It remains the intention that the Affected Area will be developed for urban purposes following a Complying Change to the Code once air quality monitoring assessment has been completed and the results support the use of the Affected Area for residential development.

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

4.2. Affected Area

The Affected Area for the proposed amendment is land located in Sellicks Beach within the City of Onkaparinga as shown in **Figure 2**. There are 26 allotments that fall wholly or partially within the Affected Area. Six of these allotments in the southwest corner are only included in the Affected Area in part, not whole, to maintain the Character Preservation District

The Affected area is currently zoned Deferred Urban and Rural and encompasses approximately 134 hectares of land. The Affected Area is located:

- South of the Aldinga township
- East of the coastline
- West and north of the Rural and Hills Face zones
- West of the Sellicks Hill Quarry.

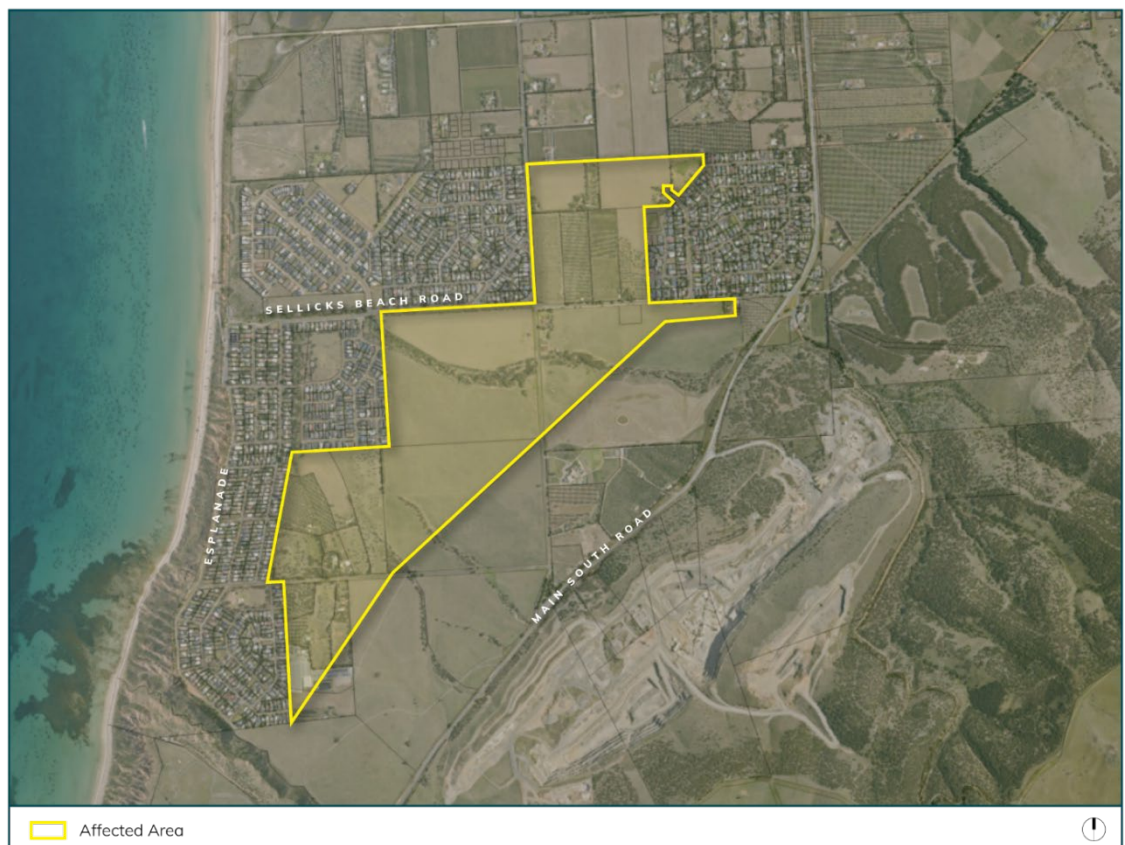


Figure 2 Sellicks Beach Growth Area (Affected Area)

4.3. Current Code Policy

Current Zone

The Affected Area is within the **Rural Zone** and **Deferred Urban Zone** and predominantly consist of rural residential and agricultural properties (**Figure 3**).

A Technical and Numeric Variation (a localised variation to the Code) is called up in the Rural Zone which provides a minimum allotment size of 16 hectares. A minimum future local road widening setback of 5 metres also applies to some of the Affected Area.

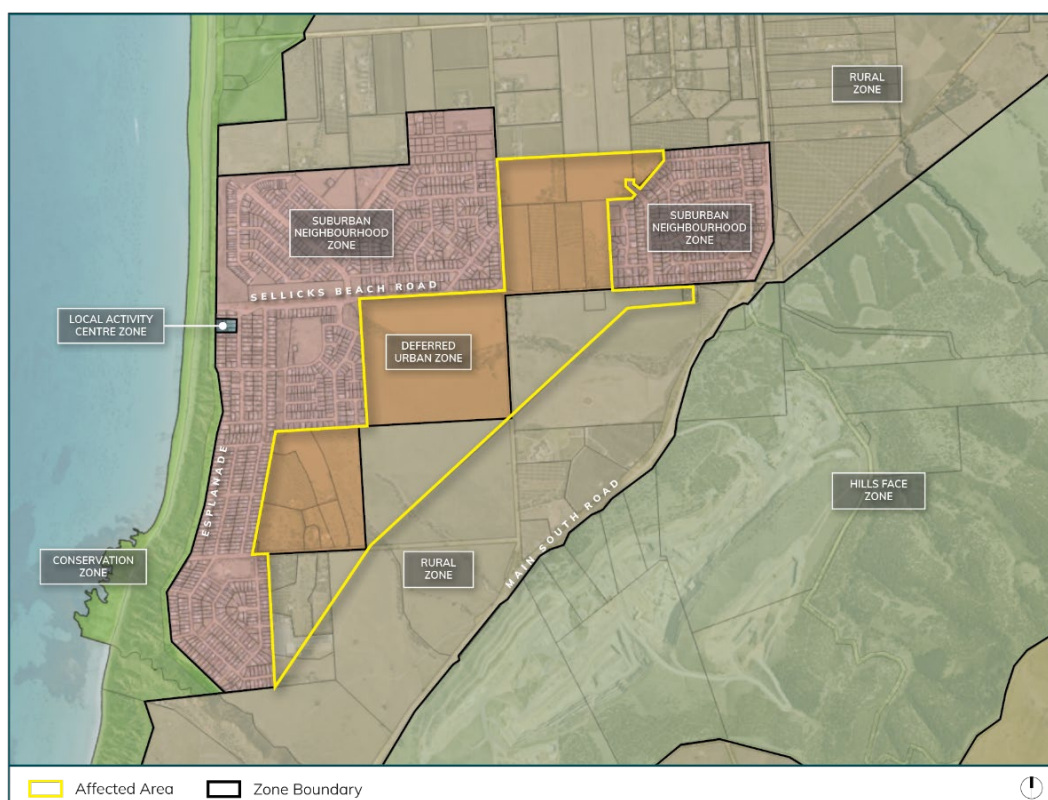


Figure 3 Current Zoning

Current Overlays

Overlays are the primary mechanism to spatially express State Planning Policies (high level strategic planning policies that are set by the State) as they pick up location-specific planning issues of state interest. Overlays can span multiple zones and subzones, and more than one Overlay can apply to the same area. Overlay policies take precedence over other Code policies. **Table 1** summarises the overlays that currently apply to the Affected Area.

Table 1 Current Overlays that apply to the Affected Area.

Overlay	Purpose
Airport Building Heights (Aircraft Landing Areas)	Manage potential impacts of buildings on the operational and safety requirements of aircraft landing areas by ensuring that building heights do not pose a hazard.
Building Near Airfields	Manage lighting and bird attraction impacts on the operational and safety requirements of certified commercial and military airfields, airports, airstrips and helicopter landing sites.
Future Local Road Widening Overlay	Seeks to ensure development is consistent with and will not compromise the efficient delivery of future road widening requirements of local roads.
Hazards (Flooding – Evidence Required)	Applies where the flood risk is unknown. It adopts a precautionary approach to mitigate impacts of potential flood risk.
Hazards (Flooding)	Minimises flood hazard risk to people, property, infrastructure and the environment where there is a known flood risk.
Hazards (Bushfire – General)	Ensures development, including land division, responds to the general level of bushfire risk by siting and designing buildings in a manner that mitigates the threat and impact of bushfires on life and property
Hazards (Bushfire Urban Interface)	Seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.
Local Heritage Place	Seeks to ensure development maintains the heritage and cultural values of Local Heritage Places through conservation, ongoing use and adaptive reuse.

Overlay	Purpose
Heritage Adjacency	Seeks to ensure development adjacent to State and Local Heritage Places maintains the heritage and cultural values of those places.
Major Urban Transport Route	Safe and efficient operation of major urban transport routes for all road users, and provision of safe and efficient access to and from major urban transport routes.
Native Vegetation	Seeks to protect, retain and restore areas of native vegetation by better aligning the land use planning system and native vegetation clearance consent process
Prescribed Water Resource Area	Protection of the quality of surface waters considering adverse water quality impacts associated with projected reductions in rainfall and warmer air temperatures because of climate change.
Prescribed Wells Area	Ensures sustainable water use in prescribed wells areas.
Regulated and Significant Trees	Mitigates the loss of regulated trees through appropriate development and redevelopment
Traffic Generating Development	Ensures safe and efficient operation of Urban Transport Routes and Major Urban Transport Routes for all road users.
Water Resources	Protection of the quality of surface waters and maintains the conveyance function and natural flow paths of watercourses.

4.4. Summary of Proposed Changes - Code Policy

Section 8 of this Joint Amendment describes the range of investigations and the key findings that support the rezoning process. As a result of these investigations, the Joint Amendment proposes the following changes to the Code. These changes are illustrated in the maps provided in **Attachment A** with the current and proposed Code policy in **Attachment B**.

Proposed Zone

The Code Amendment proposes to rezone the whole of the Affected Area to the **Master Planned Neighbourhood Zone** as shown in **Figure 4**.

The Master Planned Neighbourhood Zone supports a range of housing opportunities. The Zone also allows for a 'Building Envelope Plan' (BEP) to be created. BEP's enable the establishment of setbacks, building heights and driveway locations at land division stage, streamlining the subsequent assessment of dwelling applications.

The existing Technical and Numeric Variation that prescribes a minimum allotment size of 16 hectares in the Rural Zone will be removed due to the change in zoning. However, the existing Technical and Numeric Variation that prescribes a minimum future local road widening setback of 5 metres will be maintained over the Master Planned Neighbourhood Zone.

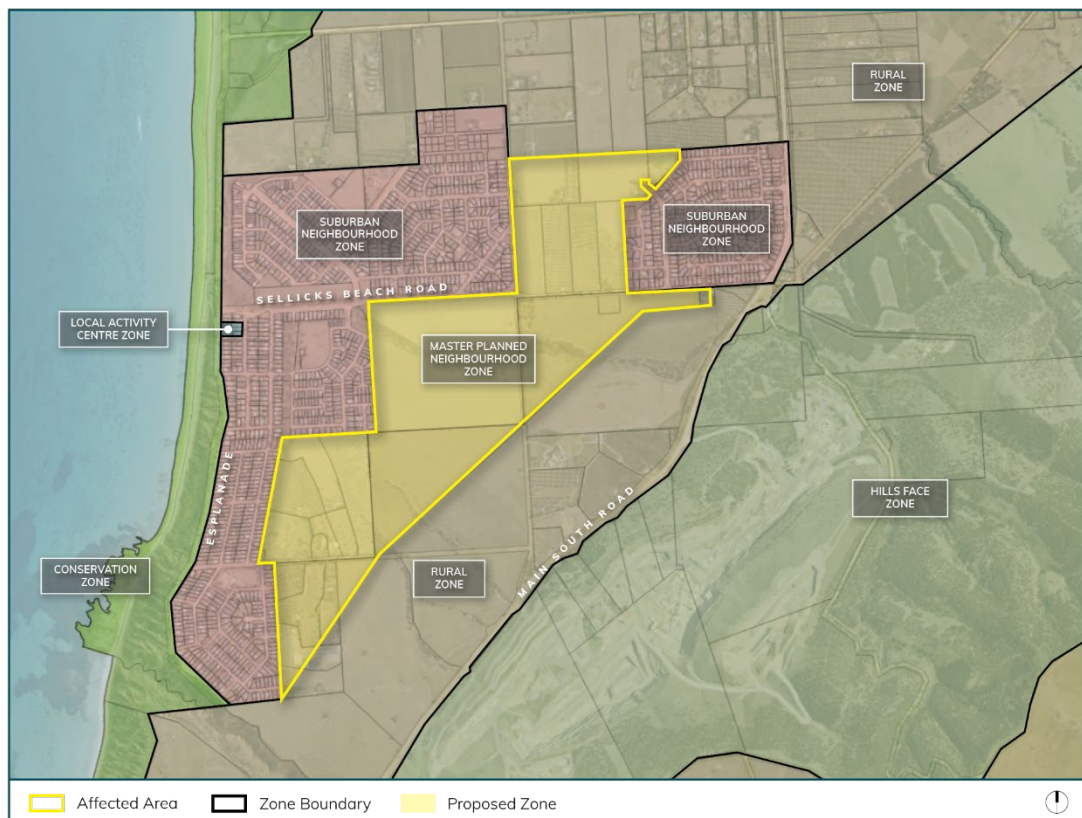


Figure 4 Proposed Master Planned Neighbourhood Zone, shaded in Yellow

Proposed Subzone

The Code Amendment is seeking to spatially apply the **Emerging Main Street Subzone** to the whole of the Affected Area as shown in **Figure 5**.

The purpose of the Subzone is to guide the development of activity centres which include a main street as focal point, supported by medium

density residential development. It is envisaged there will be one neighbourhood-level activity centre in the Sellicks Beach Growth Area.

The proposed **Concept Plan 163 – Sellicks Beach: Land Use** guides the general location of the activity centre, enabling flexibility in where the final boundaries of the activity centre are defined as they evolve. For this reason, the boundaries of the Emerging Main Street Subzone cover the entire Master Planned Neighbourhood Zone (noting the definition of ‘activity centre’ in the Code in relation to this Subzone is defined not as the subzone itself, but either land identified for the purposes of an activity centre on a building envelope plan (i.e. at land division stage), or an activity centre nominated on a Concept Plan in Part 12 of the Code).

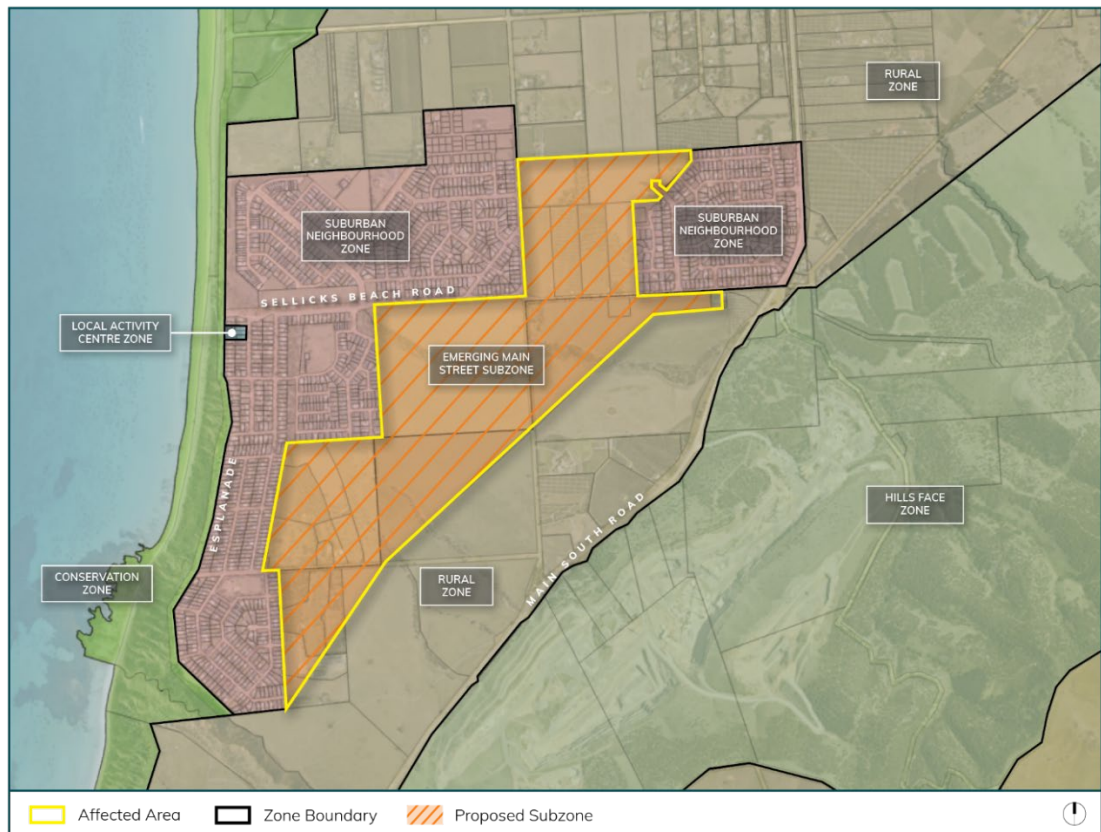


Figure 5 Proposed Emerging Main Street Subzone, Orange Hatching

Proposed Concept Plans

The Code Amendment is proposing to introduce two new concept plans:

1. **Concept Plan 163 – Sellicks Beach: Land Use** will provide additional guidance to support the orderly development of future land uses and areas, such as the preferred location for an activity centre

2. **Concept Plan 164 – Sellicks Beach: Basic Infrastructure** will be aligned with the infrastructure delivery scheme and provide additional guidance on the basic infrastructure required to support the future development of Sellicks Beach.

The Concept Plans are provided in **Attachment C**.

Proposed overlays

The overlays selected align with the “[Guide to the Planning and Design Code](#)” and align with what is generally expected for the Master Planned Neighbourhood Zone.

This Joint Amendment proposes to retain all Overlays identified in **Table 1** and insert the Overlays identified in **Table 2** below, as illustrated in **Attachment B**.

Table 2 Proposed Overlays to apply to the Affected Area

Overlay	Purpose
Affordable Housing	Promotes affordable housing that is integrated with residential and mixed-use development, catering for a variety of household structures.
Urban Tree Canopy	Seeks to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable in residential development.
Coordinated Development Area (New Overlay)	Create and apply a new Coordinated Development Overlay that protects the land from urban development until such time as detailed planning and assessments are completed.

It is noted that the Joint Amendment does not propose to change the existing Bushfire or Flooding overlays due to the [Statewide Bushfire Hazards Overlay Code Amendment](#) and the [State-wide Flood Hazard Code Amendment](#) currently being undertaken by the Commission. These hazard overlays will likely be updated in due course through these separate processes.

4.5. Summary of proposed changes – Regional Plan

It is proposed to introduce a new section in the Implementation and Delivery Theme, in the sub-section ‘Outer South’, before Employment

Land Supply, that reaffirms the Sellicks Beach Growth Area for future housing while air quality investigations continue, and the infrastructure scheme is finalised.

Proposed Recommendation

A **new recommendation** applying to the affected area will be inserted into the Regional Plan. It will enable the removal of the Coordinated Development Overlay through a section 75 complying change to the Planning and Design Code once the following conditions are satisfied:

- completion of air quality monitoring and assessment, with findings that support use of the subject land for residential development; and
- securing infrastructure commitments through an approved infrastructure delivery scheme and / or formal agreement(s) to the satisfaction of the Minister for Planning.

These changes ensure that the planning framework remains responsive to environmental considerations while enabling long-term urban growth in a strategically important location.

A Complying Change is a streamlined pathway to amend the Planning and Design Code. While engagement still occurs through the Complying Change process, the Regional Plan Amendment (current process) remains the primary consultation mechanism for local communities, stakeholders, and landowners. This process ensures they are consulted and given the opportunity to influence recommendations included in the Regional Plan.

5. What are the next steps for this Joint Amendment?

5.1. Engagement

Engagement on the Joint Amendment must comply with the Community Engagement Charter (the Charter), as required under the Act. The Charter sets out the following principles for engagement:

- Engagement is genuine.
- Engagement is inclusive and respectful.
- Engagement is fit for purpose.
- Engagement is informed and transparent.
- Engagement processes are reviewed and improved.

An Engagement Plan has been prepared for this Joint Amendment to ensure that engagement will be conducted and measured against the principles of the Charter. For more information on the Community Engagement Charter go to the SA Planning Portal at (www.plan.sa.gov.au).

A summary of the engagement that is occurring for this Joint Amendment is as follows:

- Drop-in sessions and online information sessions for the community, landowners and Government Agencies will be held to obtain more information on the Joint Amendment.
- Letters will be sent to affected landowners and occupiers, the Council, relevant state agencies, utility providers and local members of parliament.
- Publication of a Media Release on the Plan SA website update.
- Preparation of fact sheets and FAQs to support the Joint Amendment and displayed on the Plan SA Website.
- Online survey to seek feedback via the Plan SA website.

5.2. How can I have my say on the Joint Amendment?

There are several ways in which you can provide feedback on the Joint Amendment.

Submissions can be made:

- Online at yoursay.sa.gov.au/sellicks-beach-growth
- By email to plansasubmissions@sa.gov.au with subject "Submission – Sellicks Beach Growth Area Joint Amendment"

- By post mailed to:
Code Amendment Team
Planning and Land Use Services Division
Department for Housing and Urban Development
GPO Box 1815, Adelaide SA 5001

2.1 What changes to the Joint Amendment can my feedback influence?

Your feedback can influence the Joint Amendment in the following ways:

- Change to the spatial application of the Code's spatial layers including proposed Zone, Subzone, Overlays
- The introduction of the proposed Concept Plans and information contained in them.
- The wording of the proposed policies within the new **Coordinated Development Overlay**.
- Change to new text and new recommendations proposed to be inserted into the Greater Adelaide Regional Plan.

Feedback cannot influence:

- Whether the Sellicks Beach Growth Area is rezoned for residential development – this area was identified as a growth area in the 30-Year Plan for Greater Adelaide (2010 and 2017) and Greater Adelaide Regional Plan (2025)
- The boundaries of the Sellicks Beach Growth Area – these are defined in the Greater Adelaide Regional Plan (2025)
- The location of small, local areas of open space within the affected area, as these are determined through the land division process in consultation with the council (not through this Joint Amendment)
- Instruments which are separate to the Code and Regional Plan, such as the Act and its associated regulations.
- Policies within existing zones, subzones, overlays and general development policies, which have a broader application to the whole of South Australia
- The policies/zoning applying to areas outside of the area affected by this Joint Amendment.

It is noted that there are standard rules of application for zones, subzones and overlays to ensure consistency in the Code, outlined in the [Guide to the Planning and Design Code](#).

5.3. What will happen with my feedback?

The Chief Executive is committed to undertaking consultation in accordance with the principles of the Community Engagement Charter and is genuinely open to considering the issues raised by people in the community.

All formal submissions will be considered by the Chief Executive when determining whether the proposed Joint Amendment is suitable and whether any changes should be made.

Each submission will be entered into a register and you will receive an email acknowledging receipt of your submission. Your submission will be published on the SA Planning Portal. Personal addresses, email and phone numbers will not be published, however company details will be.

The Chief Executive will consider the feedback received in finalising the Joint Amendment and will prepare an Engagement Report which will outline what was heard during consultation and how the proposed Joint Amendment was changed in response to submissions.

The Engagement Report will be forwarded to the Minister, and then published on the SA Planning Portal along with a copy of the submissions received.

5.4. Decision on the Joint Amendment

Once the Engagement Report is provided to the Minister, the Commission may provide further advice to the Minister at the Minister's request.

The Minister will then either adopt the Joint Amendment (with or without changes), divide the Joint Amendment into separate parts, or determine that the Joint Amendment should not proceed. The Minister's decision will then be published on the SA Planning Portal.

If adopted, the Joint Amendment will be referred to the Environment Resources and Development Committee of Parliament (ERDC) for their review. The Commission will provide the ERDC with a report on the Joint Amendment.

6. Strategic Planning Outcomes

6.1. Summary of Strategic Planning Outcomes

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. While demand for residential land to the south of Adelaide is strong, urban expansion is limited by the *Character Preservation (McLaren Vale) Act 2012* (**Figure 6**) and the Environment and Food Production Areas, which protect agricultural land and contains urban growth to within defined boundaries.

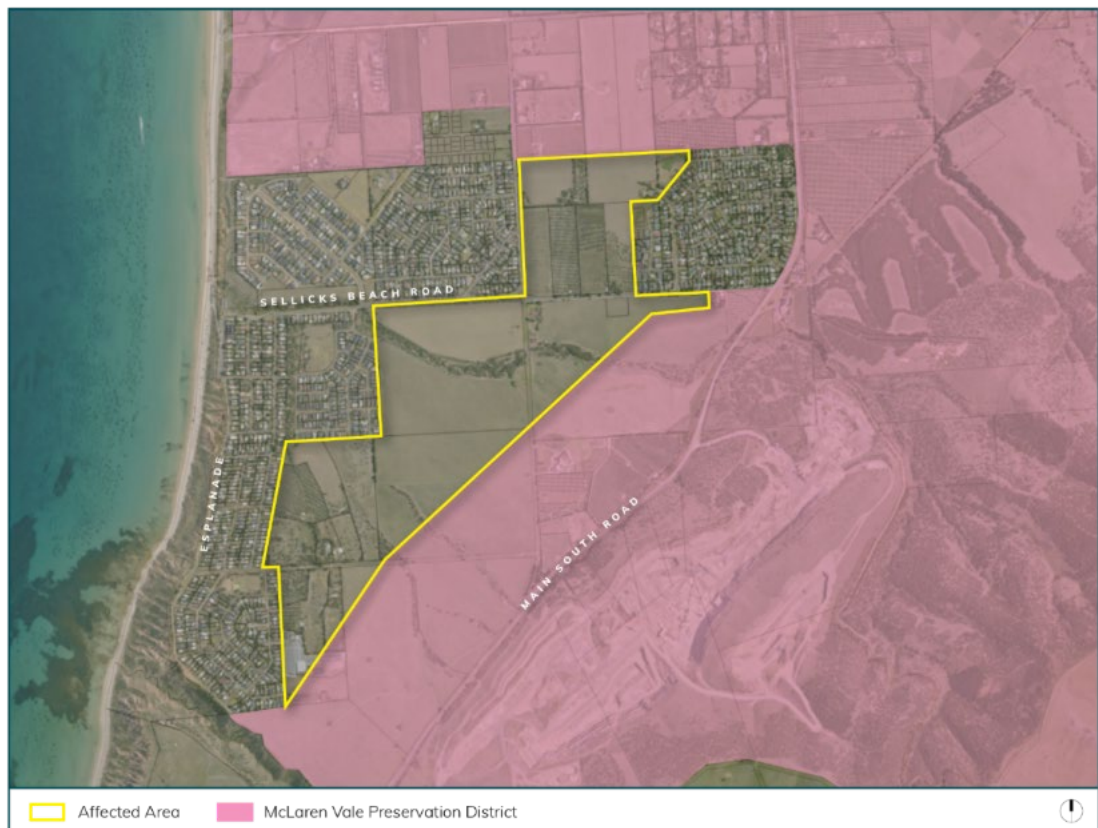


Figure 6 Character Preservation (McLaren Vale) District (Shaded Pink)

The GARP, adopted in March 2025, identifies the Sellicks Beach Growth Area as a Future Greenfield Growth Area (**Figure 7**). The plan promotes a diverse mix of housing densities and typologies to support population growth and designates a corridor within the Affected Area for a future rail extension, with funding allocated for planning outer metropolitan and regional rail services.

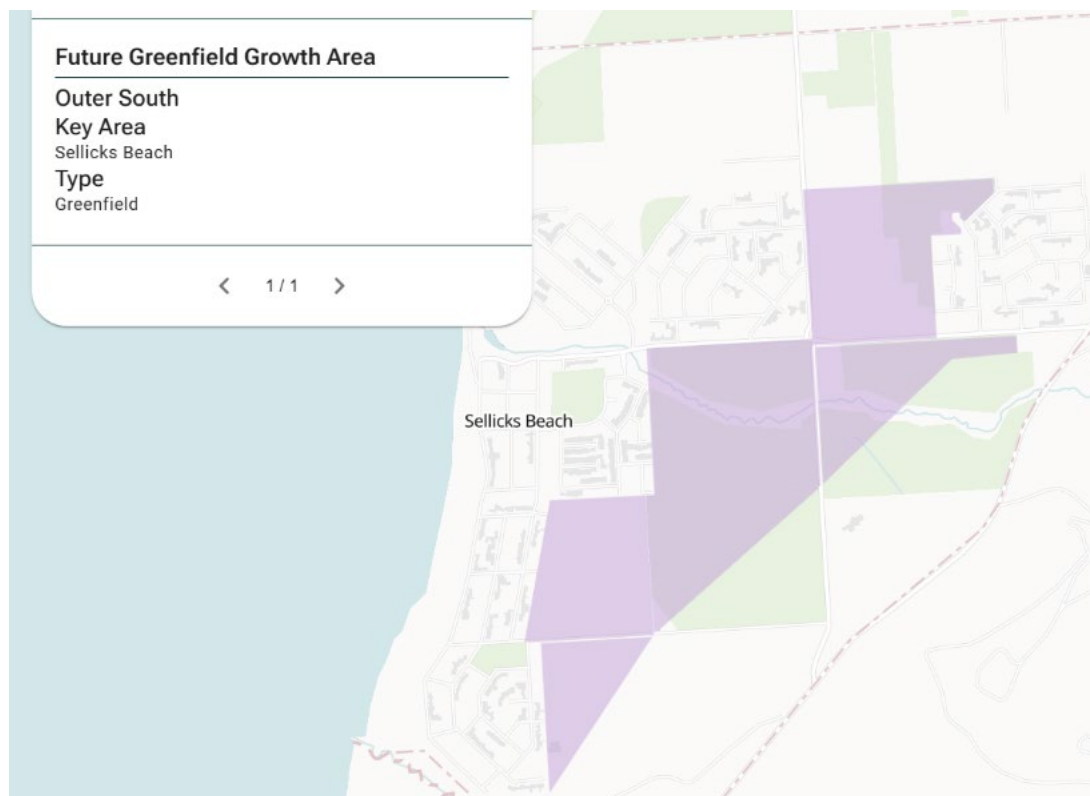


Figure 7 Excerpt from the Regional Plan identifying Future Greenfield Growth Area

As one of the last remaining developable land parcels in Southern Adelaide, the Affected Area presents a significant opportunity. Its location and scale support the delivery of a well-integrated residential community that complements the existing urban fabric of Sellicks Beach.

According to the **Land Supply Report for Greater Adelaide (2021)**, the Affected Area has the capacity to support up to **1,700 dwellings**. However, this yield may be influenced by several factors, including:

- Infrastructure capacity
- Market conditions
- Requirements for open space, roads and buffer zones.

In parallel to the Joint Amendment, the State Government is working with local government, landowners, utilities, and other major stakeholders to ensure appropriate agreements are in place to facilitate coordination, funding, timing and the delivery of critical infrastructure. To facilitate these outcomes, Infrastructure Schemes (section 163-168 of the Act) are being further investigated along with other agreement types such as deeds and conditions of approval. A fit for purpose approach to infrastructure agreements will be pursued for the Affected Area.

On this basis, the Joint Amendment seeks to set up the appropriate mechanisms to support managed residential growth of Sellicks Beach.

The advancement of this proposal will therefore:

Deliver on State Strategic Priorities

- Providing a diverse range of housing consistent with the Regional Plan, in a highly desirable location close to Adelaide beaches and existing facilities.

Enable coordinated development

- Ensure integrated and well-planned development outcomes through supporting infrastructure agreements that meet the needs of a growing community.

Support a sustainable community

- Development of a master planned development adjacent to a planned rail corridor supports sustainable transport options

6.2. Alignment with Principles of Good Planning

Section 14 of the Act identifies Principles of Good Planning, which support and enhance the state's liveability and prosperity in ways that are ecologically sustainable, meet the needs, expectations and diversity of communities across the state.

Principles of Good Planning particularly relate to the amendment of a Regional Plan. The following principles are most relevant to this Regional Plan Amendment and have been incorporated into the overall approach taken to growth planning for Greater Adelaide and in the designation of Sellicks Beach as a growth area within the Regional Plan.

These principles flow through to the State Planning Policies and Regional Planning policy framework.

This Joint Amendment is considered to be consistent with the Principles of Good Planning as shown in **Attachment D1**.

6.3. Consistency with the State Planning Policies

State Planning Policies define South Australia's planning priorities, goals and interests. They are the overarching umbrella policies that define the state's interests in land use. There are 16 State Planning Policies and six special legislative State Planning Policies.

These policies are given effect through the Code, with referral powers assigned to relevant Government Agencies (for example, the Environmental Protection Agency for contaminated land). The Code

(including any Joint Amendments) must comply with any principle prescribed by a State Planning Policy.

This Joint Amendment is considered to be consistent with the State Planning Policies as shown in **Attachment D1**.

6.4. Consistency with the Regional Plan

The directions set out in Regional Plans provide the long-term vision and set the spatial patterns for future development within a region. This can include land use integration, transport infrastructure and the public realm.

Where there is conflict between a Regional Plan and the State Planning Policies, the State Planning Policies will prevail.

This Joint Amendment is considered to be consistent with the Regional Plan as shown in **Attachment D2**.

6.5. Consistency with other key strategic policy documents

This Joint Amendment aligns with other key policy documents in the following manner:

Other Relevant Documents	Regional Plan Amendment	Code Amendment
Onkaparinga Local Area Plan (2020) The Onkaparinga Local Area Plan (OLAP) was prepared by Council in collaboration with the State Government to provide direction for future residential and employment growth.	The Regional Plan Amendment supports the proposal to provide a mixed delivery of infill and greenfield development across the council. Hackham, Aldinga and Sellicks Beach were identified as the primary greenfield sites.	The Code Amendment supports the orderly growth of Sellicks Beach consistent with the Local Area Plan.

Other Relevant Documents	Regional Plan Amendment	Code Amendment
Sellicks Beach Structure Plan The Onkaparinga Council prepared its Sellicks Beach Structure Plan in 2021. The Structure Plan was prepared to provide a strategic framework and direction for Sellicks Beach regarding desired land uses, infrastructure and community facilities to support future development in the area.	The Regional Plan Amendment will support the rezoning of land to support the desired growth identified in the Council's Structure Plan.	The Code Amendment introduces a new zone and holding Overlay to enable development in accordance with the Council's Structure Plan once air quality assessments are finalised and the outcome is suitable.
The Housing Roadmap includes the site to accommodate over 1,700 dwellings (subject to master planning), with construction to begin December 2029.	The Regional Plan Amendment will set up the framework to enable the land to be appropriately zoned and developed to meet the proposed timelines within the roadmap.	The Air Quality Monitoring (to date) has been indicated the need for an additional monitoring period to better understand the air conditions impacting the site to determine suitability of the land for residential use, prior to rezoning. Spatial application of the Master Planned Neighbourhood Zone and NEW Coordinated Development Overlay is therefore appropriate while these final investigations are undertaken.

7. Infrastructure Planning

Infrastructure investigations have identified that augmentation and upgrade of existing services and utilities will be required to support full development of the Sellicks Beach Growth Area.

7.1. Basic Infrastructure Scheme

To assist with the future delivery of infrastructure at Sellicks Beach, the State Government proposes to implement a new Infrastructure Delivery Scheme (the Scheme) in connection with the proposed Joint Amendment to ensure the coordinated provision of the required basic infrastructure.

Basic infrastructure generally includes electricity, water, gas, communications networks, roads or causeways, bridges or culverts, stormwater management infrastructure, embankments, wells, channels or drains.

The Scheme is a legally binding planning tool for use between landowners, councils, infrastructure providers and developers, setting out what infrastructure and construction works are required to support a new housing community, how and when it will be delivered, and who pays for it.

An Infrastructure Scheme Coordinator is appointed to oversee the development of the scheme, which includes preparing scoped and costed proposals, developing a program of work, establishing funding arrangements and consulting on the scheme.

The Scheme will look to align delivery plans for water, sewerage and electrical infrastructure. Investigations into the provision of these services and whether such infrastructure will be included as part of the Scheme, and/or how they interact with the Scheme, are to be conducted throughout the Infrastructure Scheme development and delivery process.

Consultation on the Scheme is ongoing with landowners, councils and infrastructure providers.

7.2. Social Infrastructure Deed

Social Infrastructure for the Sellicks Beach Growth Area will potentially include a local community centre and hall, community sporting or recreation areas, a public toilet and play spaces.

Social Infrastructure is not included in the Infrastructure Scheme. Instead Land Management Agreements and Infrastructure Agreements (referred to as Deeds) are proposed to manage delivering social infrastructure. They are negotiated between parties such as landowners and council.

8. Investigations

The following investigations have been undertaken to inform this Joint Amendment:

- Structure Plan
- Air Quality Monitoring and Assessment
- Environmental Noise Quality Assessment
- Water, Utilities & Communications
- Stormwater Management
- Traffic Assessment
- Social Infrastructure
- Retail Analysis
- Ecological Assessment
- Preliminary Tree Assessment
- Aboriginal Cultural Heritage
- Preliminary Site Investigation.

Technical Reports are provided in **Attachment E**.

The table below identifies what investigations have already been undertaken in support of the proposed Joint Amendment.

Completed Investigations		
Investigation	Summary of scope of investigations	Summary of outcome of recommendations
Sellicks Beach Structure Plan Ecological Assessment, EBS Ecology, 2020	A desktop biodiversity assessment including flora and fauna identification, ecological values and constraints, and identifying ecological linkage options.	Identification of native vegetation species on site, their conservation status and recommended management and recommends that further on ground field assessment be conducted for native vegetation, regulated and significant trees.
Sellicks Beach Master Plan: Aboriginal Cultural Heritage	Assessment of Aboriginal Cultural Heritage relating to areas proposed for rezoning within the broader area of the	The reports states that there are no previously reported Aboriginal heritage sites recorded for the study area, and that the land within the study

Completed Investigations		
Investigation	Summary of scope of investigations	Summary of outcome of recommendations
Desktop Study, Neale Draper & Associates, 2020.	Sellicks Beach Structure Plan.	area has a moderate potential to contain surface archaeological sites or shallow archaeological deposits, and recommends that a further archaeological and anthropological cultural heritage survey be conducted.
Sellicks Beach Structure Plan Utilities Infrastructure Assessment, Tonkin 2020.	Review of existing infrastructure capacity and augmentation capability of the growth area including identification of required future infrastructure.	Documents the existing capacity in the water, sewer, gas and electrical network and identifies the upgrades required to accommodate expansion.
Sellicks Beach Structure Plan Stormwater Management Assessment, Tonkin 2020.	Assessment of the likely stormwater management requirements associated with the future development of the area.	The report provides a summary of key outcomes regarding the extent of existing major flow paths, capacity, and potential location of required detention ponds.
Sellicks Beach Structure Plan Movement Analysis, CIRQA 2020	Assesses the anticipated traffic and transport implications for Sellicks Beach and identifies future infrastructure requirements.	The report provides transport planning principles for the development and details the transport requirements for the study area including: • public transport services • the existing street network and traffic conditions surrounding the site • the transport accessibility of the Sellicks Beach Growth Area (SBGA) • the road hierarchy within Sellicks Beach • the impact of the SBGA on the surrounding road network • the future transport and traffic infrastructure

Completed Investigations		
Investigation	Summary of scope of investigations	Summary of outcome of recommendations
		requirements (intended as a guide and are subject to change during assessment of detailed development and future travel demands).

8.1. Draft Structure Plan

Background

The Department for Housing and Urban Development, Growth and Infrastructure Coordination Unit (GICU) has prepared a Draft Structure Plan (**Figure 8**) to support the rezoning and delivery of infrastructure.

Investigations in the proceeding sections underpin the development of the Draft Structure Plan including traffic, environment, hazards and interface. GICU functions as a growth areas coordination unit and is responsible for delivering state-led growth areas to increase housing supply.

Key findings

The objective of the structure planning process is to ensure that land uses proposed include the range of services and facilities that are required to service the needs of the future community and help to facilitate a vibrant, connected and contemporary community with liveability, sustainability and longevity at its core.

Additionally, the Structure Plan assists with establishing infrastructure delivery tools as part of the land use planning process. The proposed movement networks have been designed to ensure the safe and efficient access to services and facilities and to promote other transport modes that will help to reduce car dependency.

The Draft Structure Plan includes the following elements:

- Traffic and movement networks including possible intersection upgrades and street connections.
- Indicative detention basins.
- Drainage and riparian corridors.

- Mass transit investigation area (led by the Department for Infrastructure and Transport)
- Indicative location of land uses.

Joint Amendment Outcome

Investigations completed as part of the Joint Amendment Process underpin the development of the Draft Structure Plan.

The Draft Structure Plan provides a robust basis for the Joint Amendment and the development of two Concept Plans to be inserted into Part 12 of the Planning and Design Code:

- Concept Plan 163 - Sellicks Beach: Land Use
- Concept Plan 164 – Sellicks Beach: Basic Infrastructure

The Concept Plans will reinforce the role of the infrastructure delivery scheme and help to ensure that the future development is undertaken in a way that complements the structure plan that underpins the infrastructure delivery scheme.

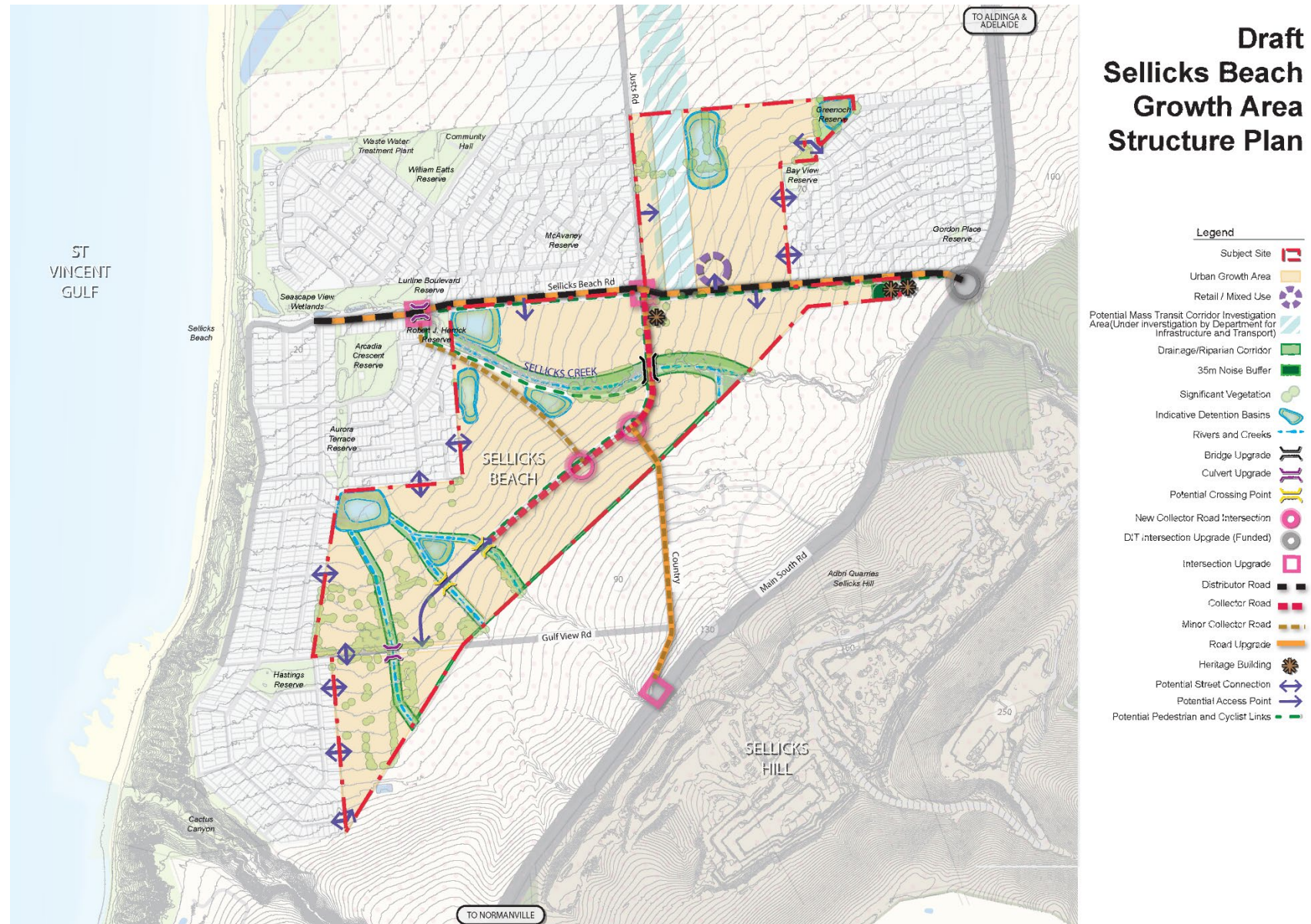


Figure 8 Draft Sellicks Beach Growth Area Structure Plan

8.2. Air Quality Monitoring and Assessment

Background

Air Environment have been engaged to conduct a comprehensive ambient air quality monitoring assessment in the Sellicks Beach Growth Area (SBGA). The assessment focuses on:

- Particulate matter less than or equal to 2.5 microns (PM_{2.5})
- Particulate Matter less than or equal to 10 microns (PM₁₀)
- Total Suspended Particulates (TSP)
- Respirable crystalline silica (RCS)

Data has been acquired since 1 November 2024 to 30 April 2025. Monitoring has been extended for an additional 12 months to make up an 18-month program.

Three monitoring stations have been distributed as follows and shown in **Figure 9**:

- Site A was positioned centrally to capture overall air quality trends.
- Sites 2 and 3 were placed to assess spatial variations across the area to provide a representative coverage of dispersion of particles from potential sources to sensitive receptors.



Figure 9 Air Quality Monitoring Stations

Key findings

The following information is as of April 2025 in from the Air Environment interim results for the first 6 months of monitoring.

Particulate Matter Concentrations – PM₁₀

The six-month air quality assessment in the Sellicks Beach Growth Area identified elevated PM₁₀ levels, influenced by a combination of local sources and significantly dry summer conditions.

PM₁₀ exceedances across the monitoring period were:

Site	Exceedances	Dates
Site A	10	1 in November, 4 in February and 5 in March
Site 2	3	1 in November, 1 in March and 1 in April
Site 3	2	1 in November and 1 in December

Although there were exceedances experienced, the six-month average for PM₁₀ tracked in comparison with the annual NEPM standard of 25 µg/m³.

The extremely low rainfall in early 2025 (85% below the long-term average) likely contributed to drier soil conditions and increased potential for dust generation, explaining the higher frequency of PM₁₀ exceedances observed during the monitoring period.

Particulate Matter Concentrations – PM_{2.5}

PM_{2.5} levels generally remained below the 24-hour ground level concentration (GLC) criterion of 25 µg/m³. There was one significant exceedance at Site A, attributed to bushfire smoke from Victoria. This event likely qualifies as an exceptional event.

Total Suspended Particulates (TSP)

While there are no specific GLC criteria that exists for TSP in South Australia, consistently high levels were observed, particularly at Site A. This indicates a significant presence of larger particles in the area.

TSP mean values for six months (November 2024 to April 2025) have tracked much lower when compared to the annual average criteria of 90 µg/m³ used in other states such as Queensland or New South Wales.

These larger particles are generally trapped in the nose and throat and do not pose the same health risks as finer particulate matter, but they can cause irritation as well as nuisance and surface soiling.

Respirable Crystalline Silica (RCS)

The RCS sampling program is conducted every sixth day. It has revealed a mean concentration of 0.86 µg/m³ over the initial six-month monitoring period. This is tracking well below when compared with the interim annual criterion of 3 µg/m³.

The sampling program is ongoing and additional results are expected to provide a more comprehensive dataset.

Joint Amendment Outcome

Results from initial monitoring suggests that although there have been some exceedances, data is tracking below the average criteria. Monitoring will continue for an additional 12 months (until mid-2026) to provide a larger dataset for more robust statistical analysis to understand the environment and ensure it is suitable for urban development.

The Structure Plan has identified a 10 metre landscaped buffer along the eastern edge of the Affected Area to mitigate dust particles. This has been identified in the proposed **Concept Plan 163 – Sellicks Beach: Land Use**.

The Joint Amendment proposes to create new policy in the form of the new **Coordinated Development Overlay**. The Overlay will be applied to the whole of the Affected Area until monitoring is complete and the land deemed suitable for housing.

A **new recommendation** will be inserted into the Greater Adelaide Regional Plan to remove the Coordinated Development Overlay following the resolution of air quality matters to enable development to occur.

8.3. Environmental Noise Quality Assessment

Background

Sonus completed an assessment of environmental noise to consider noise at the Affected Area from existing road traffic, nearby industry and commercial premises.

The assessment determined what noise control measures and or planning constraints that need to be introduced to ensure:

- The presence of new sensitive receivers does not constrain the operation of existing lawfully approved activities in the vicinity.
- Adequate level of residential amenity is achieved.

Measurements of the current acoustic environment at the Affected Area were taken between 6 February and 15 February 2025 at two locations.

Key findings

Based on the below findings, it is considered that the existing provisions of the Planning and Design Code will result in future developments within the Affected Area being compatible with existing land uses.

Road traffic exposure

- Traffic noise from Main South Road will be audible within the Affected Area, but it is expected to comply with the relevant noise criteria.
- Other roads surrounding the Affected Area have significantly lower traffic volumes, which means they do not generate noise levels high enough to require mitigation measures.
- Overall, road traffic noise is not anticipated to pose a constraint on future development within the Affected Area that requires acoustic treatments.

Interface between sensitive uses and Sellicks Hill Quarry

- The introduction of new noise-sensitive land uses, such as housing, within the Affected Area will not restrict or interfere with the ongoing operations of the Sellicks Hill Quarry.
- Noise modelling predicts that sound levels from the quarry at future residential locations will meet the relevant assessment criteria.
- The depth of the quarry's operational areas helps to naturally reduce both visual and acoustic impacts.
- Quarry noise may occasionally be audible, particularly during quiet periods and under favourable wind conditions, but is generally masked by traffic noise from Main South Road and other ambient sounds.

Interface between sensitive uses and adjoining uses

- Noise levels from the operation of the nearby Berg Herring winery, particularly from patrons in the outdoor area, are predicted to exceed the applicable noise criteria at the boundary of the Affected Area.
- To ensure compliance with noise policy and avoid constraints on the winery's approved operations, mitigation measures will be necessary. These include the construction of a barrier or a spatial buffer.

Joint Amendment Outcome

Consideration has been given to zoning of compatible land uses through the development of the Draft Structure Plan. A 35-metre spatial buffer has been identified within the Structure Plan to minimise the risk of noise complaints and protect the licenced operation of the winery into the future. The buffer has been identified in the **Concept Plan 163 – Sellicks Beach: Land Use**.

The assessment of environmental noise has determined that future development of housing will not restrict or interfere with the ongoing operations of the Sellicks Hill Quarry and the level of residential amenity will be achieved without mitigation measures.

8.4. Water, Utilities and Communications Services

Background

Preliminary discussions with SA Water, SA Power Networks and NBN have occurred to understand the availability of utilities in the locality and capacity to service the envisaged development.

Key findings

Outcomes from discussions with service providers is identified in the table below.

Utilities / Services	Outcome
Wastewater	Sellicks Beach wastewater is treated at the Aldinga Wastewater Treatment Plant (WWTP). Growth in Sellicks Beach triggers the next upgrade stage of the Aldinga WWTP facility and requires upgrades of the wastewater network infrastructure.
Water Supply	Sellicks Beach water source is currently the Myponga Water Treatment Plant. Servicing Sellicks Beach growth requires upgraded connections to the Myponga Water Trunk main and additional water storage tanks.
Electricity	There is limited capacity within the current network, with an additional 640 dwellings able to be supplied by feeder works, including overhead and underground conductor

Utilities / Services	Outcome
	replacement. Beyond this, additional upgrades and a new substation and two 66kV overhead lines, taking diverse paths from the Aldinga substation to Sellicks Beach, are required. Servicing options are under consideration, including potential substation location options, and further investigations will be undertaken.
Communications	NBN have confirmed the network that surrounds the proposed development area has capacity to cater for the anticipated growth.

Joint Amendment Outcome

Investigations have identified there is a need to upgrade some infrastructure to support the growth at the Sellicks Beach Growth Area. A Basic Infrastructure Scheme (the Scheme) is being prepared between parties to deliver required infrastructure. Infrastructure Schemes create a clear delivery mechanism for the construction of:

- Roads, intersections and bridges
- Stormwater management
- Water, sewerage and electrical infrastructure.

The Scheme will look to align delivery plans for water, sewerage and electrical infrastructure. Investigations into the provision of these services and whether such infrastructure will be included as part of the Scheme, and/or how they interact with the Scheme, are to be conducted throughout the Infrastructure Scheme development and delivery process.

8.5. Stormwater Management

Background

Wallbridge Gilbert Aztec (WGA) prepared a Stormwater Management Strategy (SMS) for the Sellicks Beach Growth Area (SBGA) to guide responsible stormwater planning for future development.

The strategy outlines a framework to support sustainable urban growth and aligns with key planning documents, including the City of Onkaparinga's Stormwater Management Guidelines.

Key findings

Future urban development will change the site's natural rainfall and runoff patterns, requiring new infrastructure to manage stormwater and protect sensitive downstream environments such as Aldinga Washpool and Sellicks Beach.

The site currently includes two main catchments:

- Justs Road.
- Sellicks Beach Road.

Stormwater detention basins with integrated wetland ponds will be used to maintain post-development flows at levels consistent with pre-development conditions.

Water Sensitive Urban Design to be incorporated along new major collector road.

This approach offers multiple benefits, including improved environmental outcomes, enhanced biodiversity, and effective treatment and control of stormwater volumes during frequent minor rainfall events.

For the Justs Road catchment, onsite retention will be the primary stormwater management method, supported by Managed Aquifer Recharge (MAR) to manage flow volume for this catchment.

All existing waterways and overland flow paths, including Sellicks Creek, will be preserved within designated waterway corridors to maintain natural hydrological functions.

Infrastructure upgrades have been identified to support development at the catchment-wide scale. These include:

- Upgrades to the Sellicks Beach Road and Gulf View Road culverts.
- Extension of the stormwater drainage network along Sellicks Beach Road.
- New culvert required for internal roadways should they need to cross the southern creeks.
- Installation of a roadside swale along Justs Road.

Joint Amendment Outcome

The Stormwater Management Strategy has been developed in parallel with the Draft Structure Plan through an integrated process. The Strategy identified opportunities to manage the risks associated with stormwater runoff from future urban development.

The Draft Structure Plan identifies the location for stormwater management infrastructure. This forms the basis for the associated infrastructure scheme for the Affected Area to effectively and efficiently manage stormwater.

Indicative stormwater detention basins are shown on **Concept Plan 164 – Sellicks Beach: Basic Infrastructure**.

An Infrastructure Delivery Scheme will be prepared to ensure the staged and coordinated delivery of stormwater infrastructure.

8.6. Traffic Assessment

Background

MFY have completed investigations in relation to transport matters to inform the development of the Draft Structure Plan. The assessment considered:

- Potential traffic generation associated with the proposed Joint Amendment and redevelopment of the Affected Area.
- The identification of access, road hierarchy and pedestrian and cyclist linkages
- Potential infrastructure provisions and upgrades.
- Land uses of various types including non-retail facilities and a future rail corridor
- Planned upgrades on the surrounding roads.

Key findings

Road Hierarchy

A road network to service the potential development should be established such that it complements the road hierarchy of Sellicks Beach and provides for convenient access in an orderly network for residents.

Main South Road is the primary arterial road that will service the development. Access to the subject land will be available via the Main South Road/Sellicks Beach Road and the Main South Road/Country Road

intersections. The intersections will be designed to cater for the forecast traffic and provide a safe facility for the road users.

The recommended major road hierarchy is illustrated in **Figure 10**:

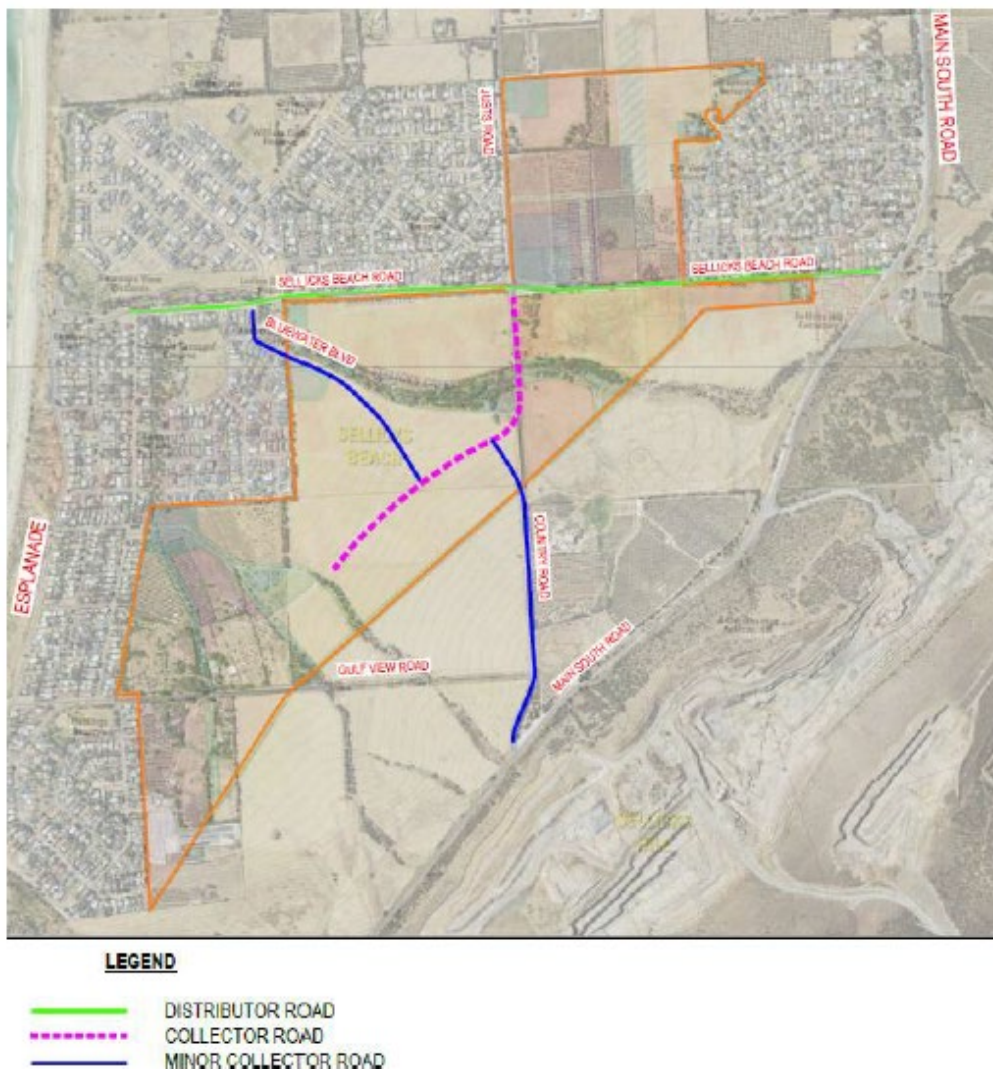


Figure 10 Recommended Road Hierarchy

Traffic Forecasts

It is assumed that 25% of trips generated by the residential development will occur internal to the road network. This includes trips to and from the retail precinct.

It is anticipated that the retail precinct will predominantly service Sellicks Beach, with minimal traffic generated to/from the adjacent townships.

The traffic analysis determined that the additional traffic resulting from development of the SBGA will not change the nature and function of the road network as it relates to the existing road hierarchy.

The traffic analysis confirms that the potential treatments identified for future road and intersections (discussed below) will adequately cater for the forecast traffic volumes.

Traffic Interventions

The following table identifies the potential treatments for future road and intersections to cater for the forecast traffic volumes.

Road/intersection	Road infrastructure components
Sellicks Beach Road/Country Road and the Sellicks Beach Road/Justs Roads	Realignment of Justs Road and amalgamation to provide a four-way intersection. Roundabout treatment
New intersection on Sellicks Beach Road to service the proposed Activity Centre	Short channelised (CHR (s)) turn lane to provide a safe storage facility for vehicles turning right into the site.
Bluewater Boulevard	Extension to create an additional connection between Sellicks Beach Road and the southern portion of the development area. Short channelised (CHR (s)) turn lane.
New intersection on the southern side of Sellicks Beach Road	Relieve pressure on a single access to Country Road. Meet the SISD criteria and be located with adequate separation to the Sellicks Beach Road/Monaco Boulevard and Sellicks Beach Road/Casablanca Place intersections
Dunedin Avenue/Gulfview Road/	Potential connections to the existing residential development to the west
Norman Victory Parade/Greenoch Street/Jessedan Way/Sandano Avenue	Potential connections to the existing residential development to the east

Road/intersection	Road infrastructure components
Justs Road	New intersection on Justs Road to cater for access to the commercial and residential precincts on the northern side of Sellicks Beach Road. Channelised right turn facility desirable should there be a park and ride facility with circa 200 spaces.
Country Road/Justs Road/Sellicks Beach Road	Realigned and widened to suit the major traffic movements which will be to and from the proposed growth areas. Modifications to the existing bridge and cater for a separate pedestrian path
Country Road (southern section)	Realigned to connect with new proposed major collector road with T-intersection treatment.

Public transport, cycling and walking

Sellicks Beach is currently serviced by Bus Route 750 which operates between Sellicks Beach and Seaford Interchange. There are variations of the route which service Cardijn College, Aldinga Shopping Centre, Port Road and Seaford Interchange.

The road network should be designed for a bus route to be routed through the Affected Area via the collector roads. Bus stops could be located to maintain 500 m walking distances to provide connectivity.

The extension of the Seaford train line would be beneficial for the community and alter the use of public transport in Sellicks Beach. Bus routes should provide connectivity to the station if this is realised.

Strong linkages should be provided for pedestrians and cyclists within and to adjacent facilities. A shared path should be developed between Sellicks Beach and Main South Road along the northern side of Sellicks Beach Road. Consideration should be given to providing pedestrian and cyclist routes along the collector road network.

Joint Amendment Outcome

The transport assessment identified there is a need for road upgrades and traffic interventions to accommodate the future development of the Sellicks Beach Growth Area.

The traffic analysis determined that the additional traffic will not change the nature and function of the road network as it relates to the existing road hierarchy.

The traffic analysis confirms that the potential treatments identified for future road and intersections will adequately cater for the forecast traffic volumes.

The proposed **Concept Plan 164 – Sellicks Beach: Basic Infrastructure** spatially defines the location of key intersection improvements and future transport interventions such as a proposed link road and roundabouts. The proposed **Concept Plan 163 – Sellicks Beach: Land Use** identifies the location of a potential mass transit investigation area relating to the future expansion of the Adelaide to Seaford rail corridor.

An Infrastructure Delivery Scheme will be prepared to provide the mechanism to ensure the staged and coordinated delivery of infrastructure, including roads.

Transport design can be suitably assessed at the land division stage, guided by policies in the General Development Policies section of the Planning and Design Code. Policies seek an urban form that supports active travel, walkability and the use of public transport.

8.7. Social Infrastructure

Background

Intermethod completed an analysis of the social infrastructure needed to service future housing and population. The assessment consolidates insights from the following activities:

- Analysis of State Government population projections and determinants of change
- Existing and future demand within Sellicks Beach and the Southern District.
- Review of catchments, capacity and rates of provision (local and district benchmarks).

Social infrastructure includes facilities that offer places and spaces for people to meet, stay active, connect, create, and learn. Facilities can include community centres and halls, health, aged care and education.

Community Centres, Libraries and Youth Facilities

Benchmarking indicates that a population of up to 6,785 people in 2041 in Sellicks Beach does not require an additional local or District-level community centre, library or youth centre. Sellicks Beach can be effectively served at the District level by the existing Aldinga Library and Aldinga Community Centre.

Community centre benchmarking

	Sellicks Beach Current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
District 1:20,000 - 50,000 population				
Community Centre	0	0	1	1
Library	0	0	1	1
Youth Centre	0	0	1	1
Local 1:8,000-10,000 population				
Community Centre	0	1*	0	0

* 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

Community Halls, Arts and Culture

The Sellicks Beach Community Hall is suitable for the 2041 Sellicks Beach population.

There is no benchmark need for an arts and culture centre for either Sellicks Beach or the Southern District. The City of Onkaparinga provides arts and cultural facilities at the regional level. The Aldinga Community Centre could be upgraded in future to accommodate a wider range of uses.

Community hall and spaces benchmarking

Benchmark	Sellicks Beach Current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
District				
1 x 200+ person venue: for 20:000+ population	0	0	1	1
Local				
1 x 20 person venue for up to 4,000 population	1	0	1	1 – minimum 20 person capacity
1 x 21-50 person venue for up to 8,000 population	1	0	1	1 – 50 person capacity

Education and Childcare Services

The area is currently serviced by 13 preschools, childcare and family day care centres in Aldinga and Aldinga Beach.

The analysis observed by 2041, the Sellicks Beach population will generate a need for one child care centre and one preschool based on facility benchmarking.

There is a facility benchmarked need for one childcare centre, one preschool and one OSHC service in Sellicks Beach in 2041. However, the analysis recommends that this is reviewed in 2029/30 as development begins, considering the approved enrolment capacity of two existing government preschools in Aldinga, and whether they have capacity to accommodate 3 and 4 year old intake of up to 400 children in 2041. Therefore, an additional pre-school and OSHC service¹ are not directly required as a result of this proposal.

A childcare facility could be co-located within a future activity centre, or co-located with a government preschool.

¹ OSHC may be provided if a government primary school or other school campus is provided.

The analysis suggests a Primary School in Sellicks Beach is required in 2041. However, it's noted existing nearby government primary schools have surplus capacity plus opportunities to expand schooling grounds to accommodate growth. The analysis recommends further collaboration with Education SA to examine the level of demand and feasibility to construct a new primary school at Sellicks Beach, noting a population and dwelling based benchmark trigger starting at construction of around 1,600 new dwellings (where 1700 new dwellings are anticipated in the Affected Area).

The analysis suggests the provision of an additional government secondary school is not justified.

Education and childcare services benchmarking

Benchmark	Sellicks Beach Current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
Preschool				
1:5,000 population	0	1	2 Government 4 Private	4
Childcare				
1:4,000 – 8,000 population	0	1	7	3 - 4
OSHC				
11:4,000 - 6,000 population	0	1 114 places	3 - 4 220 places	4 - 5 371 places
Primary School				
1:6,000 / 6,500 population	0	1	2	3
Secondary School				
1:10,000 / 20,000 population	0	0	1	1

Open space and recreation

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.

There will be a total demand in Sellicks Beach for up to for 12.85ha of public open space distributed as a network of neighbourhood, local and pocket parks.

Further sport and recreation facility needs are shown in the table below.

Sport and recreation benchmarking

Benchmark	Level	Existing or planning provision	Sellicks Beach Current provision	Sellicks Beach 2041 need
Aquatic / Leisure Centre				
1: 150,000	Regional	1	0	0
Skate Park				
1: 10,000 – 25,000	District	1	0	0
Indoor sport and recreation centre				
1: 6,000	Local	Nil	0	1
1:20,000-30,000	District	2	0	0
Regional sports facility				
1: 250,000	Regional	1	0	0
Playgroup				
1: 5,000	Local	1	1	1
Children's play space				
1: 1,500 / 2,000	Local	3	1	3 - 4
Dog parks (off leash)				
1: 50,000	District	1	0	0
Fitness stations				
1: 15,000	Local	0	0	0
General sports space				
1: 4,000-5,000	Local	1	0	1

Health Services

By 2041, the Sellicks Beach population will generate a need for a general medical practice. The proposed Emerging Main Street Subzone permits this use. This is expected to be met by the private and not-for-profit sector based on market demand.

There is no benchmarked need for a community health or other primary health facility.

Primary health benchmarking

Benchmark	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	0	1	3	3
Community Health Centre				
1:20,000 - 30,000 population	0	0	1	1
Maternal & Child Health Service				
1:16,000 population	0	0	1	1

Aged Care Services

In 2041, Sellicks Beach would generate a need for approximately 49 beds. This is expected to be met by the private and not-for-profit sector based on market demand.

Aged care benchmarking

Benchmark	Sellicks Beach Current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
Seniors Centre / activity space / Groups				
1:8,000-10,000 population	0	0	2	2

Benchmark	Sellicks Beach Current provision	Sellicks Beach 2041 need	Southern District current provision	Southern District 2041 need
Aged Care Services				
1:8,000-10,000 population	0	0	2	2
Residential Aged Care				
44 beds per 1,000 people aged 70+ yrs	12	49	87	193

Joint Amendment Outcome

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 Payinithi.

At the local level, the benchmark need for social infrastructure is limited. 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 proposed **Master Planned Neighbourhood Zone** and **Emerging Main Street Subzone** will provide opportunities for the development of neighbourhood and local community, education, health, open space and recreation land uses and facilities, including community centres, meeting rooms, libraries, health centres, public schools, childcare, aged care, and sport and recreation buildings.

The proposed **Concept Plan 163 – Sellicks Beach: Land Use** identifies proposed stormwater drainage / riparian corridors which will also be used for passive recreation / open space purposes. A network of shared pathways and open space linkages is also identified to promote walkability and healthy lifestyles.

8.8. Retail Analysis

Background

Hudson Howells completed a retail capacity assessment to inform the level of retail floorspace that will be required to support the future population of both Sellicks Beach Growth Area and the wider Sellicks Beach Suburb.

Given that a retail capacity assessment was undertaken to inform the development of the City of Onkaparinga's Sellicks Beach Structure Plan in 2021, a reference is made to enable high level comparison from the previous study. The Affected Area does not currently support more than a small level of retail expenditure.

Key findings

A catchment area for a neighbourhood retail centre within the Affected Area has been defined based on a local catchment of the suburb itself, constrained by major retail competition in Aldinga to the north, and topography to the east and south. Historically, the catchment area has experienced a limited increase in population, reflecting previous limitations for residential developments due to land zoning.

Sellicks Beach is expected to experience significant growth with an annual growth rate of 6.2% per annum.

Currently the only retail floorspace within the suburb is 'The General at Sellicks', a small convenience offer located on the Esplanade. The hierarchy of centres within the southern metropolitan region is shown below. Each centre services a unique retail need in the community.

- Colonnades, Regional centre.
- Seaford Central, District centre.
- Aldinga Central, Neighbourhood centre.

Based on population growth within Sellicks Beach, retail floorspace per capita provision of 0.75m² per capita is assumed for a neighbourhood centre.

The table below presents a 'status quo' scenario of sustainable retail floorspace provision (60% food and 40% non-food) to 2041.

Forecast Trade Area Supportable Retail Floorspace (2023 - 2041)

	2023	2026	2031	2036	2041
Trade Area Population	2,807	2,969	4,409	5,849	7,289
Retail Floorspace Provision per capita	0.75	0.75	0.75	0.75	0.75
Sustainable Retail Floorspace	2,110	2,230	3,310	4,390	5,470

The Affected Area can support a neighbourhood centre within the Sellicks Beach Road/Justs Road quadrant in Sellicks Beach to include:

- A medium sized supermarket, most likely an independent operator, of approximately 1,500m².
- A small provision of supporting specialty retail operators, including uses such as café/bakery, fresh produce, and takeaway.
- Potentially a small number of other convenience retail uses (e.g., hairdresser, optometry, small newsagency).
- Supportable non-retail uses could be considered, likely a medical centre, childcare, gym and community centre.
- The total land requirement for the centre would be around 1.5 hectares. Large format and bulky goods retailing is not considered necessary.

Joint Amendment Outcome

The Joint Amendment proposes the application of the **Emerging Main Street Subzone** over the Affected Area to facilitate a neighbourhood activity centre to service the Sellicks Beach Growth Area and Sellicks Beach wider community. The Subzone envisages uses such as shops and consulting rooms.

The proposed **Concept Plan 163 – Sellicks Beach: Land Use** identifies an indicative location for an activity centre north of Sellicks Beach Road and east of Justs Road.

8.9. Environment

8.9.1 Ecological Assessment

Background

Umwelt completed an ecological assessment to determine the potential for any threatened flora and fauna species and Threatened Ecological Communities (TECs).

The assessment summarises the relevant environmental legislation, the desktop assessment results (ecological database searched), the key ecological values and constraints, the assessment of the risk of development impacting on any ecological matters and associated recommendations.

Field surveys were undertaken in September and early October 2024.

Key findings

The Affected Area largely consists of land currently being utilised for stock grazing and horticulture of Olive Groves, Grape Vines, and Fruit Trees. Majority of the trees and vegetation within the Project Area consists of either horticulture, amenity plantings, or weeds with a mixture of native and introduced species found along roadsides and within residential properties

Key findings are outlined below.

Flora

- 18 flora species were identified under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) within the desktop search area. None were recorded in the field survey.
- 30 flora species were identified under the *National Parks and Wildlife Act 1972* within the desktop search area.
- Two State listed species were recorded in the field survey, one being the *Acacia Iteaphylla* however it did not meet the requirements and are not protected under the *Native Vegetation Act 1991*.
- 19 species of the State listed species are classified as Declared Weeds and six as Weeds of National Significance.

Fauna

- 28 terrestrial fauna species were identified under the EPBC Act within the desktop search area. None were recorded during the field survey.

- 32 fauna species were identified under the *National Parks and Wildlife Act 1972* within the desktop search area. The field survey recorded two fauna species, the Yellow-tailed Black Cockatoo (*Zanda Funerea Whiteae*) and the State Rare Common Brushtail Possum (*Trichosurus vulpecula*).

Native Vegetation

- The Project Area has been historically cleared of native vegetation for agricultural and development purposes and now provides limited habitat for common or threatened fauna species.
- Vegetation identified that meets the definition of native vegetation under the *Native Vegetation Act 1991* (NV Act) is limited to the scattered trees (which include regenerated saplings). Six saplings of State Rare *E. fasciculosa* regenerated from a nearby mature individual were observed in the field survey.

Wetlands

- There are no roadside significant sites or wetlands of national importance.
- One nationally important wetland Washpool Lagoon is located 1km from the Affected Area.

Recommendations relevant to the Joint Amendment include:

- Avoid and minimise the clearance of native vegetation (scattered trees), which are protected under the NV Act.
- Avoid and minimise the clearance to the revegetated areas (e.g. along Sellicks Creek), which provide moderate suitable habitat for common and threatened local fauna species within the Project Area.
- Avoid and minimise impact to large hollow bearing trees such as Eucalypt species and *Allocasuarina verticillata* (Drooping Sheoak), which provide habitat for fauna and threatened fauna.
- Where clearance of the above-mentioned vegetation is not avoidable, minimising impact by retaining areas of higher ecological importance where possible and consider planning and developing project designs that avoid these areas.

8.9.2 Preliminary Tree Assessment

Background

Umwelt have been engaged to undertake a preliminary tree assessment within the Project Area to identify and assess trees protected under the *Planning Development and Infrastructure Act 2016* (PDI Act).

The preliminary assessment is intended to be used as a guide to avoid and minimise impacts to regulated and significant trees when preparing the Structure Plan.

Field surveys were conducted in September and early October 2024 to identify and measure regulated and significant trees protected under the PDI Act.

Key findings

The site has been cleared of native vegetation for historical use of agricultural and development purposes. Majority of the trees are a part of either horticulture, amenity plantings or revegetation along the creek lines by the City of Onkaparinga in 2014. Key findings include:

- A total of 200 significant and 496 regulated trees were found to be protected under the PDI Act.
- A total of 30 different species were identified within the Affected Area, 16 native and 14 exotic.
- Given that the Project Area was largely treeless in the 1980s (based on historical imagery), it is anticipated that most of the trees present are less than 50 years old.

Trees that are of higher ecological importance include:

- Species which are locally native to the region.
- Trees which contain important habitat features for local fauna such as hollows.
- Trees which occur as part of a broader wildlife corridor or patch of vegetation

It is recommended that a comprehensive evaluation of the health, longevity, and condition of the trees should be undertaken prior to any works on site commencing.

Joint Amendment Outcome

The Affected Area has historically been cleared of native vegetation and limited fauna has been observed on site.

The Draft Structure Plan has been informed by the outcomes of the ecology and tree assessment, including:

- Identify open spaces and vegetation corridors that provide critical habitat features such as tree hollows and contribute to broader wildlife corridors, offering essential resources for common and threatened fauna to breed, forage, nest, and shelter.
- Placing infrastructure within areas already cleared or impacted by weed infestations, this includes paddocks used for agriculture and horticulture.

The proposed **Concept Plan 163 – Sellicks Beach: Land Use** identifies stormwater drainage / riparian corridors along existing water courses and significant vegetation. The corridors act as a buffer to prevent development and ensure the preservation of habitat and retention of fauna species.

Regulated and significant tree controls in the PDI Act and Regulations are translated into the Planning and Design Code via the Regulated and Significant Tree Overlay. A proposal to remove or damage a regulated or significant tree is subject to an application to the relevant authority for 'Tree Damaging Activity', where the health, longevity and condition of the particular tree will be considered by the relevant authority.

The **Urban Tree Canopy Overlay** is proposed to be applied to the entire Affected Area. The Overlay seeks for residential development to preserve and enhance urban tree canopy through the planting of new trees and retention of existing mature trees where practicable. The construction of a new dwelling in the Overlay requires a new tree to be planted, unless a mature tree onsite can be retained.

8.10. Heritage

8.10.1 European Heritage

Background

Three Local Heritage Listings are located within the Affected Area:

- Cemetery, 20 Sellicks Beach Road, Sellicks Beach (Heritage ID: 613)

- Former Church, 21 Sellicks Beach Road, Sellicks Beach (Heritage ID: 507)
- Farmhouse, 122 Country Road, Sellicks Beach (Heritage ID: 508)

Key Findings

The Draft Structure Plan identifies the Local Heritage Listings to ensure future development occurs in a way to maintain the heritage and cultural value of these places.

The Local Heritage Place Overlay applies to the Local Heritage Places plus any allotment on which the Local Heritage Place is located. Additionally, the Heritage Adjacency Overlay also applies to allotments abutting a Local Heritage Place.

The former Church has been adapted into a winery (Berg Herring Wines). While the former Church building is included within the Affected Area, the winery business can continue to operate under existing use rights.

Joint Amendment Outcome

Heritage places were considered in the investigations undertaken to inform the development of the Draft Structure Plan. Local heritage buildings within the Affected Area have been identified to ensure development occurs in a way which protects them.

The Joint Amendment does not propose to remove the Local Heritage Place nor Heritage Adjacency Overlays. The purpose of these Overlays is to protect local heritage and ensure future buildings are designed and sited to maintain the heritage values.

8.10.2 Cultural and Heritage Significance

Background

GHD has completed an Aboriginal Cultural Heritage Assessment Report (ACHAR) to provide an assessment of heritage values and recommend how to manage and protect areas identified to hold cultural heritage significance.

A heritage survey was undertaken between 23 and 24 October 2024 by four Kurna Traditional Owners and two heritage advisors from GHD.

The relevant legislation is the *Native Title Act 1993* and the *Native Title Act (South Australia) 1994* (NTSA Act). The Affected Area is wholly located within the Native Title Claim of Kurna Peoples Native Title Claim (SDC2018/001).

Key findings

Desktop assessment

A desktop assessment was completed to understand the extent of heritage research undertaken to date within the Affected Area.

A search of the Taa Wika was undertaken, which includes the Register of Aboriginal Sites and Objects (Register). The results of the search identified **no Aboriginal sites** within the survey area and six outside of the Affected Area.

Heritage Survey

Three isolated stone artefacts were located.

No Aboriginal sites or Potential Archaeological Deposits (PAD) were observed within the study area; however, the entire survey area is understood to connect to the broader Kurna cultural landscape.

Kurna Traditional Owners have requested that non-native and invasive flora species be removed from Sellicks Creek.

Ethnographic Assessment Results

No ethnographic places were recorded within the study area, however the conversations throughout the heritage survey centred around the importance of cultural inclusion.

The importance of the broader cultural landscape and how the Adelaide Hills, Sellicks Beach, Aldinga and all of Kurna Country in its entirety are all connected. It is shown in the creation stories of Tjilbruke that runs down the coastline to the west and Nganu who is the creation ancestor of the Adelaide Hills.

There are numerous She Oak trees within and just outside of the study area which are known to be spirit trees and connected to the red tailed black cockatoo who frequently nest in the trees.

Joint Amendment Outcome

The Aboriginal Cultural Heritage Assessment Report has been used to inform the preparation of the Draft Structure Plan.

The proposed **Concept Plan 163 – Sellicks Beach: Land Use** identifies a buffer either side of Sellicks Creek. Sellicks Creek was identified as having a high level of Aboriginal cultural value. The buffer will be utilised as an integrated open space for the future community to enjoy.

Given that land in the affected area is located within a Native Title determination area, it is appropriate that the registered Native Title body

corporate, Kurna Yerta Aboriginal Corporation (KYAC) have been informed of the proposal to rezone the land out of respect for the Traditional Owners of the land.

GICU and DHUD are aware of the outcomes identified in the heritage surveys and the need for future development within the Affected Area, including the division of land, to comply with the requirements of the *Aboriginal Heritage Act 1988* (AH Act).

All aboriginal sites, objects and remains are protected under the AH Act, noting that:

- Excavation of land for the purposes to uncovering Aboriginal heritage must not occur without authorisation from the Minister for Aboriginal Affairs – section 21 of the AH Act.
- Aboriginal heritage must not be damaged, disturbed or interfered with without the Minister's authorisation – section 23 of the AH Act.
- All Aboriginal heritage discoveries must be reported to the Minister as soon as practicable – section 20 of the AH Act.
- Discoveries of potential human remains must be reported to SA Police immediately on 131 444 – required under the *Coroners Act 2003*.

As the Aboriginal Cultural Heritage Assessment Report contains culturally sensitive information, it has not been replicated in this Joint Amendment. The Joint Amendment does not contain details about the nature, location and extent of any Aboriginal heritage identified and recorded during heritage surveys within the SBGA.

Landowners and future developers may contact DHUD for further information about the report and/or any Aboriginal heritage identified and recorded during heritage surveys within the SBGA. DHUD will consider such requests in consultation with KYAC and the Department of State Development Aboriginal Affairs and Reconciliation (DSD-AAR), as appropriate.

Landowners and future developers are encouraged to review DSD-AAR's '[A guide to Aboriginal heritage in South Australia](#)', which provides useful information about best-practice Aboriginal heritage management in South Australia.

8.11. Hazards

8.11.1 Bushfire

Background

The Hazards (Bushfire – General Risk) Overlay applies to most of the site. Approximately 29 hectares is located within the Hazards (Bushfire – Urban Interface) Overlay.

The State Planning Commission is currently progressing the State-wide Bushfire Hazards Overlay Code Amendment. The Code Amendment has completed community consultation and is now under active consideration for final approval. The new policy framework for the Affected Area will be confirmed when this Code Amendment is finalised.

Key findings

The Affected Area will become an urban environment once developed. It is expected that the Hazards (Bushfire – Urban Interface) Overlay would continue to apply to the Affected Area in its entirety. The Hazards (Bushfire – Urban Interface) Overlay requires urban neighbourhoods that adjoin areas of general, medium and high bushfire risk allow access through to bushfire risk areas, designed to protect life and property and facilitate evacuation to safe areas.

The Affected Area interfaces with rural land. This cropped area has some fuel load that will require management. This will be achieved through appropriate design mechanisms outlined in the Planning and Design Code.

The land east of Main South Road, including the Sellicks Hill Quarry, are classified as 'High Risk' and have been identified to comprise of highly flammable vegetation structures and species which increase the pace at which a fire burns. Main South Road provides a buffer between the high bushfire risk area and the Affected Area.

The development of the new master planned community is likely to reduce fuel loads within the Affected Area and, as a result, lower the bushfire hazard. It is envisaged that future development would be assessed against the updated policy associated with the State-wide Bushfire Hazards Overlay Code Amendment.

Joint Amendment Outcome

The bushfire risk assessment has identified that future development of the Affected Area is expected to reduce the risk of bushfire, which may result in a change of classification for some or all the land that is proposed to be rezoned to the Master Planned Neighbourhood Zone.

The State-wide Bushfire Hazards Overlay Code Amendment includes a review of bushfire hazard risk level applying to the Affected Area and therefore, depending on the outcome and timing of the State-wide Bushfire Hazards Overlay Code Amendment, it is possible that the current bushfire hazard risk level could change.

Furthermore, if the State-wide Bushfire Hazards Overlay Code Amendment is approved, it may provide a mechanism that can be used to more easily and efficiently to update bushfire hazard mapping in the Code in the future.

8.11.2 Flooding

Background

Wallbridge Gilbert Aztec (WGA) completed a review of the existing flood hazard overlays that exist over the site.

Key findings

There are two overlays that currently apply to the Affected Area, the Hazard (Flooding) and Hazard (Flooding – Evidence Required).

Areas within the Hazard (Flooding) Overlay are typically not suitable for development, however, the flood extents are generally limited to the waterway corridors present throughout the site, shown in **Figure 11**.

Sellicks Creek is located within a wider waterway corridor that is the equivalent or greater than the overlay extents. Therefore, there is no expected impact to the development area.

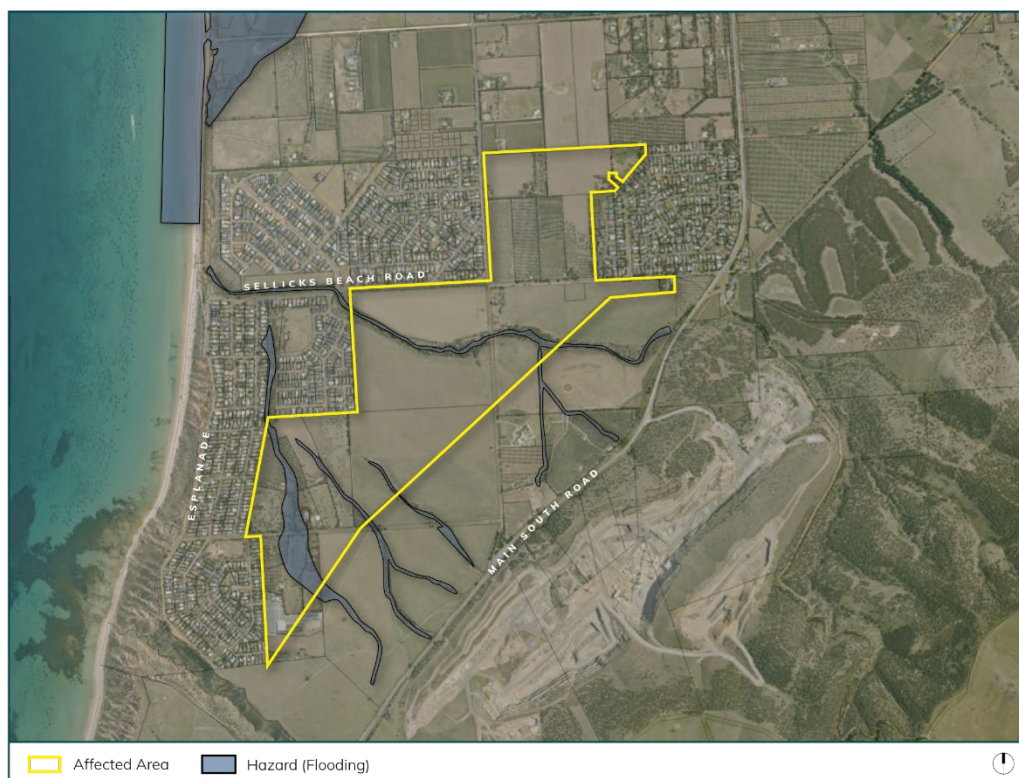


Figure 11 Hazard (Flooding) Overlay

The Hazard (Flooding – Evidence Based) Overlay seeks a precautionary approach to mitigate potential impact on people, property, infrastructure and environment. This Overlay is applied across Greater Adelaide as an interim measure where there is an unknown flood risk and no detailed flood study data is available.

The Stormwater Management Strategy proposes to define waterway corridors and upgrade the channel capacity where required, to manage flood risk across the portion of the site impacted by the flood overlay and where this extends beyond the waterway corridor.

Joint Amendment Outcome

This Joint Amendment proposed no changes to the two flooding overlays which currently apply over the Affected Area.

Flooding within the Affected Area is generally limited to waterway corridors, therefore reducing the potential impact to the development area. These corridors have been identified in the Draft Structure Plan with a buffer which will limit development within the vicinity of flood areas.

The Hazard (Flooding – Evidence Based) Overlay is not expected to impact development opportunities and the Deemed-to-Satisfy (DTS) criteria would be considered as part of approvals. DTS criteria requires habitable buildings, commercial and industrial buildings, and buildings used for animal keeping to incorporate at least 300mm free board above:

- a. The highest point of the top of kerb of the primary street; or
- b. The highest point of natural ground level at the primary street boundary where there is no kerb.

It's noted the Commission is currently progressing a [State-wide Flood Hazard Code Amendment](#), which may update these flooding overlays in due course, subject to further investigation and engagement.

8.11.3 Preliminary Site Investigation

Background

JBS&G Australia Pty Ltd (JBS&G) have undertaken a Preliminary Site Investigation (PSI) of the Affected Area in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure 1999* (ASC NEPM).

The objectives of the PSI (site history) were as follows:

- Assess the potential for site contamination to exist at the site based on the current and historical land uses, including identification of any current or historical potentially contaminating activities (PCAs) undertaken at the site and the contaminants of potential concern (COPC) which may be associated with these PCAs
- Consider the potential for offsite PCAs / known contamination to impact the site based on the proposed future residential land use.

Site inspections were conducted across three days in early September 2024 to understand current site conditions.

Key findings

During the inspections, the Sellicks Beach Growth Area was noted to predominantly consist of rural residential and agricultural properties, with some commercial businesses also present on site (e.g. a cellar door and wholesale nursery).

A search of the Department for Environment and Water (DEW) groundwater database (WaterConnect7) identified 78 groundwater wells in the vicinity of the site. Two groundwater wells were present on the site, one for stock/domestic purposes and the other for irrigation purposes.

There are no notifications on the Public Register Directory: Site Contamination Index relating to groundwater contamination within a 2km radius of the site.

Areas of Potentially Contaminating Activities (PCAs) were identified during the site inspection, most notably historical bulk fuel storage, disposal of potential asbestos containing material (PACM), burial of unknown waste, a livestock dip, and illegal dumping, was discovered on the site walkover.

Table 3 details the onsite and offsite (PCAs) and the likelihood of site contaminating impacts.

Table 3 Potentially Contaminating Activities

PCA	Risk Rating	Discussion
Onsite		
Disposal of Asbestos or Asbestos Production	Moderate to High	PACM is present on multiple sites in stockpiles and building materials. Potential for PACM to be buried on site.
Storage of Listed Substances	Low to Moderate	Presence of fuel tanks was noted. No leaks were detected at surface, spills may exist beneath surface soils.
Burial of Waste	Moderate to High	Buried waste presents a high risk when unidentified. Potential for discharge of chemicals from buried wastes to both surface and groundwater due to the proximity to major creek lines.

PCA	Risk Rating	Discussion
Onsite		
Animal Dips or Spray Race Facilities	Moderate to High	Livestock dips can be contaminated with arsenic due to its presence in formerly common pest control agents. Soil in the area of the former sheep dip should be subject to testing.
Wetlands or Detention Basins	Low	Surface water runoff from the surrounding area may contain nutrients, pesticides and herbicides, as well as hydrocarbons associated with urban runoff from roads. The containment of substantial runoff is not expected to generally occur.
Agricultural Activities (selected practices)	Low	Pesticide use is believed to be minimal, however some properties are farmed by third parties whose practices are not always fully understood by the landowners
Fill or Soil Importation	Low	Evidence of fill material was noted at several properties, however in all cases this was believed to be clean fill material. It is considered unlikely that large amounts of 'unclean' fill would have been imported to agricultural properties of this nature.
Illegal Dumping	Low to Moderate	The predominant materials dumped appeared to be inert waste, including toys, mattresses and everyday consumer electronics. In some cases, dumping of appliances or machinery can leak fuels, oils and other chemicals into the environment.

PCA	Risk Rating	Discussion
Onsite		
Use of Lead Paint	Low to Moderate	Flaking lead paints can release lead into the environment.
Presence of Electrical Transformer	Low	The transformer did not show any signs of leaks and appeared to be in good condition.
General Horticulture	Low	Horticulture practices appeared to be consistent with standard practices with limited pesticides and other dangerous goods stored on site and not expected to have an impact on the site.
Burning / Bonfires	Low to Moderate	Recreational bonfires and campfires are considered to be low risk with respect to the potential to cause material site contamination when they are used for burning untreated timber. Plastics were seen amongst one bonfire area which can cause environmental harm.
Offsite		
Mining or Extractive Industries	Low	Due to the distance from the site to the Sellicks Hill Quarry (minimum 500m), there is not considered to be great potential for contamination to affect the subject site.

Joint Amendment Outcome

The investigations generally confirmed that, with the exception of the noted departures, the majority of land within the Affected Area has primarily been used for residential and agricultural activities.

The assessment suggests that some potentially contaminating activities have occurred in certain parts of the Affected Area, and that these areas will warrant more detailed investigations as part of future development applications.

There are existing policies within Part 4 – General Development Policies – Site Contamination in the Code, which seek to ensure land is suitable for the intended use, in circumstances where it is or may have been, subject to site contamination. The existing Code policies can be used to guide the assessment of development applications where site contamination has been identified.

Where there is a likelihood of site contamination being present at a site, the *Planning, Development and Infrastructure (General) Regulations 2017*, in conjunction with Practice Direction 14 – Site Contamination Assessment 2021, specify a process for considering site contamination as part of the development application.

9. Recommended Policy Changes

9.1. Changes to the Planning and Design Code

The following is a list of the recommended policy changes to **the Code** which are proposed in response to the investigations undertaken.

Zones/Subzones

- Rezone approximately 134 hectares of the existing Rural and Deferred Urban Zone to **Master Planned Neighbourhood Zone** to facilitate a diverse range of housing choices and a wide range of complementary recreational, community services and other activities to support a growing community and create a pleasant place to live.
- Spatially apply the **Emerging Main Street Subzone** to the entire Master Planned Neighbourhood Zone to facilitate the potential development of an activity centre that is sited and designed to operate as a focal point for the surrounding neighbourhood.

Overlays

Retain the following Overlays that currently apply to the affected area:

- Airport Building Heights (Aircraft Landing Areas)
- Building Near Airfields
- Future Local Road Widening Overlay
- Hazards (Flooding)
- Hazards (Bushfire – General)
- Hazards (Bushfire Urban Interface)
- Hazards (Flooding – Evidence Required)
- Local Heritage Place
- Heritage Adjacency
- Major Urban Transport Route
- Native Vegetation
- Prescribed Water Resource Area
- Prescribed Wells Area
- Regulated and Significant Trees

- Traffic Generating Development
- Water Resources.

Apply the following additional Overlays over the entire Affected Area:

- **Affordable Housing Overlay**, to facilitate the provision of affordable housing.
- **Urban Tree Canopy Overlay**, to ensure residential development preserves and enhances urban tree canopy through the planting of new trees and retention of existing mature trees where practicable.
- **Coordinated Development Overlay**, to defer urban development until further investigations are completed to ensure the land is suitable for the intended land uses.

TNV changes:

- Remove the current Local Variations (TNV) applying to the existing Rural Zone that prescribes a minimum site area 16 hectares.
- Introduce a new **Concept Plan TNV (Concept Plan 163 – Sellicks Beach: Land Use)** for the entire Affected Area to support the orderly development of future land uses.
- Introduce a new **Concept Plan TNV (Concept Plan 164 – Sellicks Beach: Basic Infrastructure)** for the entire Affected Area to guide the provision of basic infrastructure including stormwater management and roads.

9.2. Changes to the Regional Plan

The following is a list of the recommended changes to the **Greater Adelaide Regional Plan** which are proposed in response to the investigations undertaken.

Text changes:

- In the 'Implementation and Delivery' Theme - 'Outer South' sub-section, **REPLACE** the 'Proposed Additional Supply – Greenfield Precincts' table with the following:
-

Proposed additional supply

Greenfield

Precinct	Description	Estimated Additional Dwelling Yield
Onkaparinga Heights	Greenfield development located in Onkaparinga Heights at the end of the Southern Expressway.	2,000 dwellings
Sellicks Beach	Sellicks Beach has been included within Adelaide's growth boundary since 2010 and remains one of the few larger greenfield sites in the Outer South Land Supply Region. At approximately 135 hectares the Sellicks Beach Growth Area (SBGA) is to facilitate the development of a new master planned residential community catering for approximately 1,700 new homes with appropriate civil infrastructure, commercial and retail services to support the growing population. A complying change to the Planning and Design Code may be undertaken under section 75 of the Act to remove the Coordinated Development Overlay, subject to the following conditions being met: 1. Completion of air quality monitoring and assessment, with findings that support the rezoning of the SBGA to the Master Planned Neighbourhood Zone; and	1,700 dwellings

Precinct	Description	Estimated Additional Dwelling Yield
	2. Securing infrastructure commitments through an infrastructure delivery scheme adopted under section 167 of the Act and/or formal agreement(s), to the satisfaction of the Minister for Planning.” Note: When this amendment occurs, the Future Greenfield Growth Area layer covering the extent of the site will be transitioned to become ‘Existing Residential’.	

Spatial changes to Primary Layers:

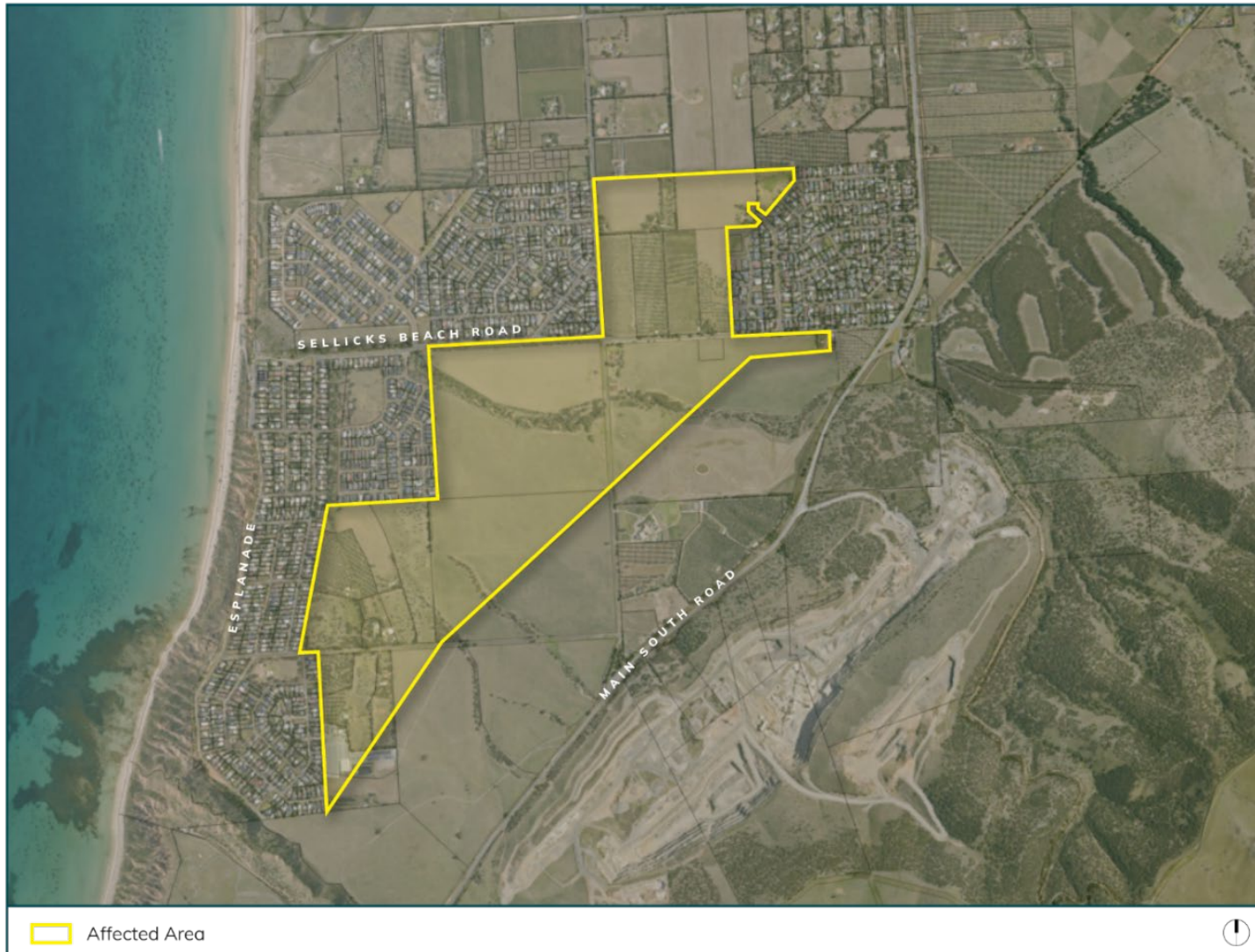
CREATE a new Primary Layer titled “Complying Planning and Design Code Amendments”, with the following definition:

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

The Layer shall be visible:

- following the existing “Existing Township” layer, under the header “Greenfield and Township Development”;
and
- following the existing “Future Greenfield Growth Area” layer, under “Implementation and Delivery”

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



Feature information to be APPLIED to the Polygon:

Title: “Sellicks Beach Growth Area”

LGA: “Onkaparinga”

Intensity: “Urban”

Zone Type: “Master Planned Neighbourhood”

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

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

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

10. References

Air Environment, Air Quality Assessment – Sellicks Beach Growth Area – Interim Summary of Findings and Recommendations (4 August 2025)

[Character Preservation \(McLaren Vale\) Act 2012](#)

CIRQA, Sellicks Beach Structure Plan Movement Analysis (2020)

City of Onkaparinga Local Area Plan (2020)

[City of Onkaparinga: Sellicks Beach Structure Plan \(May 2021\)](#)

EBS Ecology, Sellicks Beach Structure Plan Ecological Assessment (2020)

[Environment and Food Production Areas](#)

GHD, Aboriginal Cultural Heritage Assessment Report – Sellicks Beach Growth Area (29 April 2025)

Government of South Australia: The 30-Year Plan for Greater Adelaide 2017 Update (2017)

[Government of South Australia: The Greater Adelaide Regional Plan \(March 2025\)](#)

[Government of South Australia: Guide to the Planning and Design Code \(June 2022\)](#)

Government of South Australia: Planning and Design Code Version 2025.14 (31 July 2025)

[Government of South Australia: State Planning Policies for South Australia \(2019\)](#)

[Government of South Australia: Growth Management Program, Land Supply Report for Greater Adelaide – Part 1: Greenfield \(June 2021\)](#)

Hudson Howells, Sellicks Beach Retail Centre – Supportable Capacity

Intermethod, Social Infrastructure Assessment – Sellicks Beach Growth Area (August 2025)

JBS & G Australia Pty Ltd, Preliminary Site Investigation – Sellicks Beach Growth Area

MFY, Traffic Investigations – Sellicks Beach Growth Area (June 2025)

Neale Draper and Associates, Sellicks Beach Master Plan: Aboriginal Cultural Heritage Desktop Study

Sonus, Environmental Noise Quality Assessment - Sellicks Beach Growth Area (May 2025)

[State Planning Commission: Practice Direction 2 Preparation and Amendment of Designated Instruments – Version 8 \(1 July 2025\)](#)

[State Planning Commission Practice Direction 14 \(Site Contamination Assessment 2021\) – Version 4 \(20 October 2023\)](#)

[State Planning Commission Practice Direction 15 \(Building Envelope Plans 2021\) – Version 3 \(27 June 2024\)](#)

TAA Wika Cultural Heritage Database and Register taawika.sa.gov.au/public/home

Tonkin, Sellicks Beach Structure Plan Utilities Infrastructure Assessment (2020)

Tonkin, Sellicks Beach Structure Plan Stormwater Management Assessment (2020)

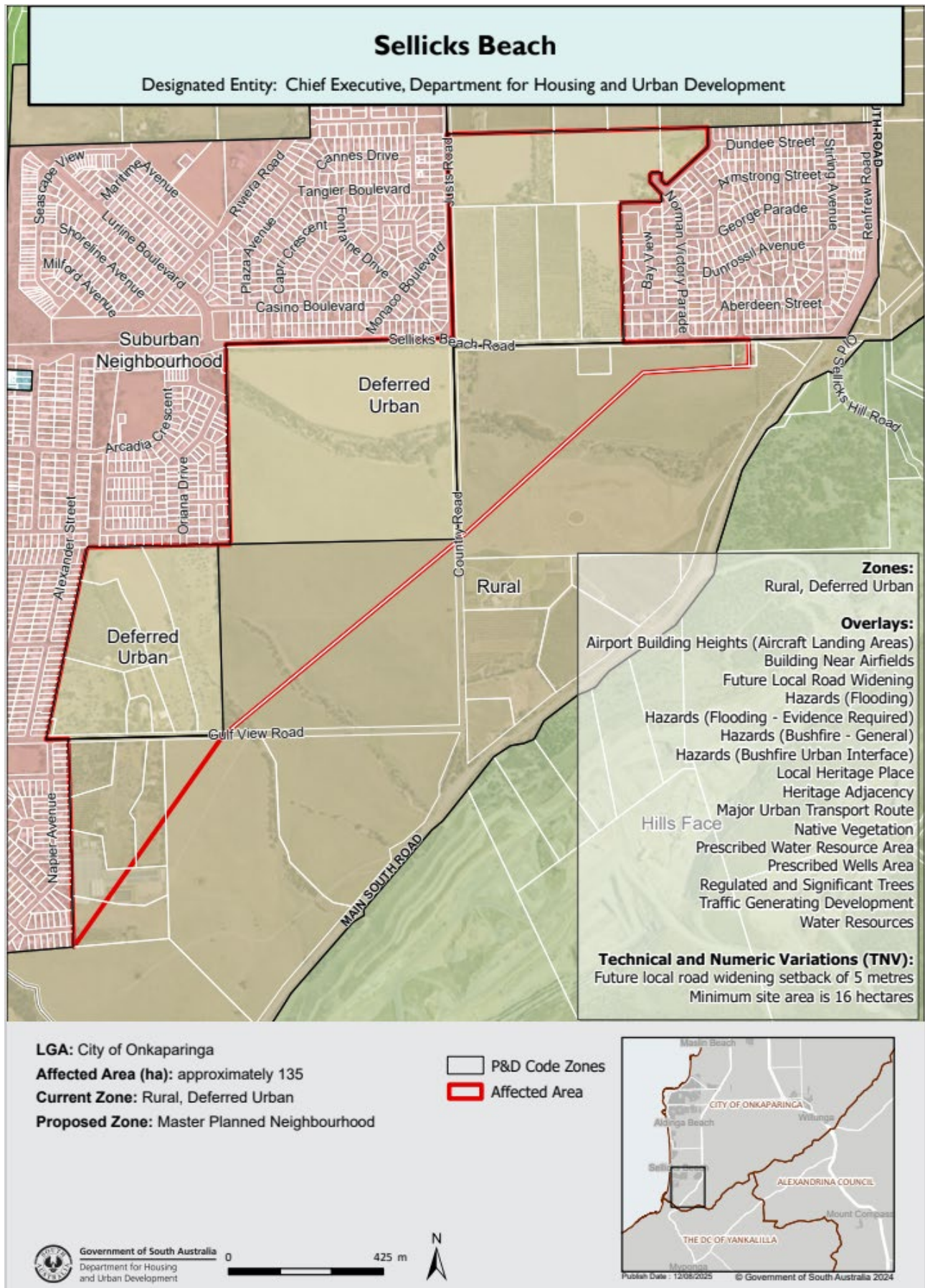
Umwelt, Ecological Assessment – Sellicks Beach Growth Area (April 2025)

Umwelt, Preliminary Tree Assessment – Sellicks Beach Growth Area (February 2025)

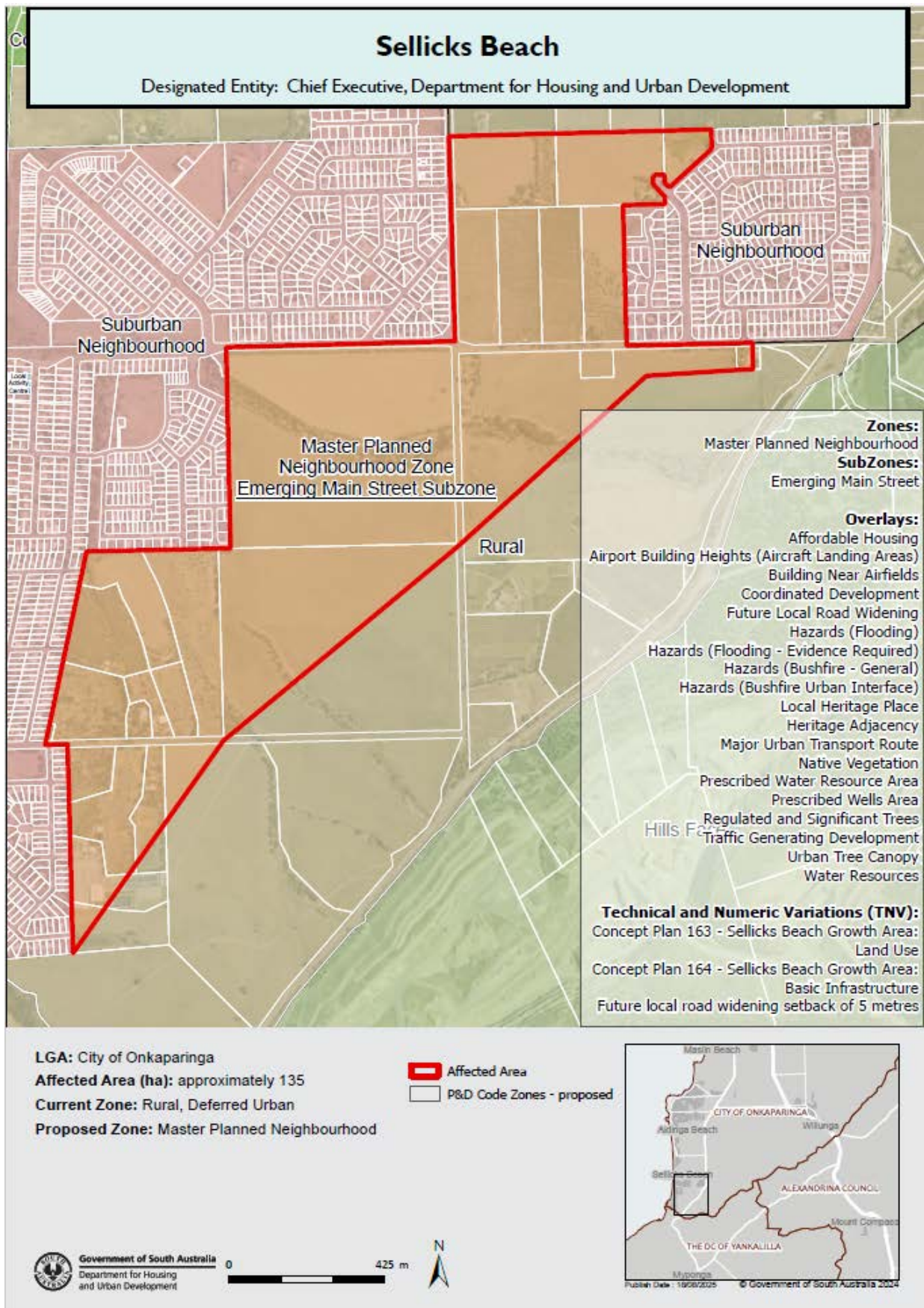
Wallbridge Gilbert Aztec, Stormwater Management Strategy Report – Sellicks Beach Growth Area (20 June 2025)

Attachment A – Affected Area Mapping

Current Zone Configuration



Proposed Zone Configuration



Attachment B – Current and Proposed Policy Framework

Current Policy Framework

Zones	Subzone	Overlays	Technical and Numeric Variations (TNV)
- Rural - Deferred Urban		- Aircraft Building Heights (Aircraft Landing Areas) - Building Near Airfields - Future Local Road Widening - Hazards (Flooding) - Hazards (Flooding - Evidence Required) - Hazards (Bushfire – General) - Hazards (Bushfire Urban Interface) - Local Heritage Place - Major Urban Transport Route - Native Vegetation - Prescribed Water Resource Area - Prescribed Wells Area - Regulated and Significant Trees - Traffic Generating Development - Water Resources	- Future local road widening setback of 5 metres - Minimum site area of 16 hectares (Rural Zone)

Proposed Policy Framework

Zone	Subzone	Overlays	Technical and Numeric Variations (TNV)
Master Planned Neighbourhood	NEW Emerging Main Street	Current / Retained Overlays - Aircraft Building Heights (Aircraft Landing Areas) - Building Near Airfields - Future Local Road Widening - Hazards (Flooding) - Hazards (Flooding – Evidence Required) - Hazards (Bushfire – General) - Hazards (Bushfire Urban Interface) - Local Heritage Place - Major Urban Transport Route - Native Vegetation - Prescribed Water Resource Area - Prescribed Wells Area - Regulated and Significant Trees - Traffic Generating Development - Water Resources Proposed Code Overlays - Affordable Housing - NEW Coordinated Development - Urban Tree Canopy	- Future local road widening setback of 5 metres NEW Concept Plan Maps - Concept Plan 163 – Sellicks Beach: Land Use - Concept Plan 164: Sellicks Beach: Basic Infrastructure

To view the Code's existing zones, subzones and overlays, visit:

[https://code.plan.sa.gov.au/home/browse the planning and design code?code=browse](https://code.plan.sa.gov.au/home/browse_the_planning_and_design_code?code=browse)

New Code policy is set out in **Attachment C** of this document.

Attachment C – Proposed Amendments to the Planning and Design Code

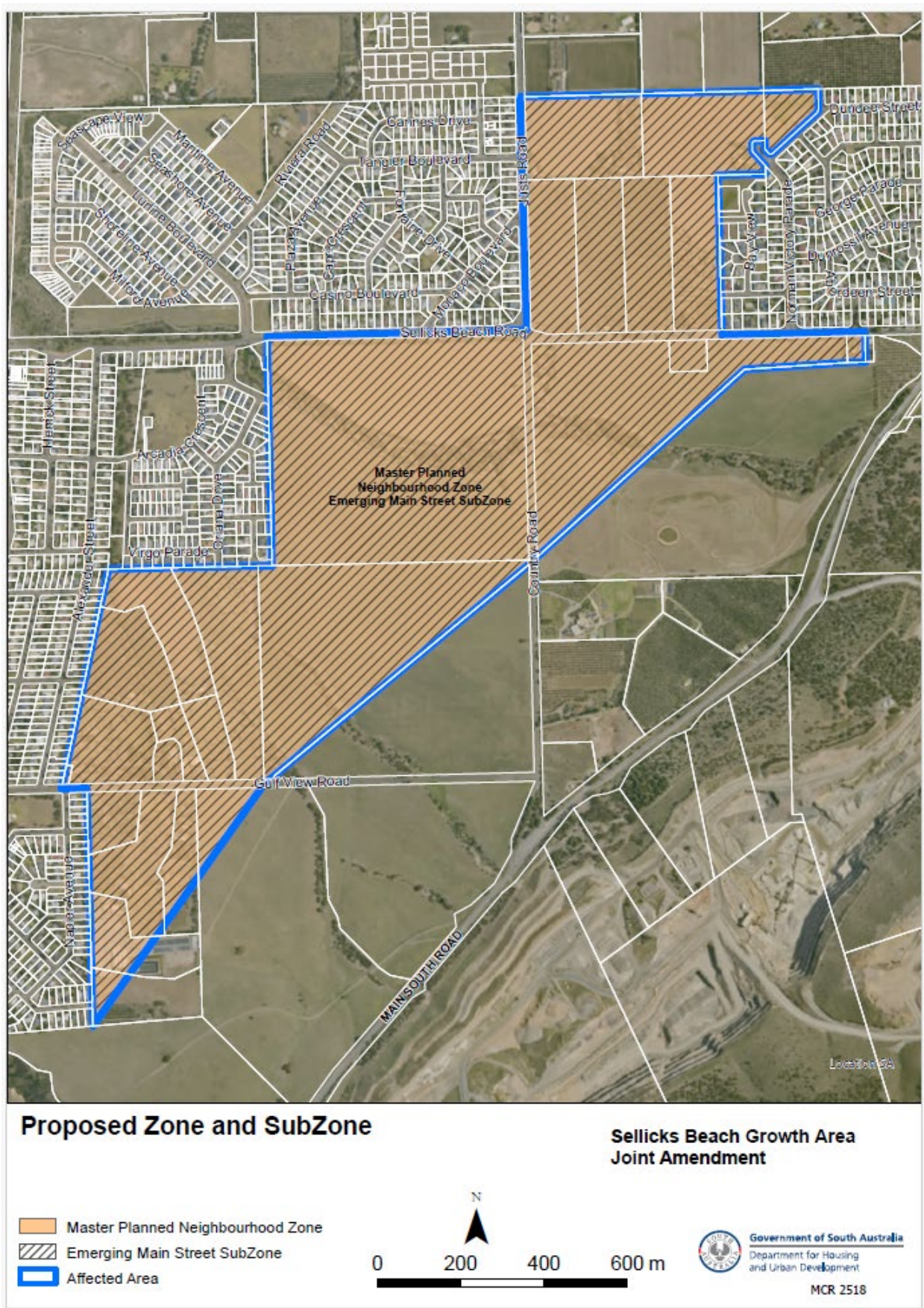
Amendment Instructions

The following amendment instructions (at the time of drafting) relate to the Planning and Design Code, Version 2025.15 published on 14 August 2025. Where amendments to the Planning and Design Code have been published after this date, consequential changes to the following amendment instructions will be made as necessary to give effect to this Code Amendment.

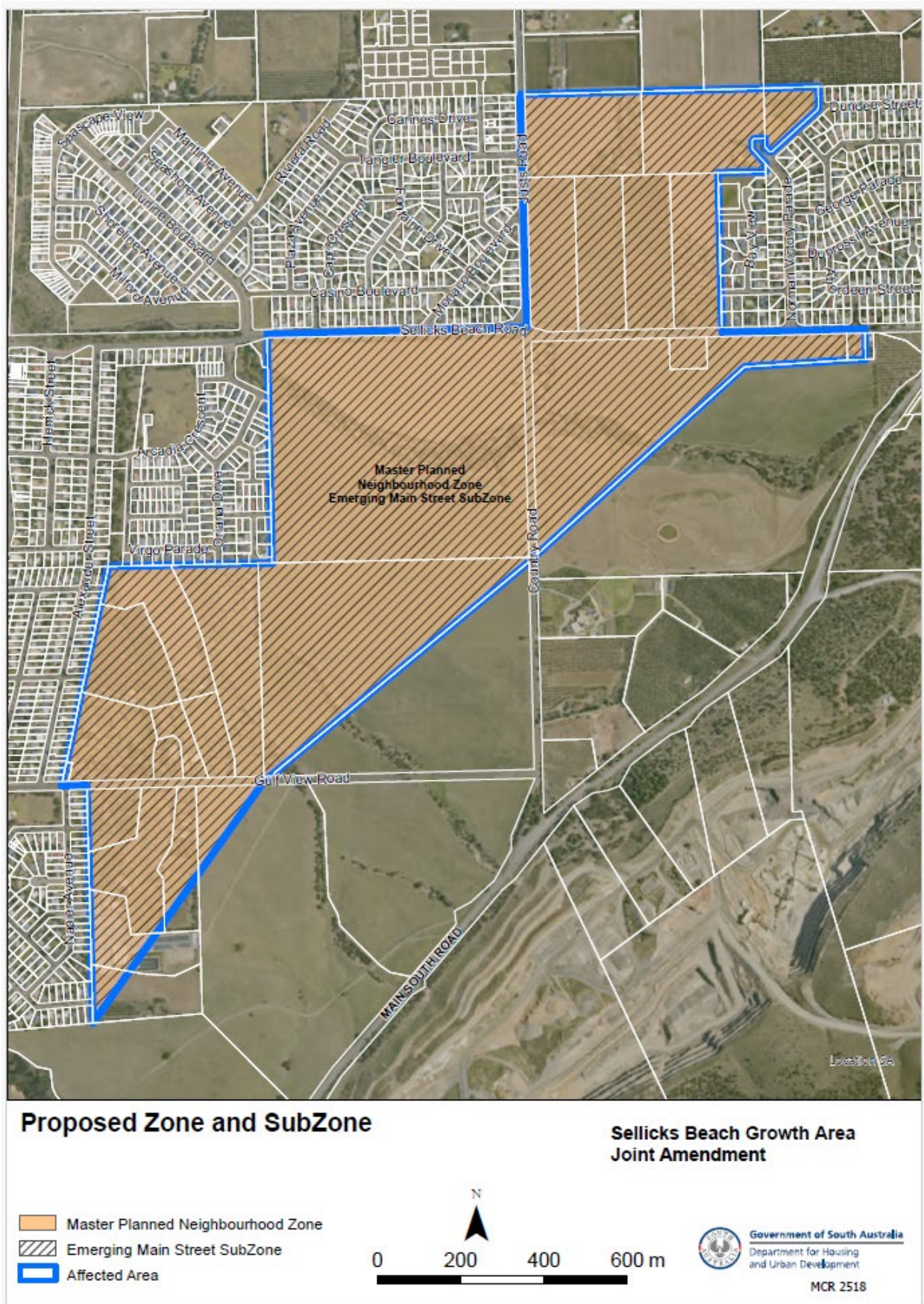
C1 Spatial Amendments (SAPPA)

- (1) Remove the Minimum Site Area, Technical and Numerical Variations layer from the Affected Area.
- (2) Spatially apply the **Master Planned Neighbourhood Zone** (in place of the Rural Zone and Deferred Urban Zone) to the area bounded by the 'blue' line in the map contained in Attachment C1.1.
- (3) Spatially apply the new **Emerging Main Street Subzone** to the area bounded by the 'blue' line in the map contained in Attachment C1.2.
- (4) Spatially apply the following overlays to the area bounded by the 'blue' line in the map contained in Attachment C1.3:
 - a. **Affordable Housing Overlay**
 - b. **Coordinated Development Overlay (NEW)**
 - c. **Urban Tree Canopy Overlay**
- (5) Spatially apply the **Concept Plan 163 Sellicks Beach: Land Use** and **Concept Plan 164 Sellicks Beach: Basic Infrastructure**, Technical and Numerical Variations layers to the entire Affected Area, as shown in Attachment C1.4.

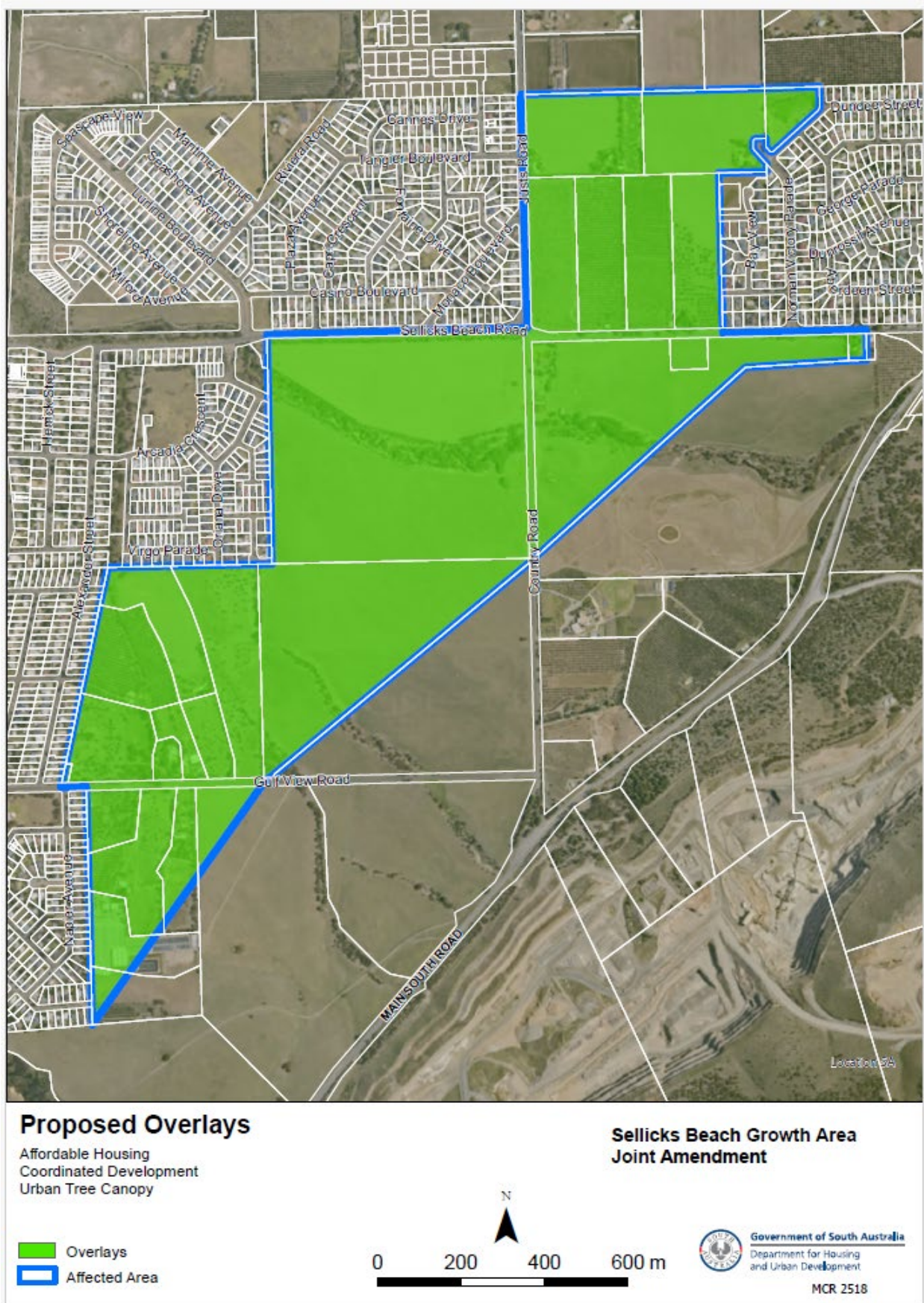
Attachment C1.1: Master Planning Neighbourhood Zone



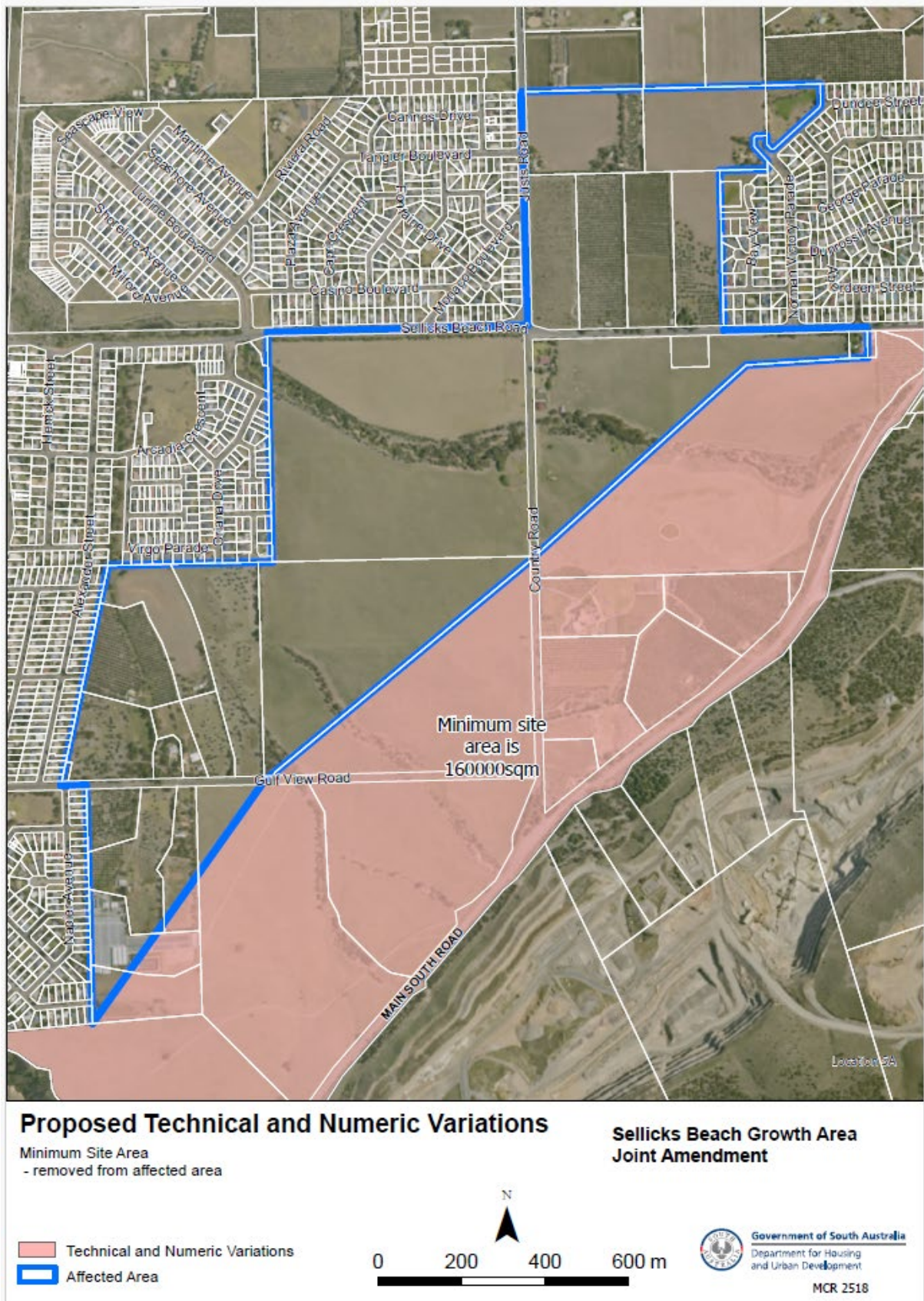
Attachment C1.2 Emerging Main Street Subzone

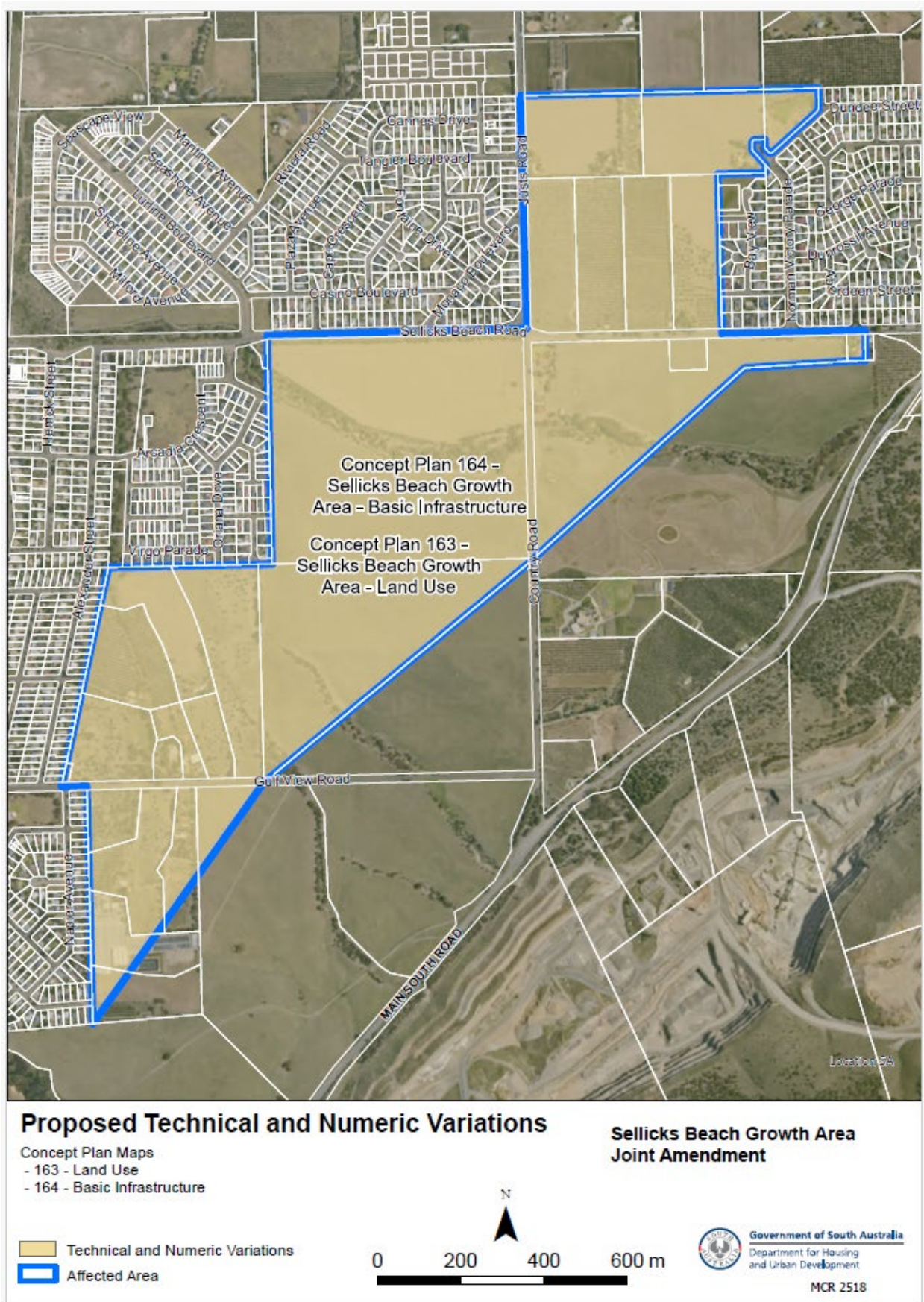


Attachment C1.3 Affordable Housing Overlay, Coordinated Development Overlay (NEW), Urban Tree Canopy Overlay



**Attachment C1.4 Proposed Amendments to Technical and Numeric Variations (TNV)
Concept Plans for Concept Plan 163 - Sellicks Beach: Land Use and Concept Plan
164 – Sellicks Beach: Basic Infrastructure**





C2 Planning and Design Code Amendments

Drafting Notes:

Black text = existing text

Green text = new text

Part 2 – Zones and Subzones**Application of the New Emerging Main Street Subzone to the Master Planned Neighbourhood Zone**

In **Part 2 – Zones and Sub Zones**, insert, the following ‘**Emerging Main Street Subzone**’ in the ‘**Master Planned Neighbourhood Zone**’ immediately after the ‘**Emerging Activity Centre Subzone**’.

Master Planned Neighbourhood Zone

Emerging Main Street Subzone

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Activity centres in master planned areas include a main street as focal point for the surrounding neighbourhood and include a mix of retail, office, commercial, community, educational, sporting, recreation and civic land uses supported by medium density residential development.
DO 2	A high degree of pedestrian activity and main street activity with well-lit and visually engaging shop fronts and business displays including alfresco seating and dining facilities.
DO 3	An intimate public realm with active streets created by integrated mixed use buildings.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use and Intensity	
PO 1.1	DTS/DPF 1.1

Activity centres within master-planned communities include: (a) retail, office, consulting rooms, educational facilities, community facilities, health, entertainment, sporting and recreation related uses that provide a range of goods and services at the local and neighbourhood level (b) a <u>main street</u> environment as a focal point for residents and visitors to shop, work, meet, entertain and relax.	Development comprises one or more of the following where located in an <u>Activity Centre</u>: (a) Advertisement (b) Child Care Facility (c) Cinema (d) Community facility (e) Consulting Room (f) Dwelling located above non-residential development (g) Educational Facility (h) Health facility (i) Hospital (j) Hotel (k) Indoor recreation facility (l) Library (m) Licensed Premises (n) Office (o) Place of worship (p) Shop (q) Tourist Accommodation. And in any other case, one or more of the following land uses: (a) Ancillary accommodation (b) Childcare facility (c) Co-living (d) Community facility (e) Consulting room (f) Display home (g) Dwelling
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	(h) Educational facility (i) Indoor recreation facility (j) Office (k) Recreation area (l) Residential flat building (m) Retirement facility (n) Shop (o) Student accommodation (p) Supported accommodation.
PO 1.2 Within a <u>main street</u> of an <u>activity centre</u>, ground floor uses contribute to an active and vibrant main street.	DTS/DPF 1.2 Shop, office, or consulting room uses are located on the ground floor level of buildings within a main street of an <u>activity centre</u>.
PO 1.3 Within a <u>main street</u> of an <u>activity centre</u>, development is sited and designed to achieve or maintain a vibrant and interesting streetscape within retail areas.	DTS/DPF 1.3 Within a main street of an <u>activity centre</u>, any of the following: (a) shop, other than a bulky goods outlet with a gross leasable floor area more than 500m² (b) cinema (c) hotel (d) licensed premises.
PO 1.4 Within an <u>activity centre</u>, dwellings are developed only in conjunction with non-residential uses to support business, entertainment and recreational activities.	DTS/DPF 1.4 Within an <u>activity centre</u>, medium to high density dwellings are developed only in conjunction with non-residential uses and sited: (a) at upper levels of buildings with non-residential uses located at ground level - or (b) behind non-residential uses on the same allotment.

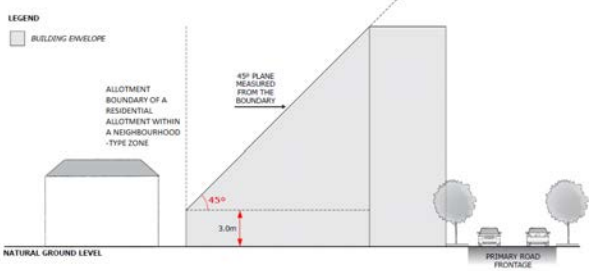
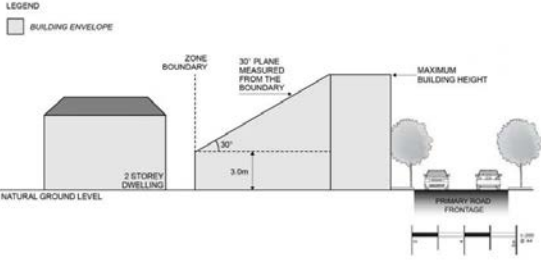
PO 1.5 Within an <u>activity centre</u>: (a) educational facilities, sporting and recreation facilities are located to the periphery of the main street environment; and (b) large floor plate retail and commercial developments are located close to the main street and have linear buildings/tenancies that front the main street and minimise blank walls.	DTS/DPF 1.5 None are applicable.
PO 1.6 Activity Centres include a range of non-residential uses such as shops, offices, consulting rooms, educational facilities and community facilities of a scale to support the anticipated future growth of the surrounding neighbourhood.	DTS/DPF 1.6 None are applicable.
PO 1.7 Medium to high density residential neighbourhoods established in walkable distances to an <u>activity centre</u>.	DTS/DPF 1.7 Residential development (other than residential development in a mixed-use building) achieves a net residential density of not less than 35 dwellings per hectare, where located within 200 m of the boundary of an activity centre, except where varied by a Concept Plan.
PO 1.8 Within an <u>activity centre</u>, changes in the use of land encourage the efficient reuse of commercial premises to maintain and enhance vibrancy within main street precincts.	DTS/DPF 1.8 Within an <u>activity centre</u>, a change of use to a shop, office, consulting room or any combination of these uses satisfies (a) to (e) inclusive: (a) the area to be occupied by the proposed development is in an existing building and is currently used as a shop, office, consulting room or any combination of these uses (b) if the proposed change of use is for a shop that primarily involves the

	handling and sale of foodstuffs, areas used for the storage and collection of refuse are sited at least 10 metres from the site of a dwelling (other than a dwelling directly associated with the proposed shop) (c) if the proposed change of use is for a shop that primarily involves heating and cooking of foodstuffs in a commercial kitchen and is within 30 metres of any neighbourhood-type zone boundary or a dwelling (other than a dwelling directly associated with the proposed shop), an exhaust duct and stack (chimney) exists or is capable of being installed for discharging exhaust emissions (d) if the change in use involves a gross leasable floor area greater than 250m² and has direct frontage to an arterial road, it achieves either (i) or (ii): (i) the primary vehicle access (being the access where the majority of vehicles access / egress the site of the proposed development) is from a road that is not an arterial road (ii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse are shared (e) off-street vehicular parking exists in accordance with the rate(s) specified in Transport, Access and Parking Table 1 - General Off-Street Car Parking Requirements or Table 2 - Off-Street Car Parking Requirements
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	in Designated Areas to the nearest whole number, except in any of the following circumstances: (i) the building is a local heritage place (ii) the required contribution will be made into a relevant car parking offset scheme (other than where a relevant contribution has previously been made) (iii) the development is located on a site that operates as an integrated complex containing two or more tenancies (and which may comprise more than one building) where facilities for off-street vehicle parking, vehicle loading and unloading, and the storage and collection of refuse.
Built Form and Character	
PO 2.1 Within the <u>main street</u> of an <u>activity centre</u>, buildings sensitively frame the main street and public spaces, provide overall visual relief from building height and mass, and maintain a human scale for pedestrians.	DTS/DPF 2.1 Buildings within the <u>main street</u> of an <u>activity centre</u>: (a) include a clearly defined podium or street wall with a maximum building height of 2 building levels or 8m, or higher where it matches the existing street wall of adjoining buildings and (b) have levels above the defined podium or street wall set back a minimum of 2m from that wall.
PO 2.2 Within the <u>main street</u> of an <u>activity centre</u>, buildings establish a main street appearance by incorporating key shop-front elements such as narrow buildings and tenancy footprints with frequently repeated frontages, and clear-glazed	DTS/DPF 2.2 None are applicable.

narrow shop front displays above raised display levels (base stall boards) and recessed entries.	
PO 2.3 Within the <u>main street</u> of an <u>activity centre</u> , buildings are designed to create visual connection between the public realm and ground level interior, to ensure an active interface with the main street and maximise passive surveillance.	DTS/DPF 2.3 Within the <u>main street</u> of an <u>activity centre</u> , the ground floor primary frontage of buildings facing the main street: (a) provides at least 60% of the street frontage as an entry / foyer or display window to a shop or other community or commercial use that provides pedestrian interest and activation; and (b) does not have blank walls longer than 6m.
PO 2.4 Within the <u>main street</u> of an <u>activity centre</u> , pedestrian shelter and shade is provided over footpaths through the use of structures such as awnings, canopies and verandas.	DTS/DPF 2.4 None are applicable.
PO 2.5 Buildings are adaptable and flexible to accommodate a range of land uses, including retail, office and residential without the need for significant change to the building.	DTS/DPF 2.5 Ground floor levels of buildings incorporate a minimum ceiling height of 3.5m.
PO 2.6 Outbuildings, carports and garages located behind the primary building facing the main street ensure vibrancy and activity along the main street.	DTS/DPF 2.6 None are applicable.
PO 2.7 Development contributes to and does not interfere with provision of an efficient and convenient pedestrian network linking the main street to adjoining zones.	DTS/DPF 2.7 None are applicable.
PO 2.8	DTS/DPF 2.8

Within the <u>main street</u> of an <u>activity centre</u> , vehicular access is from a secondary street and/or rear lane, avoiding vehicle access from the main street frontage.	None are applicable.
PO 2.9 Within the <u>main street</u> of an <u>activity centre</u> , on-site car parking areas are located behind the building fronting the main street.	DTS/DPF 2.9 None are applicable.
Building height and setbacks	
PO 3.1 A range of low-to-medium rise buildings within activity centres, with the highest intensity of built form sited away from residential development, and lower scale development at the interface with residential development.	DTS/DPF 3.1 Buildings within activity centres not exceeding the following maximum building heights: (a) where the development is located on land adjacent to an allotment that will be used solely for residential purposes, 3 building levels or 12m (b) in all other cases 6 building levels or 22m.
PO 3.2 Buildings within activity centres mitigate visual impacts of building massing on residential development within a neighbourhood-type zone.	DTS/DPF 3.2 Buildings within activity centres constructed within a building envelope provided by a 45-degree plane, measured from a height of 3m above natural ground level at the boundary of an allotment used for residential purposes within a neighbourhood-type zone as shown in the following diagram (except where this boundary is a southern boundary or where this boundary is the primary street boundary):

	 LEGEND ■ BUILDING ENVELOPE ALLOTMENT BOUNDARY OF A RESIDENTIAL ALLOTMENT WITHIN A NEIGHBOURHOOD -TYPE ZONE 45° PLANE MEASURED FROM THE BOUNDARY 3.0m NATURAL GROUND LEVEL PRIMARY ROAD FRONTAGE
PO 3.3 Buildings within activity centres mitigate overshadowing of residential development within a neighbourhood-type zone.	DTS/DPF 3.3 Buildings within activity centres on sites with a southern boundary adjoining an allotment used for residential purposes in a neighbourhood-type zone are constructed within a building envelope provided by a 30-degree plane grading north measured from a height of 3m above natural ground level at the southern boundary, as shown in the following diagram:  LEGEND ■ BUILDING ENVELOPE 2 STOREY DWELLING ZONE BOUNDARY 30° PLANE MEASURED FROM THE BOUNDARY 3.0m MAXIMUM BUILDING HEIGHT NATURAL GROUND LEVEL PRIMARY ROAD FRONTAGE
PO 3.4 Buildings along the main street of an activity centre with no setbacks from road boundaries achieve a continuity of street façade to the main street, but with sections of building set back to create outdoor dining areas, visually interesting building entrances and intimate, active spaces.	DTS/DPF 3.4 None are applicable.

PO 3.5 Buildings along the main street of an activity centre with no setback from side boundaries achieve a continuity of street façade to the main street.	DTS/DPF 3.5 Except where contrary to DTS/DPF 3.2 or 3.3, building walls along the main street of an activity centre located on the site's side boundaries, with the front wall set back in line with neighbouring buildings.
Land Division	
PO 4.1 Land division design designates land for activity centres that is: (a) distributed to maximise convenient access to shopping and services and (b) of sufficient size to cater for the anticipated catchment and future population.	DTS/DPF 4.1 None are applicable.
PO 4.2 Land division design ensures activity centres are located to maximise accessibility by public transport, walking and cycling.	DTS/DPF 4.2 None are applicable.
PO 4.3 Land division design ensures activity centres are established in locations that improve accessibility and exposure such as: (a) at an intersection of higher order roads and main movement routes (b) locations that have the highest residential density and pedestrian catchment or (c) adjacent high frequency public transport.	DTS/DPF 4.3 None are applicable.
PO 4.4	DTS/DPF 4.4

Land division for activity centres identifies a <u>main street</u> which is located and sized to complement the scale of the activity centre.	None are applicable.
Advertising	
PO 5.1 Advertisements in activity centres are sited and designed to achieve an overall consistency and appearance along individual street frontages.	DTS/DPF 5.1 None are applicable.
PO 5.2 Advertisements in activity centres satisfy all of the following: (a) identify the associated business(es) (b) are of a size that is commensurate with the scale of the centre and the street frontage (c) avoid visual clutter (d) positively respond to the context without dominating the locality.	DTS/DPF 5.2 Advertisements in activity centres satisfy either (a) or (b): (a) when located on a main street frontage: (i) are sited flush on the wall of the building and do not have a sign face that exceeds 2m² - or (ii) are under the verandah and are no more than 30cm in height and do not have a sign face that exceeds 1m² - or (b) where located outside of a main street, freestanding advertisements: (i) do not exceed 8m in height, the adjacent building wall height, or the zone's height allowance (whichever is the lesser) - and (ii) do not have a sign face that exceeds 6m² per side.

- In Part 2 – Zones and Subzones, update the Master Planned Neighbourhood Zone assessment classification and applicable policies (Tables 1-4) in accordance with the changes shown in **Attachment F**.

Part 3 – Overlays

Application of New ‘Coordinated Development Overlay’

In **Part 3 – Overlays**, before the Overlay titled ‘Defence Aviation Area Overlay’ insert, the following heading and accompanying text:

Coordinated Development Overlay

Assessment Provisions (AP)

Desired Outcome (DO)

Desired Outcome	
DO 1	Urban development is deferred until land is suitable for the intended land uses, taking into account infrastructure delivery mechanisms and other constraints to urban development.
DO 2	Infrastructure and community services are provided in a timely and coordinated manner to facilitate planned urban growth and ensure the delivery of essential services to future communities.

Performance Outcomes (PO) and Deemed-to-Satisfy (DTS) Criteria / Designated Performance Feature (DPF)

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
Land Use	
PO 1.1 Development is limited to that which satisfies one of the following: (a) does not prejudice the orderly and efficient servicing and conversion of land for future urban development (b) is ancillary to and necessary for the continuation of an existing lawful use (c) accommodates essential infrastructure or community services that are compatible with the relevant zone or sub zone, including any relevant Concept Plan contained within Part	DTS/DPF 1.1 None are applicable.

Performance Outcome	Deemed-to-Satisfy Criteria / Designated Performance Feature
12 - Concept Plans of the Planning and Design Code.	
PO 1.2 Land division is limited to that which either: (a) corrects anomalies in the placement of allotment boundaries with respect to the location of existing buildings, structures or land uses (b) facilitates the provision of essential infrastructure, community services or public open space that are compatible with the relevant zone or sub zone, including any relevant Concept Plan contained within Part 12 - Concept Plans of the Planning and Design Code.	DTS/DPF 1.2 None are applicable.

Procedural Matters (PM) – Referrals

The following table identifies classes of development / activities that require referral in this Overlay and the applicable referral body. It sets out the purpose of the referral as well as the relevant statutory reference from Schedule 9 of the *Planning, Development and Infrastructure (General) Regulations 2017*.

Class of Development / Activity	Referral Body	Purpose of Referral	Statutory Reference
NA	NA	NA	NA

Part 8 – Administrative Terms and Definitions

In **Part 8 – Administrative Terms and Definitions**, amend the definition for ‘activity centre’ as follows:

Term (Column A)	Definition (Column B)
Activity centre	Means land contained in a Local Activity Centre Zone, Suburban Activity Centre Zone, Suburban Main Street Zone, Township Activity Centre Zone, Township Main Street Zone, Urban Activity Centre Zone, Urban Corridor (Main Street) Zone, Urban Corridor Living Retail Subzone, Urban Neighbourhood Retail Subzone, Activity Node Subzone, Retail Activity Centre Subzone or in relation to the Emerging Activity Centre Subzone or Emerging Main Street Subzone in the Master Planned Neighbourhood Zone or the Emerging Township Activity Centre Subzone in the Master Planned Township Zone, either: 1. land identified for the purposes of an activity centre on a building envelope plan 2. an activity centre nominated on a Concept Plan in Part 12 of the Code.

In **Part 8 – Administrative Terms and Definitions**, insert new definition for ‘main street’ (in alphabetical order) as follows:

Main street	Means land contained in the Emerging Main Street Subzone in the Master Planned Neighbourhood Zone and identified for the purposes of a ‘main street’ on a building envelope plan.
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Note: Updates to *State Planning Commission Practice Direction 15 (Building Envelope Plans) 2021* are anticipated to specify that a building envelope plan may show the location of a main street within an Emerging Main Street Subzone.

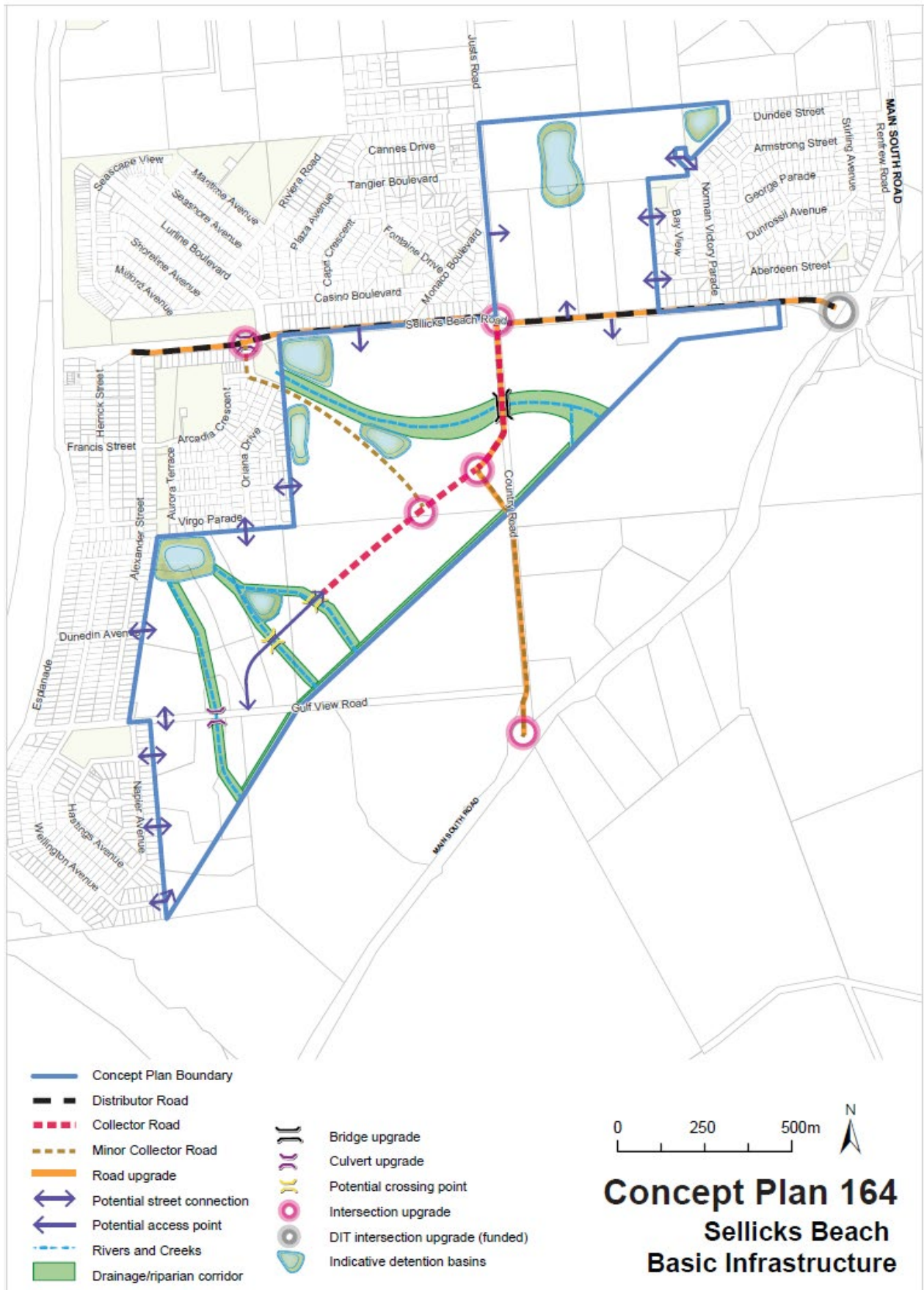
Part 12 – Concept Plans

In **Part 12 – Concept Plans**, insert the following Concept Plans under the heading 'Onkaparinga':

Concept Plan 163 - Sellicks Beach: Land Use



Concept Plan 164 – Sellicks Beach: Basic Infrastructure



Attachment D – Strategic Planning Outcomes

D1 Principles of Good Planning

The State Planning Policies (SPPs) require that the Principles of Good Planning are considered in the preparation of any designated instrument, including a Joint Amendment.

The Principles of Good Planning are set out under section 14 of the Act and have been taken into consideration in the preparation of this Joint Amendment, with the key relevant principles noted below.

Principles of Good Planning	Relevance to Code Amendment
Long-term focus principles Policy frameworks should be based around long- term priorities, be ecologically sound, and seek to promote equity between present and future generations. Policy frameworks should be able to respond to emerging challenges and cumulative impacts identified by monitoring, benchmarking and evaluation.	The Joint Amendment is proposing to introduce a policy framework that provides a level flexibility by including adaptive policies that can be used to achieve the long-term vision for the development of the Sellicks Beach Growth Area (SBGA). The policy framework seeks to facilitate the development of a sustainable, resilient, innovative, vibrant, connected and inclusive master planned residential community for approximately 3,400 to 4,250 residents. The SBGA will be a staged development that is expected to occur over a 30-year period. The Joint Amendment will help to deliver the necessary infrastructure, services and facilities including the social, education, recreation, commercial and retail services that are required to support the long-term success of the new master planned community.
Urban renewal principles Preference should be given to accommodating the expected growth of cities and towns through the logical	This is not an urban renewal project however it is an expansion of an existing township in area that is located outside of the valuable Environment

Principles of Good Planning	Relevance to Code Amendment
consolidation and redevelopment of existing urban areas. The encroachment of urban areas on places of rural, landscape or environmental significance is to be avoided other than in exceptional circumstances. Urban renewal should seek to make the best use (as appropriate) of underlying or latent potential associated with land, buildings and infrastructure.	and Food Production Area and Character Preservation District.
High-quality design principles Development should be designed to reflect the local setting and context, to have a distinctive identity that responds to the existing character of its locality, and strike a balance between built form, infrastructure and the public realm. Built form should be durable, adaptive (including the reuse of buildings or parts of buildings) and compatible with the relevant public realm. The public realm should be designed to be used, accessible and appropriately landscaped and vegetated. Built form and the public realm should be designed to be inclusive and accessible to people with differing needs and capabilities (including universal design practices). Cities and towns should be planned and designed to be well connected in ways that facilitate the safe, secure and efficient movement of people within and through them.	The Joint Amendment is seeking to facilitate the development of master planned development that is integrated with the existing natural environment and includes a range of land uses and activities. The master planned community has been designed to ensure the residence will be provided with safe and efficient access to services and facilities, including activity centres, community facilities and open space.
Activation and liveability principles	The Joint Amendment promotes mixed use development within designated

Principles of Good Planning	Relevance to Code Amendment
Planning and design should promote mixed use neighbourhoods and buildings that support diverse economic and social activities. Urban areas should include a range of high-quality housing options with an emphasis on living affordability. Neighbourhoods and regions should be planned, designed and developed to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities.	activity centres and supports a diverse range of housing with higher density residential development located within and close to activity centres and adjacent to areas of open space. The Joint Amendment is looking to deliver 1,700 new dwellings, which will increase housing supply within the region and contribute to the provision of affordable housing. The Joint Amendment seeks to ensure that residences will have access to open space, parks and recreation facilities that can be used to support active and healthy lifestyles and to cater for a diverse range of cultural and social activities. The master planned development also seeks to establish a network of shared pedestrian and cycle pathways that can be used by the community.
Sustainability principles Cities and towns should be planned, designed and developed to be sustainable. Particular effort should be focused on achieving energy efficient urban environments that address the implications of climate change. Policies and practices should promote sustainable resource use, reuse and renewal and minimise the impact of human activities on natural systems that support life and biodiversity.	The Joint Amendment is proposing to rezone approximately 134ha of land within the SBGA to facilitate the development of a new, master planned residential community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services. The Joint Amendment is looking to introduce a policy framework that can be used to facilitate the development of a sustainable, resilient, innovative, vibrant, connected and inclusive master planned community that responds to the existing character of the area and supports the needs of the community. The investigations undertaken to inform the preparation of the Structure Plan

Principles of Good Planning	Relevance to Code Amendment
	identified the extent of waterways and conservation reserves containing native vegetation. The Structure Plan aims to protect and conserve these natural environments and ensure new development is appropriately integrated with the existing environment. The existing Water Resources Overlay, which will continue to apply in the Affected Area, seeks to protect watercourses by requiring a 20-metre buffer to be provided from the top of existing banks.
Investment facilitation principles Planning and design should be undertaken with a view to strengthening the economic prosperity of the state and facilitating proposals that foster employment growth. The achievement of good planning outcomes should be facilitated by coordinated approaches that promote public and private investment towards common goals.	The Joint Amendment is looking to rezone approximately 134 hectares of land as part of a master planned development that will accommodate approximately 3,400 to 4,250 residents and nearly double the size of the existing suburb of Sellicks Beach. The increase in population would be large enough to support the provision of new infrastructure social, education, recreation, commercial and retail services to support the new master planned community. The Joint Amendment will help to increase the economic prosperity of the region, foster employment growth and facilitate public and private development within the area. Furthermore, development within the master planned neighbourhood will contribute to the economic strength and viability of businesses and services located within the adjacent suburbs of Sellicks Beach / Aldinga and the broader regions of

Principles of Good Planning	Relevance to Code Amendment
	McLaren Vale and the Fleurieu Peninsula.
Integrated delivery principles Policies, including those arising outside the planning system, should be coordinated to ensure the efficient and effective achievement of planning outcomes. Planning, design and development should promote integrated transport connections and ensure equitable access to services and amenities. Any upgrade of, or improvement to, infrastructure or public spaces or facilities should be coordinated with related development.	The Joint Amendment seeks to facilitate the development of a master planned residential community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services to support the growing population. The State Government is working with local government, landowners, utilities, and other major stakeholders to ensure appropriate agreements are in place to facilitate coordination, funding, timing and the delivery of critical infrastructure. To facilitate these outcomes, Infrastructure Delivery Schemes (section 163-168 of the Act) are being pursued for the first time. The 2025 Sellicks Beach Growth Area / Sellicks Beach Road Structure Plan Traffic Investigations were used to prepare the road hierarchy and movement networks for the Structure Plan and Infrastructure Delivery Scheme, which have been used to form the basis of the Joint Amendment, including the preparation of new Concept Plan maps. The proposed movement networks have been designed to ensure the safe and efficient access to services and facilities and to promote other transport modes that will help to reduce car dependency.

D2 State Planning Policies

The State Planning Policies (SPPs) set out the State's overarching goals and requirements for the planning system. Under section 66(3)(f) of the Act, the Code must comply with any principle prescribed by a SPP.

Joint Amendment

In summary, the Joint Amendment specifically aligns within the following SPPs.

State Planning Policy (SPP)	Alignment
SPP 1: Integrated Planning	This Joint Amendment builds upon the extensive strategic and technical work undertaken to inform a Structure Plan for the subject land, which is underpinned by comprehensive infrastructure and service planning. The Amendment proposes to incorporate the Affected Area into the Master Planned Neighbourhood Zone, a zone specifically designed to support coordinated development in identified growth areas. A Concept Plan will be prepared as part of this Amendment to translate the key elements of the draft Structure Plan into the Code, thereby guiding future assessment and development outcomes.
SPP4: Biodiversity	As a master planned community, the Affected Area offers the opportunity for targeted restoration and reconstruction of habitat and biodiversity. An ecological assessment identified areas of important habitat, linkage opportunities particularly along creek lines, rehabilitation opportunities and the like. Relevant findings will be factored into the Structure Plan for the Affected Area.
SPP 6: Housing Supply and Diversity	The proposed Joint Amendment will seek to ensure that the Affected Area provides a selection of housing types supported by a range of allotment sizes.

	The Joint Amendment will seek to provide policy to achieve at least 15 per cent affordable housing. The design of the Affected Area can incorporate and reflect the key principles required to create a healthy, walkable and connected community.
SPP 11: Strategic Transport Infrastructure	The existing road network within the Affected Area comprises arterial, distributor, collector and local roadways. Access to Sellicks Beach is via Main South Road, which is in the process of being duplicated, along with an upgrade to Sellicks Beach Road / Main South Road intersection. The northern part of the Affected Area includes a 'Mass Transit Reserve Investigation Area', as identified in the Regional Plan, to facilitate the extension of the rail corridor to accommodate future growth. Bus services operate in Sellicks Beach with existing routes providing connectivity to Aldinga Shopping Centre, Seaford Shopping Centre, Seaford Interchange, Noarlunga Shopping Centre and Noarlunga Interchange. Existing services utilise a loop route through the area which will be investigated for expansion or modification to support residents within the Affected Area. Targeted transport road infrastructure enhancements and upgrades will be required to accommodate the anticipated growth. Infrastructure Agreements between the landowners, developers and government will identify contributions towards transport infrastructure as appropriate.

D3 Greater Adelaide Regional Plan

The key themes, outcomes and strategic objectives, of The Greater Adelaide Regional Plan (Regional Plan), which are most relevant for this Joint Amendment are detailed in the table below. The investigations undertaken to date and outlined in this Joint Amendment, will ensure that the proposed rezoning is largely consistent with the key policies and targets of the Regional Plan as described below.

The Regional Plan identifies the Affected Area as a Future Greenfield Growth Area.

The Joint Amendment also recognises that the intention is to facilitate urban development of the Sellicks Beach Growth Area through a complying change to the Regional Plan once the final infrastructure arrangements and air quality assessments are completed.

Joint Amendment

The Joint Amendment specifically aligns within the following Regional Plan Priorities.

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
Theme: People and Liveability	
<i>Outcome 1: More housing in the right places</i> <i>Access to safe, secure and affordable housing is one of the most fundamental human needs. Housing provides the basis for stability and security in many social, cultural and economic aspects of individual and family life.</i> Greenfield and township development Long-term strategic objectives: 1. Prioritise rezoning of greenfield land based on orderly growth and transparency of infrastructure costs to the community to contribute to a rolling supply of zoned and development-ready land across greenfield and infill areas.	The rezoning of the Affected Area as Master Planned Neighbourhood acknowledges that the land is suitable for urban development. The investigations to-date suggest that: • The site can be appropriately serviced with community infrastructure. • Utility infrastructure can be provided. • The land can accommodate up to 1,700 dwellings. • Transport networks are suitable, and include sustainable transport modes.

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
3. Plan and design new growth areas to provide a diverse range of housing, social and physical infrastructure and open space. 4. Incorporate employment land and activity centres in new growth areas where required to ensure new communities have convenient access to everyday goods and services and local employment opportunities. 5. Leverage existing infrastructure capacity in townships where growth opportunities exist that does not detrimentally impact the Character Preservation Districts or areas of high environmental or agricultural value.	• The area can provide for an activity centre to service the new community. • Air quality impacts require additional monitoring and assessment.

Theme: Housing diversity and affordability

Outcome 2: Liveable, accessible and inclusive communities

Regional open space and public realm

3. Provide a diverse range of high-quality open spaces and public places within walking distance of all neighbourhoods, particularly in areas of growth and renewal.

Landscape and neighbourhood character

1. Recognise the unique character of areas by identifying their valued physical attributes in consultation with communities.
4. Continue the protection of the Barossa Valley and McLaren Vale Character Preservation Districts by reinforcing their character values and supporting primary industries.

The Affected Area is undergoing a Structure Planning process to identify open space and corridors of vegetation. It is the intention that the growth area will have a range of high-quality open spaces to be utilised by existing and future communities

The Affected Area is located wholly outside of the Character Preservation Area (McLaren Vale).

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
7. Provide additional housing opportunities ensuring that design is sensitive to, recognises and complements the important characteristics of a place.	
Theme: Transport and Infrastructure	
Outcome 5: An integrated and connected region Strategic transport networks 1. Plan residential and employment growth areas to integrate with, and capitalise on, existing and planned strategic transport infrastructure. 2. Identify and protect the operations of key strategic transport passenger and freight infrastructure, including corridors, intermodal facilities and nodes. 3. Allow for the future expansion and intensification of strategic transport infrastructure and service provision for passenger and freight movements. 5. Support the increased use of a wider variety of transport modes, including public transport, walking and cycling, to support liveability and emissions reduction. 7. Align public transport planning and investment to state strategic infill locations and future greenfield growth areas, including future mass transit and redesigned bus networks. Local transport networks 1. Support an efficient, reliable and safe local transport network that connects businesses to local markets and	The Regional Plan identifies a Mass Transit Reserve Investigation Area to facilitate the extension of the rail corridor to accommodate future growth. Funding has been allocated towards planning for outer metropolitan rail service extensions. Existing services utilise a loop route through the area which will be investigated for expansion or modification to support residents within the Affected Area. An Infrastructure Delivery Scheme will be prepared to provide the mechanism to ensure the staged and coordinated delivery of infrastructure, including roads.

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
people to places (i.e. where people live, work, visit and recreate). 2. Encourage the design of local transport networks to promote the use of public transport and active travel, such as walking and cycling. 4. Create walkable neighbourhoods and increase the number of dwellings close to public transport nodes. 6. Growth areas to provide a local road network that supports active travel. 7. Incorporate greenways as dedicated walking and cycling routes following public transport corridors or other linear features such as rivers and creeks as part of future planning.	
Integrated water management, security and quality	
2. A climate resilient water supply and supporting infrastructure meets the needs of a growing population and economy while balancing affordability. 5. Water Sensitive Urban Design principles are incorporated in all development to manage water quantity, detain peak flows and manage risks to water quality, and to support urban greening and cooling. 7. Stormwater infrastructure capacity is investigated and planning and funding mechanisms established within existing urban areas such as infrastructure schemes and the investigation of fixed charges.	
Social Infrastructure	
1. Co-locate shared facilities in mixed-use precincts that combine health,	

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
education and social facilities with residential and commercial development to drive collaboration, job creation, learning and innovation. 2. Facilitate the expansion of existing education facilities and the establishment of new education hubs to support lifelong learning in established areas and new growth areas, to accommodate future demand. 3. Continue to provide opportunities for compatible non-residential uses such as education, health, recreational and community services near where people live. 8. Reserve land for future social infrastructure in growth areas.	
Infrastructure corridors and reserves	
1. Identify and set aside land for future strategic infrastructure corridors and facilities to accommodate growth, new technologies and changing demands. 2. Infrastructure reserves are planned and coordinated to service multiple uses including opportunities for regional open space and recreation opportunities. 3. Reserve land to facilitate new essential and social infrastructure through structure planning and establishing infrastructure reserves in the Code.	
Theme: Implementation and delivery	
<i>Outcome 6: Coordinated delivery of land use and infrastructure planning</i>	The rezoning of the Affected Area as Master Planned

Regional Plan identified outcomes / strategic objectives / actions	Alignment with Regional Plan
Short-term actions Maintain a 5-year rolling supply of housing ready residential land. Targets and Measures A timely, efficient and continuous supply of residential land across Greater Adelaide will support greater choice of housing in the places that are well serviced. Coordination and delivery 1. State government leadership in planning and coordinating new greenfield growth area areas and state significant urban renewal and infill areas. 2. Provide clear governance and reporting frameworks that strengthen the relationship between urban growth and infrastructure planning and that deliver coordinated and consistent decision-making. Outer South – Housing land supply – proposed additional supply Greenfield development located within the current suburb of Sellicks Beach for 1,700 dwellings.	Neighbourhood provides a step toward delivery of the land supply envisaged for the Sellicks Beach Growth Area (to accommodate 1,700 dwellings), subject to the appropriate investigations being completed to support the future development through a complying change.

Attachment E – Technical Reports

- 1 Draft Structure Plan
- 2 Air Quality Monitoring and Assessment
- 3 Environmental Noise Quality Assessment
- 4 Stormwater Management
- 5 Traffic Assessment
- 6 Social Infrastructure Analysis
- 7 Retail Analysis
- 8 Ecological Assessment
- 9 Preliminary Tree Assessment
- 10 Preliminary Site Investigation

See separate Attachments on [PlanSA Code Amendments website](#)

Attachment F – Master Planned Neighbourhood Zone – Changes to Classification/Assessment Tables

The rules which set out how the Code's policies are applied are contained in classification tables of the Code's zones.

The following sets out the proposed changes to classification tables in the Master Planned Neighbourhood Zone, detailing how the policies in the new **Emerging Main Street Subzone** and new **Coordinated Development Overlay** are proposed to be applied to different classes of development in this zone.

Table 1 - Accepted Development Classification

1. In Part 2 – Zones and Subzones within the Master Planned Neighbourhood Zone, amend Table 1 – Accepted Development Classification, by inserting reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development for the following classes of development:
 - (a) Carport
 - (b) Detached Dwelling
 - (c) Outbuilding
 - (d) Shade Sail
 - (e) Swimming pool or spa pool and associated swimming pool safety features
 - (f) Verandah

Table 2 - Deemed-to-Satisfy Development Classification

1. In Part 2 – Zones and Subzones within the Master Planned Neighbourhood Zone, Table 2 – Deemed-to-Satisfy Development Classification:
 - (a) Insert Emerging Main Street Subzone [Land Use and Intensity] DTS/DPF 1.1 as a Deemed-to-Satisfy Development Classification Criteria in Column 4 - Subzone

AND

 - (b) Insert (in alphabetical order) reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development

For the following classes of development:

- Ancillary accommodation

- Detached dwelling
 - Dwelling addition
 - Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
 - or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
 - Row dwelling
 - Semi-detached dwelling
2. In Part 2 – Zones and Subzones within the Master Planned Neighbourhood Zone, Table 2 – Deemed-to-Satisfy Development Classification, insert (in alphabetical order) reference to the Coordinated Development Overlay as an exclusion in column 1 - Class of Development for the following classes of development:
- Carport
 - Deck
 - Outbuilding
 - Replacement building
 - Verandah

Table 3 - Applicable Policies for Performance Assessed Development

1. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development:
- (a) Insert (in alphabetical order) the following policy references in column 4 - Subzone:
 - Emerging Main Street Subzone [Land Use and Intensity] PO 1.1, PO 1.2, PO 1.3, PO 1.5, PO 1.6, PO 1.8
 - Emerging Main Street Subzone [Built Form and Character] PO 2.1, PO 2.2, PO 2.3, PO 2.4, PO 2.5, PO 2.7, PO 2.8, PO 2.9
 - Emerging Main Street Subzone [Building Height and Setbacks] PO 3.1, PO 3.2, PO 3.3, PO 3.4, PO 3.5

AND

(b) Insert (in alphabetical order) the following policy references in column 5 - Overlay:

- Coordinated Development Overlay [Land Use] PO 1.1

For the following classes of development:

- Ancillary accommodation
- Detached dwelling
- Dwelling addition
- Dwelling or residential flat building undertaken by:
 - (a) the South Australian Housing Trust either individually or jointly with other persons or bodies
 - or
 - (b) a provider registered under the Community Housing National Law participating in a program relating to the renewal of housing endorsed by the South Australian Housing Trust.
- Group dwelling
- Residential flat building
- Row dwelling
- Semi-detached dwelling

2. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development, insert (in alphabetical order) the following policy references in column 5 - Overlay:

- Coordinated Development Overlay [Land Use] PO 1.1

For the following classes of development:

- Carport
- Deck
- Fence
- Outbuilding
- Retaining wall
- Verandah

3. In Part 2 – Zones and Subzones, within the Master Planned Neighbourhood Zone, amend Table 3 – Applicable Policies for Performance Assessed Development, for the class of development Land Division:
- (a) insert (in alphabetical order) the following policy references in column 4 - Subzone:
- Emerging Main Street Subzone [Land Division] PO 4.1, PO 4.2, PO 4.3, PO 4.4

AND

- (b) insert (in alphabetical order) the following policy references in column 5 – Overlay:
- Coordinated Development Overlay [Land Division] PO 1.2