

DIT:Planning Reform Submissions

From: Ben David [REDACTED] >
Sent: Thursday, 17 December 2020 7:05 PM
To: DIT:Planning Reform Submissions
Subject: Draft Planning & Design Code

Categories: John

I, Benjamin Clennett, am writing to strongly oppose the Onkaparinga City Council Sellicks Beach Structure Plan (Draft) proposing the residential development of Sellicks Beach that will forever change its character. The opposition to the proposed development of Sellicks Beach is based in concern that the development will damage the culture, environment, and character of this unique and iconic coastal town, and doesn't adequately prepare the community for the future. I/we also recognise the work of SWAG and support their more substantial submission and alternate plan to rezone the proposed development areas "Conservation" and create the Sellicks Woodlands Conservation Park.

Sellicks Beach is a small rural coastal village and the area is of cultural significance to the Kaurna Nation as part of the Tjilbruke Dreaming Story. Sellicks Beach also forms an important part of the McLaren Vale Character Preservation District. The Character Preservation (McLaren Vale) Act 2012 is designed to ensure that "special areas are protected from residential subdivision" and aims to "conserve...prized natural landscapes and tourism and environmental resources". Plan SA, the Minister, and the Onkaparinga City Council must recognise that Sellicks Beach is all of these things and should therefore be protected from inappropriate urban development.

The plan to turn 130 ha from vacant land to residential development, creating up to 4200 new homes where there are currently only 1300 houses, is inappropriate and unnecessarily creates new infrastructure problems on top of existing ones. Only 200 homes can be added to the area before the electricity capacity is reached and a new substation is required at Maslins Beach. It is not possible to bring mains gas to the area. Sellicks Beach currently has no mains sewage and has many problems with the current on site systems. Sellicks Beach should be upgraded to mains but urbanisation should not be the price. Roads will require upgrades to accommodate 3-4 times as much traffic. Stormwater runoff and flood risk have been identified as major issues for downhill residents and the sensitive Aldinga Washpool Conservation area. Additionally, the plan fails to prepare for the future by not ignoring the two existential crises that are facing humanity at the moment: the climate crisis and biodiversity loss.

SWAG's proposal to restore the Sellicks Woodlands provides Governments at both local and State levels an opportunity to create a climate-ready sustainable community and demonstrate its climate and environmental credentials to Australia, and the world, by doing so. The proposal addresses and plans for the health problems that will be associated with climate change and offers a major contribution to protecting biodiversity in the area. The creation of the Conservation Park will enhance the quality of life of current residents and protect and restore the Tjilbruke Dreaming Trail.

Therefore, for all the reasons outlined above, I/we strongly urge both the Onkaparinga Council and the Minister for Planning, Transport and Infrastructure to immediately stop the inappropriate and unwanted sub/urbanisation of Sellicks Beach and to consider instead the SWAG submission proposal to rezone the area "Conservation", to restore the area to a grassy woodland to compliment and buffer the existing Aldinga Scrub and Aldinga Washpool conservation areas, and create a model, climate-ready community.

Yours Sincerely

Benjamin Clennett

Sellicks Beach, 5174

M: +61 [REDACTED]

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