

# Affordable Apartment Project Seaton, Adelaide

**DEVELOPER  
READY**

▼ break new ground

Application for funding round one under Housing Australia Future Fund Facility (HAFFF) has progressed to the next stage.\*

A Government of South Australia initiative to create equity for a Community Housing Provider (CHP) by providing a curated development pathway including a de-risked capital stack turn-key design solution and ongoing guidance through the project delivery, building further strength in the CHP sector and addressing the housing shortage in South Australia.

*\*We can release documents upon request and execution of a non-disclosure agreement.*



Architect impression

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Renewal SA



Government  
of South Australia

# Acknowledgement of Country

Renewal SA acknowledges that the Land intended to be developed is located on the traditional Country of the Kaurna people of the Adelaide Plains.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

We also acknowledge and extend our respect to the Traditional Owners and Custodians of the Lands throughout South Australia.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country is respected in everything we do and is represented through our people and projects.





# Renewal SA

As the state government's property development agency, Renewal SA's job is to deliver impact for South Australia.

We do this through a focus on increasing the amount and availability of affordable housing, creating connected and sustainable communities, accelerating the supply of housing in our regions, unlocking land for industrial and commercial developments and contributing meaningfully to the reduction of carbon emissions to reach the government's target of net carbon zero by 2050.

We are delivering large-scale residential projects across urban infill and greenfield sites either as master developer undertaking direct delivery or with our development partners.

Our approach to this Seaton opportunity is based on a proven and agile partnership model that is evidenced by projects of scale across metropolitan Adelaide.

For example, Renewal SA is part of a joint venture structure that will deliver 290 residential dwellings in a master planned development at Forestville on the inner-city fringe. The Playford Alive redevelopment

in Adelaide's north is a partnership between Renewal SA, the South Australian Housing Trust and the City of Playford and is realising a 1,000 hectare development that will be home to 40,000 people on completion. The multi award-winning Bowden is an exemplar for inner-city urban renewal, with affordability a critical part of its mix. Being delivered in partnership with the development sector, the project has 830 homes completed to date and is home to over 1,200 residents.

The broad skill set and expertise of our workforce means we are tasked with projects of state significance, including purposefully using access to funding via the Housing Australia Future Fund Facility (HAFFF) to generate affordable housing.

We are committed to delivering in partnership with the public, private and not-for-profit sectors, to engaging with our communities and to reconciliation with First Nations peoples.

Land provides the space for new business and emerging industry as well as the homes and communities for the people who power our economy – now and into the future.

We're working to increase the amount of affordable and available housing in our cities and regions – and the HAFFF is a critical enabler in our ability to ensure that all South Australians can feel the benefits of a strong economy.



*The vibrant Plant 4 at Bowden*

Playford Alive represents a \$300+ million investment by Renewal SA



*The Seaton Demonstration Project is the first stage of the greater urban renewal project that will deliver 1,450 new homes creating a once-in-a-generation transformation for this coastal community.*







The Seaton Demonstration Project is 11 kilometres west of Adelaide's CBD

# Project benefits and outcomes



### DESIRABLE LOCATION

Seaton, 11 kilometres west of the CBD, 2.5 kilometres to the beach.

Located within an Urban Renewal Demonstration Project being delivered by the Government of South Australia.



### 42 DWELLINGS

A total of 42 one and two-bedroom apartments, intended to be made up of at least 34 affordable rentals and eight affordable sales.



### A TURN-KEY SOLUTION CREATING EQUITY FOR COMMUNITY HOUSING PROVIDER

Land for sale under flexible terms. The Government of South Australia has secured funding for the project on behalf of the future Eligible Entity as part of Round 1. This will be available through an upfront equity contribution to support the project, providing a solution to the selected CHP's capital stack. Proven structure to enable participating CHPs to design, manage and own the new asset.



### SUBSTANTIAL DELIVERY SUPPORT FROM RENEWAL SA

Significant project delivery workload being carried by Renewal SA with an estimated value of \$700,000. This will include initial design concepts, commissioning of quantity surveyor's report, achieving planning approval and expanding the consulting team to progress designs in tandem with Quantity Surveyor reporting. Renewal SA will also supply sales and marketing support.



### ALL NEW INFRASTRUCTURE

All pre-existing buildings demolished. Project underpinned by the Government of South Australia's upfront capital investment in new roads and services as part of the Seaton Demonstration Project. 12.5% public open space contribution.







# Project detail

The Government of South Australia is offering access to significant financial support and an attractive delivery structure.

The support being offered by the Government of South Australia through Renewal SA includes financial and in-kind assistance.

The 1,292m<sup>2</sup> site on the corner of Glenburnie Street and Frederick Road will be offered for sale to the participating CHP under attractive terms.

To help expedite delivery, Renewal SA is currently undertaking concept design of a five level (one ground, four storey) building that includes 14 one-bedroom apartments, with the balance of 28 residences designed as two-bedroom apartments for a total of 42 affordable dwellings.

Renewal SA has committed to secure town planning approval. The consulting team will be expanded to include a full suite of design consultants to ensure fit-for-purpose designs informed by a detailed Quantity Surveyor's report. We will use our experience of direct delivery and work with consultants who deliver both affordability and quality.

The nature of Renewal SA's partnership approach to the indirect delivery and support means we will provide ongoing guidance across the entire delivery process including planning, construction, marketing and sales.

Of the 42 total apartments in this concept design, at least 34 are being targeted as affordable rentals.

The government will provide an upfront equity contribution to support the CHP's ability to execute the project. The provision of the equity contribution, which is to be repaid through sales proceeds, will largely resolve the project's required capital stack, assuming access to HAFFF funding.

The CHP will be invited to utilise all, some or none of this project delivery support, ensuring they have ultimate control.



We are doing everything possible to support an accelerated delivery program and to facilitate CHP participation.

Renewal SA has undertaken concept drawings, will secure town planning approval, will commission a QS report and will engage a design team



## This project is part of a wider commitment by the Government of South Australia at Seaton.

The project at the heart of this submission forms part of the Seaton Demonstration Project being delivered by Renewal SA in partnership with SA Housing Trust.

The project area, which is bounded by Matthews Avenue, Lark Avenue, Glenburnie Street and Frederick Road, previously contained a significant number of South Australian Housing Trust-owned housing stock that was dated, did not make best use of available space, and was out of step with modern expectations across thermal efficiency, safety and quality.

And yet its proximity to the city (11 kilometres), the beach (2.5 kilometres) and nearby retail, health, education and sporting facilities make it a truly desirable location to live.

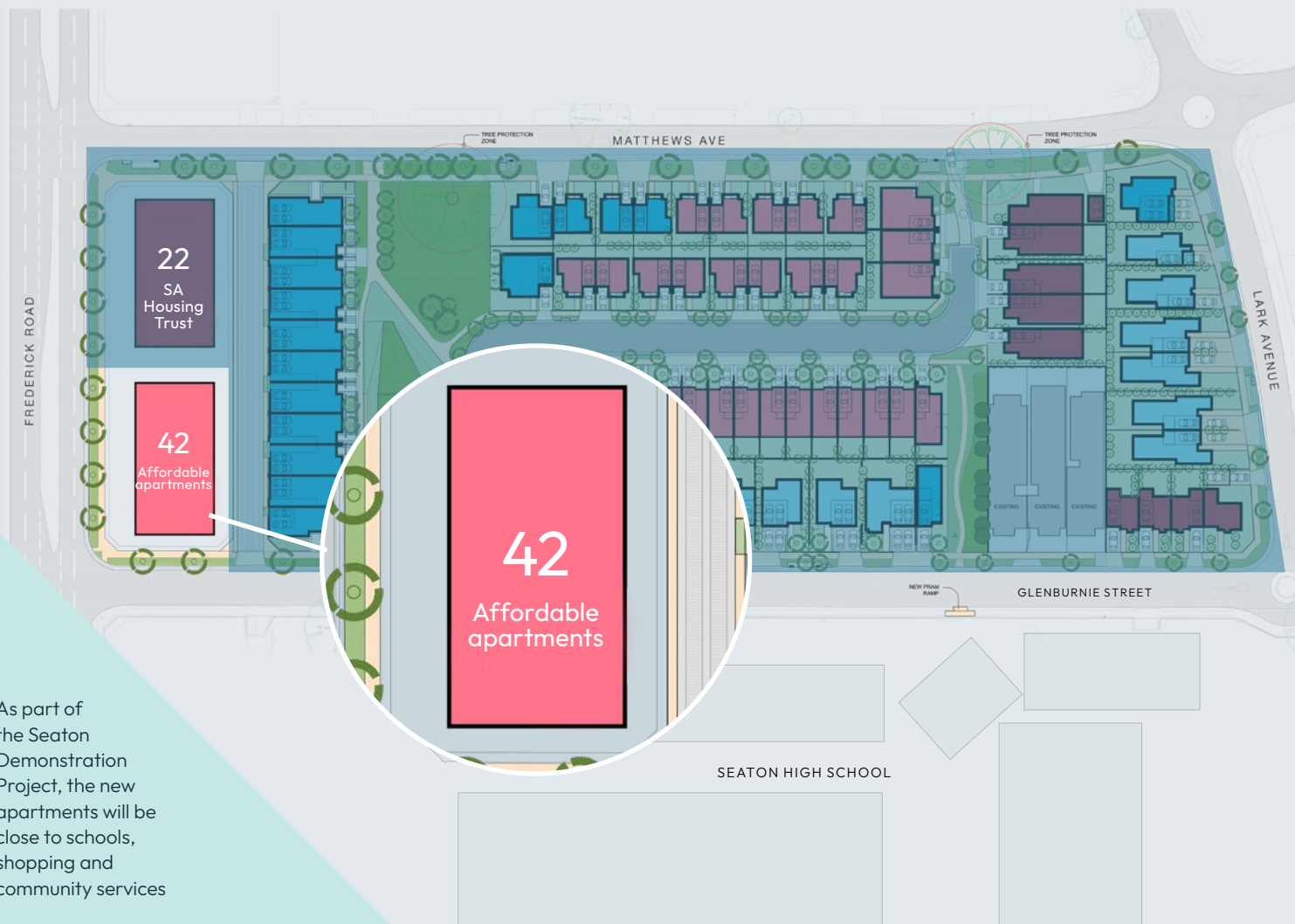
The new mix of housing across the site will include 137 homes in total with more than 50% offered as affordable housing made up of 68 affordable homes, 31 social housing and 38 market sales.

Extensive landscaping in the project area will increase the tree canopy and provide an additional 12.5% quality public open space with a new 2,600m<sup>2</sup> landscaped reserve.

All pre-existing housing stock has been demolished and delivery of new road infrastructure and services is underway.



This new supply of 42 dwellings makes an important contribution to South Australia's affordable housing supply in a desirable location.



As part of the Seaton Demonstration Project, the new apartments will be close to schools, shopping and community services



## We are practiced at delivering in partnership.

Renewal SA takes a holistic approach to project delivery, collaborating across all levels of government and with private sector providers to deliver optimum results.

Examples of this include the recent announcement of a \$30+ million all-affordable apartment project to be developed by not-for-profit UnitingSA at Bowden.

This resulted from an Expression of Interest (EOI) process by Renewal SA in partnership with SA Housing Trust offering significant support for a CHP that could deliver a fast-tracked project without compromising on design, quality, sustainability or resident experience.

This was not only achieved through a successful EOI process, but the project is delivering a significant increase in the number of apartments over and above the initial targets

set. To be known as Uniting on Second, construction is expected to commence in Q3 2024.

Also at Bowden, the enormously successful Nightingale Bowden was made possible through an innovative partnership between Renewal SA, not-for-profit housing provider Housing Choices South Australia, the SA Housing Trust and Melbourne-based not-for-profit Nightingale Housing.

The 36-home project is certified carbon neutral and exceeds a 7.5-star NatHERS rating thanks to its intelligent design. Half of the one-and-two-bedroom apartments were made available to owner-occupiers as affordable housing through HomeSeeker SA while the remainder were offered as affordable rental properties through Housing Choices South Australia.



What we are proposing for Seaton is an agile, proven and repeatable partnership model that is already delivering results for CHPs and for South Australia.

Nightingale Bowden sold out in just 48 hours and was completed in only 18 months







The Seaton Demonstration Project will include all new services, roads and public open spaces



**For further information on how to access  
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All information is correct at the time of publishing.

21/11/2024-100070

**Renewal SA**



**Government of  
South Australia**