

Welcome to today's Seaton community drop-in session.

Renewal SA



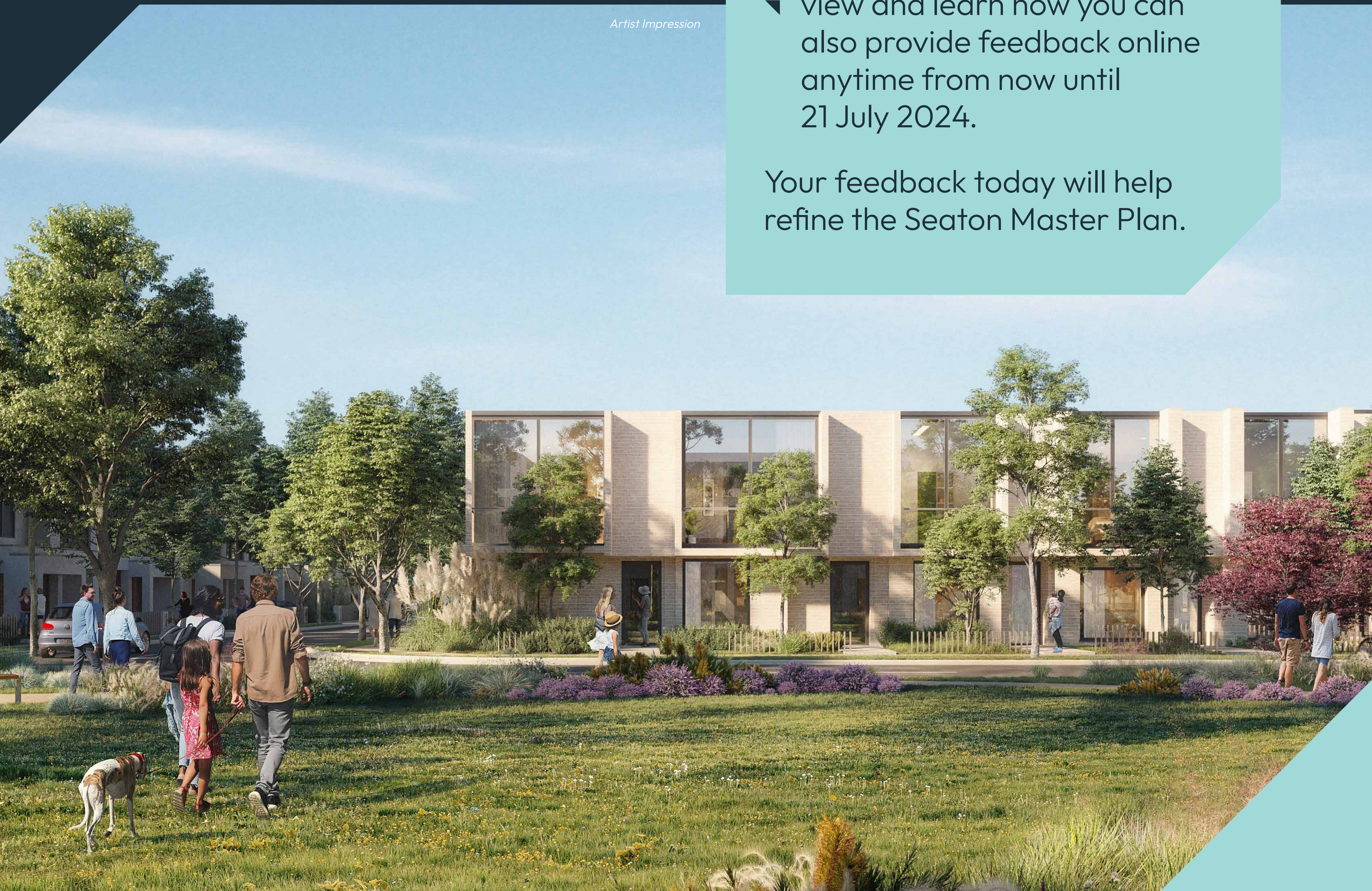
Government
of South Australia

We encourage you to:

- ▼ view the information panels and provide your feedback on the draft Master Plan for the Seaton project
- ▼ meet and talk with Renewal SA project team members
- ▼ meet with members of the SA Housing Trust Tenant Relocation team
- ▼ view and learn how you can also provide feedback online anytime from now until 21 July 2024.

Your feedback today will help refine the Seaton Master Plan.

Artist Impression



DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

Seaton project vision

The overarching vision for the Seaton project is to create a revitalised, vibrant, medium-density community of new affordable, social and market housing across a segment of Seaton's north-west.

The project is planned to deliver more than 1,450 homes, improved streetscapes and upgrades to public spaces, including new reserves and a substantially increased tree canopy, with better connections to public transport and community services.

The Seaton project is an urban renewal project within an established neighbourhood well serviced by major retail and amenities including public transport and education facilities.

It involves the input of 419 dwellings managed by the SA Housing Trust across an approximate project area of 38.5 hectares. The project is bordered by Frederick Road, Glenburnie Street,

West Lakes Boulevard and Tapleys Hill Road and is approximately 11 kms from Adelaide's CBD. The public housing stock is highly concentrated, aged and predominately low-density dwellings on large allotments.

The Seaton draft Master Plan proposes:

- ▼ 1,450 new dwellings
- ▼ minimum 20% affordable housing
- ▼ 30% social housing
- ▼ 12.5% new public open space with a tree canopy target of 25%

The new housing stock and upgraded infrastructure, in particular, new public open space and streetscapes, will assist with the creation of high-quality neighbourhood amenity.

The purposefully designed community, which will become home to approximately 3000 residents, will be delivered over the next 10 years.

Artist Impression



Seaton draft Master Plan

The Seaton draft Master Plan will create a vibrant, medium-density community offering:

- ▼ apartments, townhouses, detached dwellings and family homes
- ▼ new public housing dwellings – 1:1 replacement
- ▼ opportunities to purchase vacant land and house and land packages
- ▼ minimum 20% affordable housing dwellings
- ▼ minimum 12.5 % public open space and increased tree canopy
- ▼ high-quality landscaping to streetscapes and public art
- ▼ renewal of ageing infrastructure
- ▼ improved connectivity
- ▼ improvements to the public realm
- ▼ partnership opportunities with Community Housing Providers
- ▼ Urban Design Guidelines, addressing design elements (siting, orientation, materials and landscaping).

Feedback received from Community Engagement for Stage 1 (Demonstration Project 2021) was noted and assisted in planning the Seaton draft Master Plan.

The draft Master Plan proposes more than 1450 new dwellings including serviced allotments for the SA Housing Trust to deliver 419 new fit-for-purpose public housing dwellings (that is, a 1:1 replacement).^{*} At completion of the project, approximately 30% of the homes will be social housing.



The community will benefit from a mix of dwellings and ownership making it stronger, more engaged, active and resilient. New housing stock, upgraded infrastructure and in particular improved streetscapes and upgrades to public spaces, including new reserves and a substantially increased tree canopy to complement the existing green space at Pedlar Reserve, will assist with the creation of high-quality neighbourhood amenity.

^{}The draft Master Plan includes the number of homes that are already underway in Stage 1 which was previously known as the Seaton Demonstration Project.*

Seaton Stage 1 update



Stage 1 (formerly known as the Demonstration Project) is a 2.1 hectare site located directly opposite the Grange Golf Club and Seaton High School delivering:

- ▼ 137 new dwellings comprising apartments, terraces and houses
- ▼ 68 affordable homes, 31 SA Housing Trust homes and 38 market sale homes
- ▼ newly created, landscaped public open space (more than 12.5%) - Karra Reserve and a separate link reserve
- ▼ retention of existing roadways and creation of new public roads Karra Road, Witungka Lane and an additional laneway.

Work is underway now in Stage 1, with:

- ▼ civil works due for completion late 2024/early 2025
- ▼ house construction commenced and first homes due for completion in mid-2025
- ▼ first homes now selling.

For more information about upcoming sales releases visit seaton5023.com.au

Affordable housing is listed for sale through HomeSeeker SA. To check your eligibility and sign up for alerts visit homeseekersa.gov.au

For more information about obtaining finance, visit homestart.com.au

Affordable and social housing

Renewal SA supports the delivery of initiatives that increase the availability of affordable housing so that South Australians have the opportunity to live where they want to, at a price they can afford.

Affordable housing

Affordable housing is priced so that housing costs are no more than 30 per cent of the weekly household income, is for people on low to moderate incomes and includes both rental and home ownership.

The current price point for affordable homes in Greater Adelaide is no more than \$495,000 or \$569,250 if certain criteria are met.

Affordable homes are available exclusively to eligible buyers earning less than \$140,000 per year as a couple or family, or \$110,000 as a single person. For a full list of the eligibility criteria and to sign up to receive HomeSeeker SA newsletter, visit homeseeker.sa.gov.au/

Social housing

Social housing is the umbrella term for public and community housing. Social housing is mainly for vulnerable and low-income households who can't access or maintain other forms of accommodation like renting privately.

Public housing is housing that is owned and managed by government through the South Australian Housing Trust. Public housing provides housing to those most in need in our communities, and who are at greatest risk of becoming homeless.

Community Housing Providers are not-for-profit community groups that are managed by organisations who are independent of government and provide housing options to specific groups in the community. They re-invest surplus revenue into new housing, better services or improvements to properties.



**DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS**

Residential

Residential relates to the mix of new homes such as houses, townhouses and apartments.

Seaton will be an inclusive community offering a mix of different housing options including social and affordable housing, house and land packages and land sales.

Seaton’s Urban Design Guidelines will provide best-practice guiding principles and a framework to ensure that:

- ▼ high-quality homes are designed to meet the vision for Seaton
- ▼ homes, streets and parks are comfortable, sustainable and safe.

The Seaton draft Master Plan has been prepared to deliver a range of housing choices having regard to its location adjacent a regional activity centre, public transport and education facilities.

More than 1450 dwellings – comprising apartments (small, mid-rise 4-5 level), townhouses, single and semi-detached dwellings, including:

- ▼ 513 affordable, market and social housing apartments (approx)
- ▼ 937 houses and townhouses (approx).



Construction has commenced on the social housing dwellings within Stage 1, with works underway shortly on the first affordable homes, which are expected to be complete and turn-key ready by the end of 2025.

Subsequent stages of the 10-year broader Seaton project will be delivered via a rolling program starting in 2025, bringing a supply of new allotments to market across the life of the project. Dwellings will be ready for residents to move into roughly 12 months after their construction begins.

Residential

Please let us know your feedback on the planned residential options.

