

SEATON
DEMONSTRATION
PROJECT

Major Projects and Pipeline

A P P E N D I C E S

Seaton Demonstration Project

20 October 2021



RenewalSA



Government
of South Australia

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Appendix 1
Engagement Invitation

June 2021

Invitation to **'have your say'** on urban renewal Seaton Demonstration Project

The Seaton Demonstration Project bounded by Matthews Avenue in the north, Lark Avenue in the east, Glenburnie Street in the south and Frederick Road in the west, forms part of the state government's commitment to the Our Housing Future strategy and revitalising government landholdings in areas originally developed in the post-war period by SA Housing Trust.

In the future, further opportunities for urban renewal in a broader Seaton Study Area bounded by Frederick Road in the west, Glenburnie Street in the south, Tapleys Hill Road in the east and West Lakes Boulevard in the north could be considered.

The demonstration project aims to rejuvenate the area and create a place where people want to live, work and play. Renewal SA has been engaged by SA Housing Authority to commence the revitalisation.

It is proposed that the demonstration project which is bounded by Matthews Avenue in the north, Lark Avenue in the east, Glenburnie Street in the south and Frederick Road in the west, will deliver approximately 100 new dwellings, consisting of a mixture of affordable housing, land/ home packages, community and social housing. Included in the project will be a new landscaped reserve and a new road.

The demonstration project will highlight the importance of urban renewal and the significant impact it has on the community socially, economically and environmentally. It will demonstrate how diverse housing design provides greater housing choices, improved housing infrastructure, integrated planned open spaces, revived streetscapes and overall improved neighborhood amenity.

Your Invitation

Renewal SA invites you to give your feedback on this exciting urban renewal project either through our online platform, or in person.

Online Platform: Social Pinpoint

You are invited to share your ideas online. Renewal SA is using Social Pinpoint, an interactive online engagement tool, to:

- collect community feedback and ideas for the design of the reserve within the Seaton Demonstration Project; and
- gauge community views for the potential future renewal of the broader area.

Site Map: Social Pinpoint will have a site map of the demonstration project area showing the location of the reserve. Themed pins enable you to provide feedback for this space as well as ask questions/make comments on other elements of the demonstration project and the broader Seaton Study Area.

Survey: We encourage you also to complete two short online surveys on Social Pinpoint.

It is easy to be involved, simply visit the site at any time between 19 June 2021 and 16 July 2021:
https://renewalsa.mysocialpinpoint.com/seaton_demonstration_project

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Community Drop-In Sessions

In addition, or alternatively, you are invited to meet with members of the Renewal SA and SA Housing Authority project team to view and discuss the plans at either of the following sessions:

When:

Date: Saturday 19 June 2021 or Date: Wednesday 23 June 2021
Between: 11am – 2pm Between: 4pm – 7pm

Where:

Seaton High School Gymnasium, entrance from Entrepreneur Hub Gate off Glenburnie Street, Seaton.



Entrance: Entrepreneur Hub Gate



Walkway through to rear of gymnasium

Please note: SA Health COVID 19 protocols will be in place and we require you to register online to attend a session via: <https://events.humanitix.com/seaton-community-drop-in-sessions>

More Information

If you have any queries regarding the community engagement for the Seaton Demonstration Project, including alternative ways to provide feedback, please contact Renewal SA Engagement Team:

Phone: 8207 1300

Email: RenewalSA.Engagement@sa.gov.au

To stay up-to-date visit the Renewal SA website: www.renewalsa.sa.gov.au/seaton

If you are a SA Housing Trust tenant and have any questions on tenant relocations, please contact the SA Housing Trust Customer Information Line: 1300 918 814 or email: housingrelocations@sa.gov.au

We look forward to the opportunity of meeting with you to discuss the plans.



Government of South Australia
SA Housing Authority

Appendix 2
Engagement Map

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Appendix 3

Social Pinpoint Engagement Handout

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Interactive Map

Social Pinpoint's interactive map allows you to provide feedback quickly, conveniently and visually – using a computer (desktop/laptop) or a mobile device.

Choose a topic, drag the topic marker pin from the top bar and drop it on the exact location to which your comment refers.

You can add as many comments as you like for each topic and you can ask questions using the question marker.

You also can 'like' or 'dislike' other people's comments.

Your contributions will appear both on the map and in the Discussions section.

Surveys

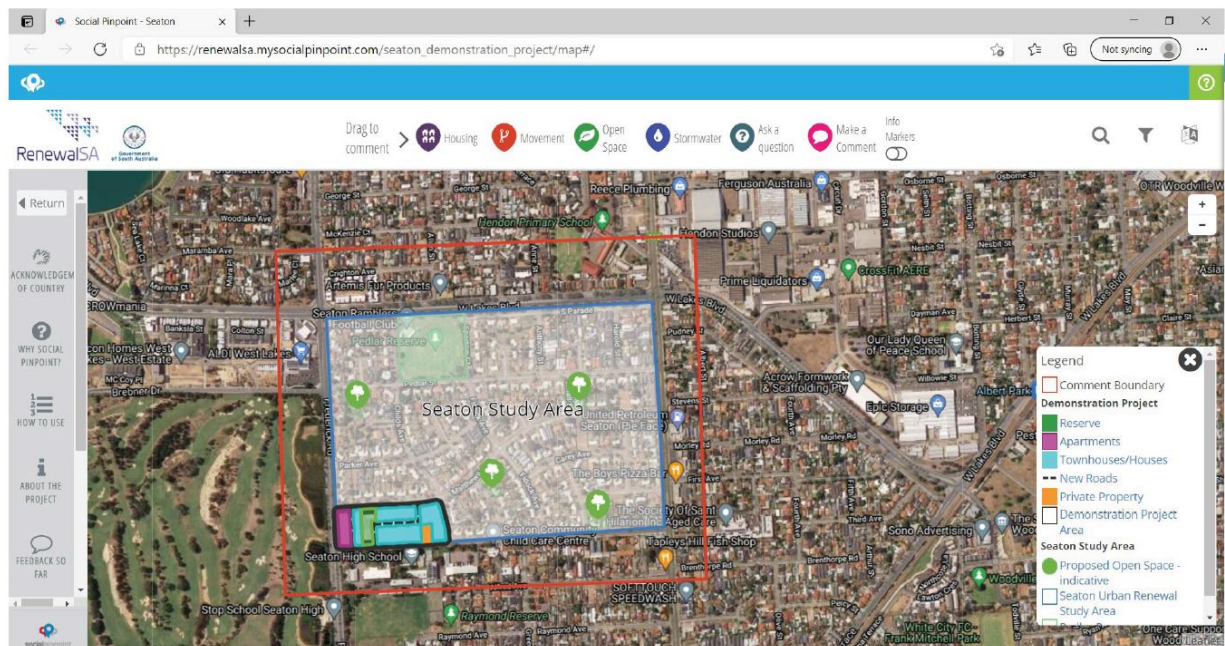
Two surveys are included: one seeking your ideas on the reserve; the other for us to learn more about you and your connection to the area.

Tips

Tick the 'Remember' box to avoid re-entering your details. Your details will remain private and your identity will not be displayed publicly.

Start by reading the tabs on the left sidebar menu to get an overview of the engagement process and to learn about the project.

You can visit Social Pinpoint as many times as you like between 19 June and 16 July.



https://renewalsa.mysocialpinpoint.com/seaton_demonstration_project

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Drop-in Session Feedback

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Community Drop-in Session Feedback - Saturday June 19th

Reserve

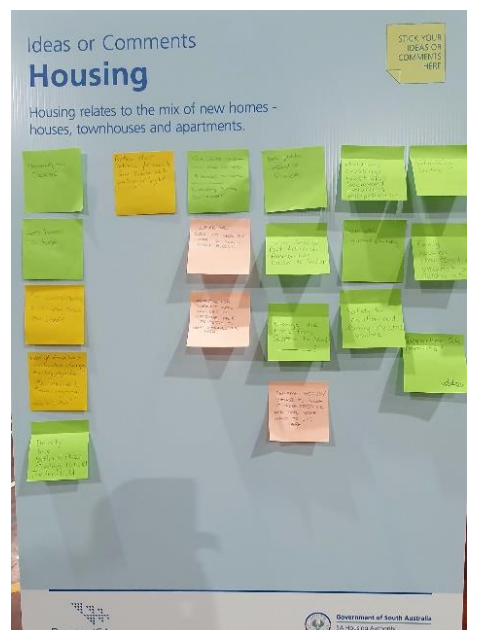
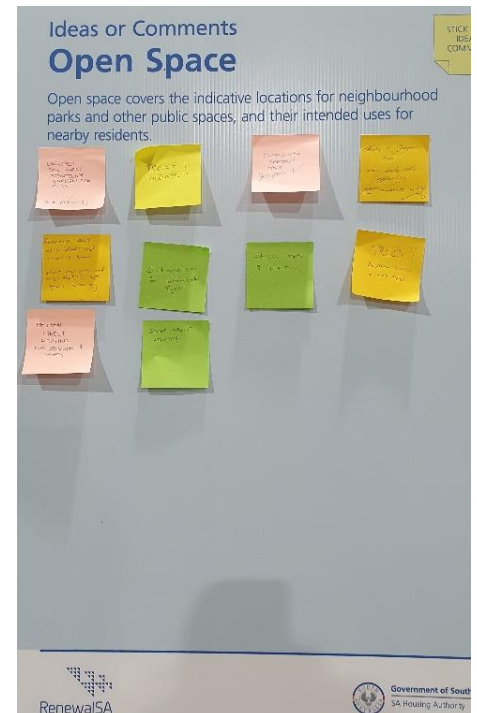
1. Dog Park, Disability Access & toilets
2. Where's my dog park? Security Fence for safety of toddler not running on road
3. Lighting for park area

Open Space

1. Enclosed dog park/scentsory garden for dogs Yes, Please ✓
2. Remove old ugly trees and invasive trees plant new ones and ones that do not grow too big
3. Better street lighting for security and safety
4. Better street lighting
5. Enclosed area for children under 5 years
6. Trees please!
7. Community garden space Yes, please ✓
8. Shaded areas and gardens
9. TREES!! Preserve existing and add new

Housing

1. Family housing structured for internet and outdoor activities
2. Supporting sole parents
3. Bring some of Port Adelaide amenities closer to Seaton
4. Change the name from Seaton to ST_____?
5. Rename section/suburb to make it more appealing and make people want to live here
6. More off-street parking
7. Safety for children and family allocated volume
8. Outdoor swimming centre
9. Housing too dense
10. Less houses too dense
11. Too concentrated blocks too small too dense
12. What if demolition and construction damages existing properties? Soil movement, Houses cracking who will fix?
13. Density like Welland Plaza, Tapleys Hills Rd & Frederick Rd
14. Better street lighting for security and safety while walking at night
15. New development will look crowded and blocks too small. If housing TH may be trouble
16. Suburb will look too crowded with too many small blocks

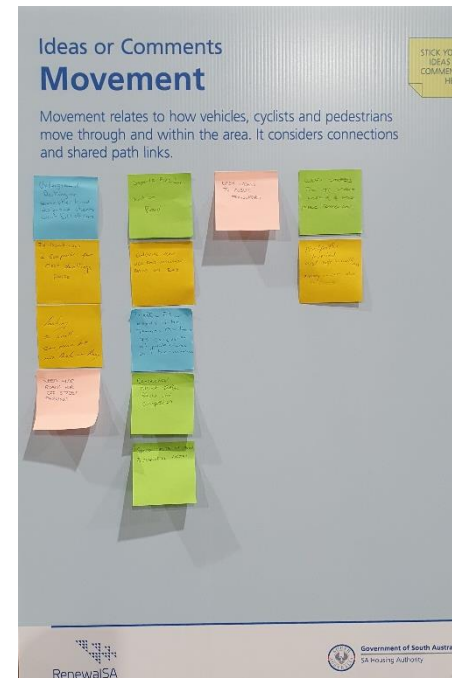


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17. Incentive for current home owners to upgrade their property to help enhance the area
18. Veggie patches instead of flowers

Movement

1. Footpaths levelled and safe to walk on. *many uneven due to trees
2. Wider streets for off-street parking and more public transport
3. Need wide roads for off-street parking
4. Parking so small – can drive but not park on road
5. If townhouses 2 car parks for each dwelling please
6. Underground parking or some other kind to ensure streets aren't full of cars
7. Easy access to public transport
8. Separate bike lane not on road
9. Concerned about new road immediately behind our block
10. Traffic flow needs to be towards Matthews as congestion at peak times will be increased
11. Concerned about traffic flow and congestion
12. Speed limits in new residential areas
13. Children's crossings West Lakes Boulevard including lollypop person



Stormwater - no comments received

Ideas or Comments – anything we've missed

1. Remove 35 homes replace 100+ too many homes
2. How will this affect traffic?
3. Draft of a timetable for areas developing
4. Safe removal of asbestos from homes. Lead paint & dust
5. How does the government retain control of contractors? Noise etc
6. Noise from construction. Will the electricity be affected to neighbouring houses? Dust/allergies
7. Impacts from construction to be kept to a minimum
8. I think land is more valuable around the house, than high density houses

The session today

1. Appreciated informative
2. Gave us a chance to voice concerns, was helpful



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Community Drop-in Session Feedback - Wednesday June 23rd

The New Reserve

What is your level of Support for the Reserve?	
Strongly support	14 votes
Support	3 votes

Which of the following would you like to see at the Reserve?	
Seating	13 votes
Picnic tables	12 votes
Barbeques	7 votes
Shade areas	12 votes
Feature garden beds	9 votes
Nature play	7 votes
Other:	Dog Park/Garden +√, Trees, Playground +√, Community Garden, Lighting, Will park be gated, Disability Friendly/Dog Park.

What is your level of support for the reserve? (Please ✓ your preference)

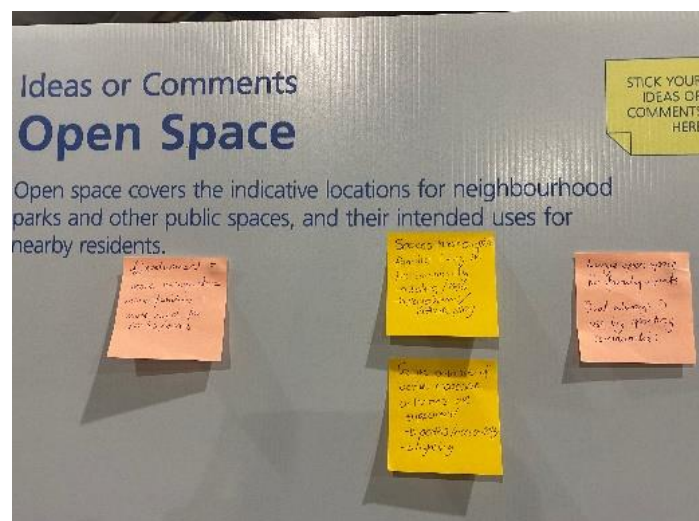
Strongly support	✓
Support	
Neutral	
Do not support	
Strongly do not support	

Which of the following would you like to see at the reserve? (please ✓ your preference/s)

Seating	✓
Picnic tables	✓
Barbeques	✓
Shade areas	✓
Feature garden beds	✓
Nature play	✓
Other	Please add your ideas on a post-it note

Open Space

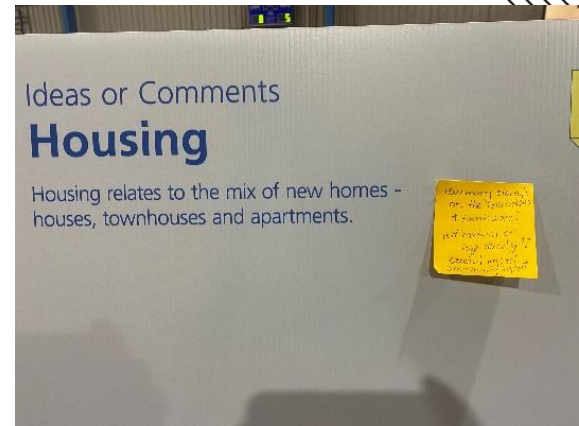
1. Development = more residents = more families = more need for parks/ovals
2. Spaces that support families living the community → Seating/BBQ → Playground/nature play
3. Ensure balance of active and passive activities are supported → paths/accessibility → lighting
4. Large open space for family and pets. Oval always in use by sporting communities



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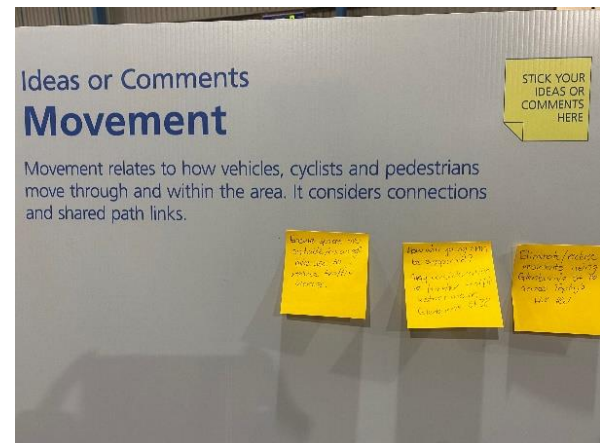
Housing

1. How many storey's are the apartments & townhouses? Is it medium or high density? →social impact → community impact
2. As tenants over 80 we prefer accessible housing that supports medical conditions with ramps, grab rails, walk-in shower etc.



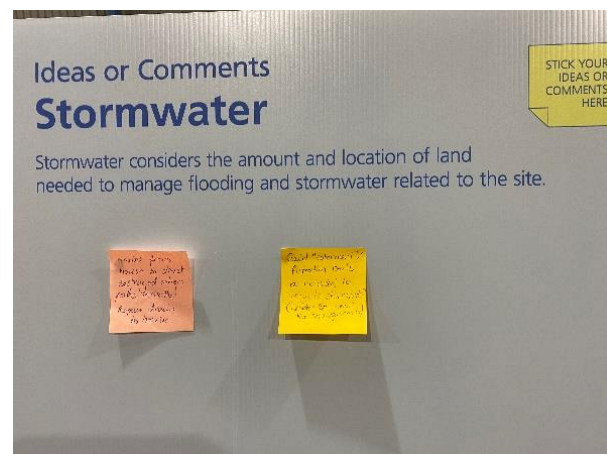
Movement

1. Eliminate/reduce residents using Glenburnie St to access Tapley's Hill Rd.
2. How will young children be supported? Any consideration re: further traffic restrictions in Glenburnie St
3. Ensure spaces are suitable/encourage bike us to reduce traffic increase.



Stormwater

1. Could 'catchment'/filtration beds be included to recycle stormwater? (Leader St – near showgrounds)
2. Drains from house to street destroyed when paths installed. Repair drains to house



Ideas or Comments – anything we've missed/
The session today – no comments received

Appendix 5

Media Release

MEDIA RELEASE



Government of
South Australia

Hon Steven Marshall MP

Premier

Hon Michelle Lensink MLC

Minister for Human Services

Sunday 6 June 2021

Huge housing renewal at Seaton set to stimulate jobs

More South Australians wanting to enter the housing market, our most vulnerable and the construction industry will be the key winners of a long-overdue multi-million housing renewal project on a rundown parcel of land in Seaton.

The \$8.179 million Marshall Liberal Government-backed development, just a stone's throw from Grange Beach, will support about 165 jobs, providing a huge shot in the arm for the building industry.

The land will be redeveloped to create new housing for low-and-moderate income South Australians, including more than 40 per cent to be sold as affordable – almost triple the percentage required by state law for new housing developments.

The new mix of housing at Seaton will include 101 outcomes in total:

- 43 affordable homes
- 16 social housing
- 42 house and land market sales
- And, a new 2600sqm landscaped reserve

Premier Steven Marshall said the Seaton development would support more South Australians achieve their housing dreams – and support jobs.

“The Seaton project is one of a number of deliberate and targeted Marshall Liberal Government housing projects aimed at helping more South Australians into homeownership, as well as providing a vital jobs boost in our construction industry,” said Premier Marshall.

Minister for Human Services Michelle Lensink said the new development would vastly improve the area.

“This community has been neglected for a very long time and there is no doubt our multi-million renewal development is really going to revive and refresh this part of Seaton,” said Minister Lensink.

“It’s going to turn rundown, old public housing into new, fit-for-purpose social housing for our most vulnerable, new affordable homes for low-and-medium income South Australians and new market homes centred around a large, new reserve for the community to enjoy.”

The Seaton redevelopment land is bounded by Matthews Ave, Lark Ave, Glenburnie St and Frederick Rd.

Media Contact: Katrina Stokes 0481 903 371

MEDIA RELEASE



Government of
South Australia

Community engagement will now take place online and in person via Renewal SA. An EOI will be released to appoint contractors and builders to undertake land division and building works. It is expected demolition of existing properties will commence later this year, to be followed by civil works in late-2021 and construction in late-2022.

Currently, the State Government-owned land contains 35 ageing Housing SA dwellings that do not meet the needs of tenants. All 35 tenants have either relocated or accepted a relocation. The Seaton development forms part of the Marshall Liberal Government's \$54 million Neighbourhood Renewal Project under our once-in-a-generation \$550 million housing and homelessness strategy, *Our Housing Future 2020-30*.

Once completed, affordable housing will be listed on *HomeSeeker SA*: homeseecker.sa.gov.au.

Media Contact: Katrina Stokes 0481 903 371



RenewalSA