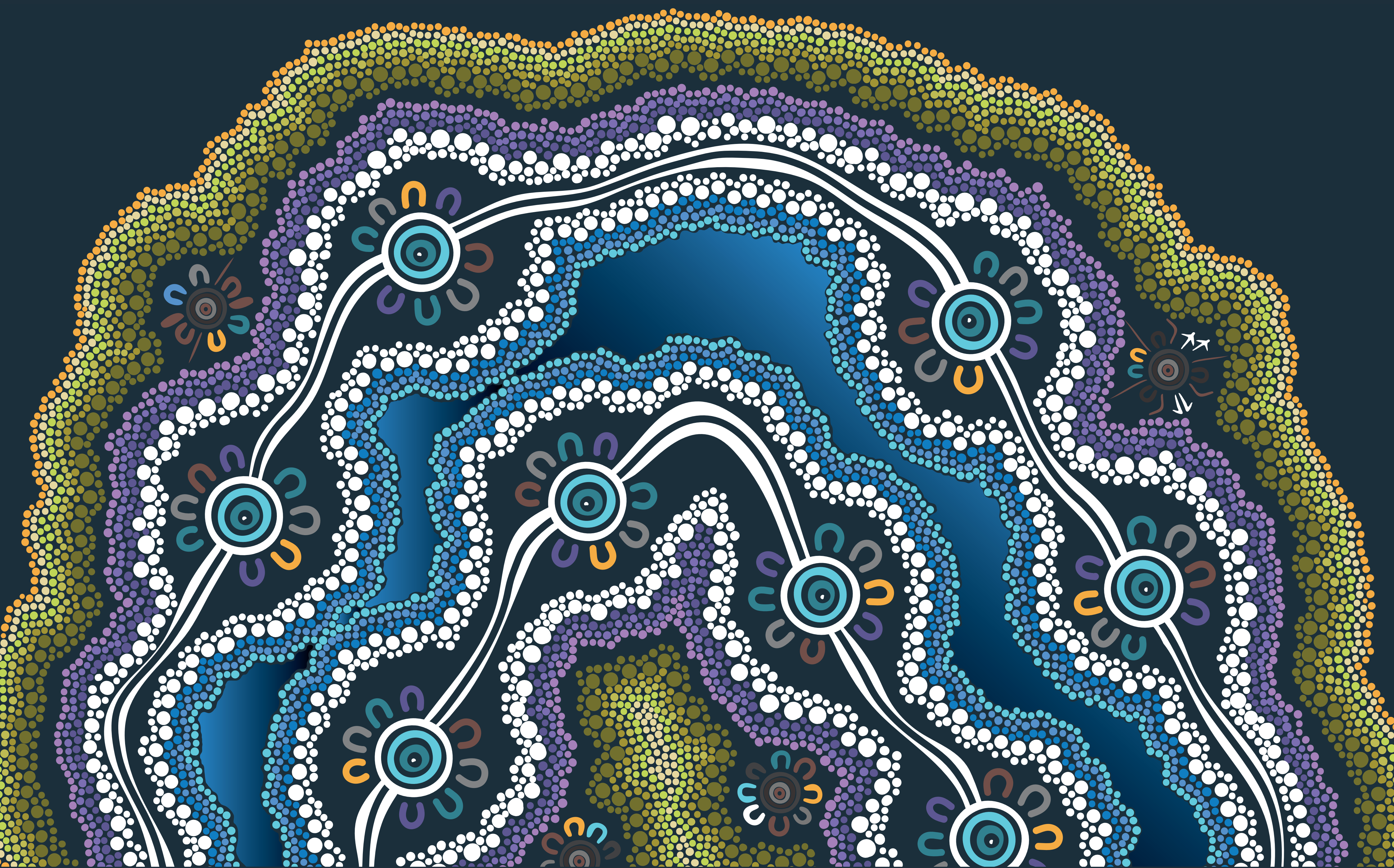


# Acknowledgement of Country

Renewal SA acknowledges the Kaurna people as the Traditional Owners and Custodians of the Lands of the Seaton project.

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

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.



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THROUGH PROPERTY AND PROJECTS



# Reconciliation and cultural heritage

Renewal SA's vision for reconciliation is one where Culture and Country are fully interwoven with property and development; where our shared history connects us to place and is a source of pride.

We represent an industry inescapably tied to the land. We know that each of our projects is located on land that has been nurtured by First Nations peoples for thousands of years, so we have a responsibility to lead by example and drive reconciliation within our industry to generate meaningful social, cultural and economic change.

For our organisation, reconciliation isn't simply about respecting culture, it's also about making it a part of our everyday operation including planning, urban

design, project development, affordable housing, job creation, work experience and industry partnerships.

Renewal SA is proactively managing cultural heritage and working collaboratively with local First Nations communities as well as building and maintaining strong relationships with Traditional Owners and other relevant stakeholders across South Australia

We want our commitment to be demonstrated through action and go beyond just meeting legislative requirements. We are committed to working with First Nations peoples to bring the best elements of Culture and Country to the fore and delivering those through our projects.



*Pictured: Allan Sumner  
Artwork by Allan Sumner*

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# SA Housing Trust

The SA Housing Trust (the 'Trust') works to enable South Australians to access appropriate housing. The Trust plays a fundamental role in supporting South Australians into homes that are secure, safe and positive for their wellbeing: housing is a human right.

The Trust builds and manages public housing, providing tenancies for those who cannot access and sustain other housing options.

## Are you a Seaton Housing Trust tenant who has been asked to relocate?

The Trust may ask a tenant to move to another property, either temporarily or permanently, if any of the below conditions apply:

- ▼ The property needs to be vacant so maintenance or redevelopment can take place
- ▼ The property has been identified for sale or lease by the Trust, or
- ▼ The Trust finds the property isn't suitable for the needs of the tenant or their household

### When offering a tenant another property, the Trust:

- ▼ Talks to the tenant as soon as possible about the relocation and makes sure they're central to the decision-making process

- ▼ Provides as much information as possible to the tenant to help them decide
- ▼ Abides by and refers to the lease agreement, also known as the Conditions of Tenancy, that the tenant signed at the start of their tenancy
- ▼ Makes every reasonable attempt to minimize disadvantages the relocation may have on the tenant
- ▼ Takes into consideration the tenant's age, health and any special needs or circumstance they may have
- ▼ Pays any reasonable costs associated with the relocation as agreed with the tenant, for example removals
- ▼ Offers the tenant a similar type and length of lease agreement in a new property as they have in their existing property

### Do you have questions?

Tenant Relocation Unit team members are here today to listen to your concerns and questions.

Alternatively you can contact SA Housing Trust Tenant Relocations Unit on 1300 918 14 or email [housingrelocationsseaton@sa.gov.au](mailto:housingrelocationsseaton@sa.gov.au)



**Government of South Australia**  
SA Housing Trust

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# Renewal SA story

As the South Australian Government's property development agency, Renewal SA is committed to delivering residential projects that support our state's social and economic growth.

At the heart of this is our drive to champion new levels of supply, diversity and affordability in our cities and regions to ensure South Australians have the opportunity to live where they want, how they want and at a price they can afford.

We ensure that every project has community at its core, creating thriving

and connected mixed use environments that are modelled on the highest standards of engagement from planning through to completion.

Renewal SA is committed to delivering greater liveability, sustainability and affordability for all South Australians.

To find out more about our projects and to subscribe to receive Renewal SA's e-newsletter, Impact visit [renewalsa.sa.gov.au/](https://renewalsa.sa.gov.au/)



Homes on Sixth Street, Bowden

Renewal SA



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# Heritage

## Kaurna history and cultural heritage

Throughout the 1900's there are references to Aboriginal occupation in the general region of the Seaton project (project area), particularly in reference to burial discoveries, of note is also the high frequency of sites discovered within the coastal sand dunes environment and reedbeds areas that is the same environmental landforms in which the project area resides, albeit buried under modern imported fill.

Before the construction of Breakout Creek about 5km south of the project area, the Karrawirra Parri ('River of the redgum forest' – River Torrens) emptied into local natural wetlands and reedbeds (known as the Fulham Reedbeds, or 'Wittonga' meaning 'reed place') that intersected the project area. Breakout Creek is effectively a modern extension to the Karrawirra Parri river system, designed to carry water away from the pre-European natural wetlands and reedbeds that were reclaimed as residential and commercial areas of suburban Adelaide.



*Photographs from the Seaton area from 1907 - 1927*

## European history

Seaton has an interesting history that reflects the broader developments in the region. Before World War II the area was largely rural with activities such as market gardening, poultry farming and lucerne paddocks. The western boundary was marked by sand dunes. This rural landscape began to change rapidly during and after the World War II years, primarily due to the development of industry in the area. Notable industrial developments included the munitions factory at Hendon and the General Motors-Holden motor vehicle assembly plant at Woodville.



## SA Housing Trust history

In response to the growing industrialization, the South Australian Housing Trust (the 'Trust') played a significant role in developing large areas of low-cost workers' housing in Seaton and nearby suburbs. This initiative was crucial in accommodating the growing workforce required by the new industries. The housing developed by the Trust in Seaton and other suburbs is an important aspect of the area's architectural history, as these homes were designed to be affordable and functional for the working class. The Trust established in 1936 with first homes constructed in Rosewater in 1937. The Trust homes in Seaton were built soon after World War II with the majority, generally semi-detached cottages on large blocks, built between 1951 and 1960.





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

Renewal SA



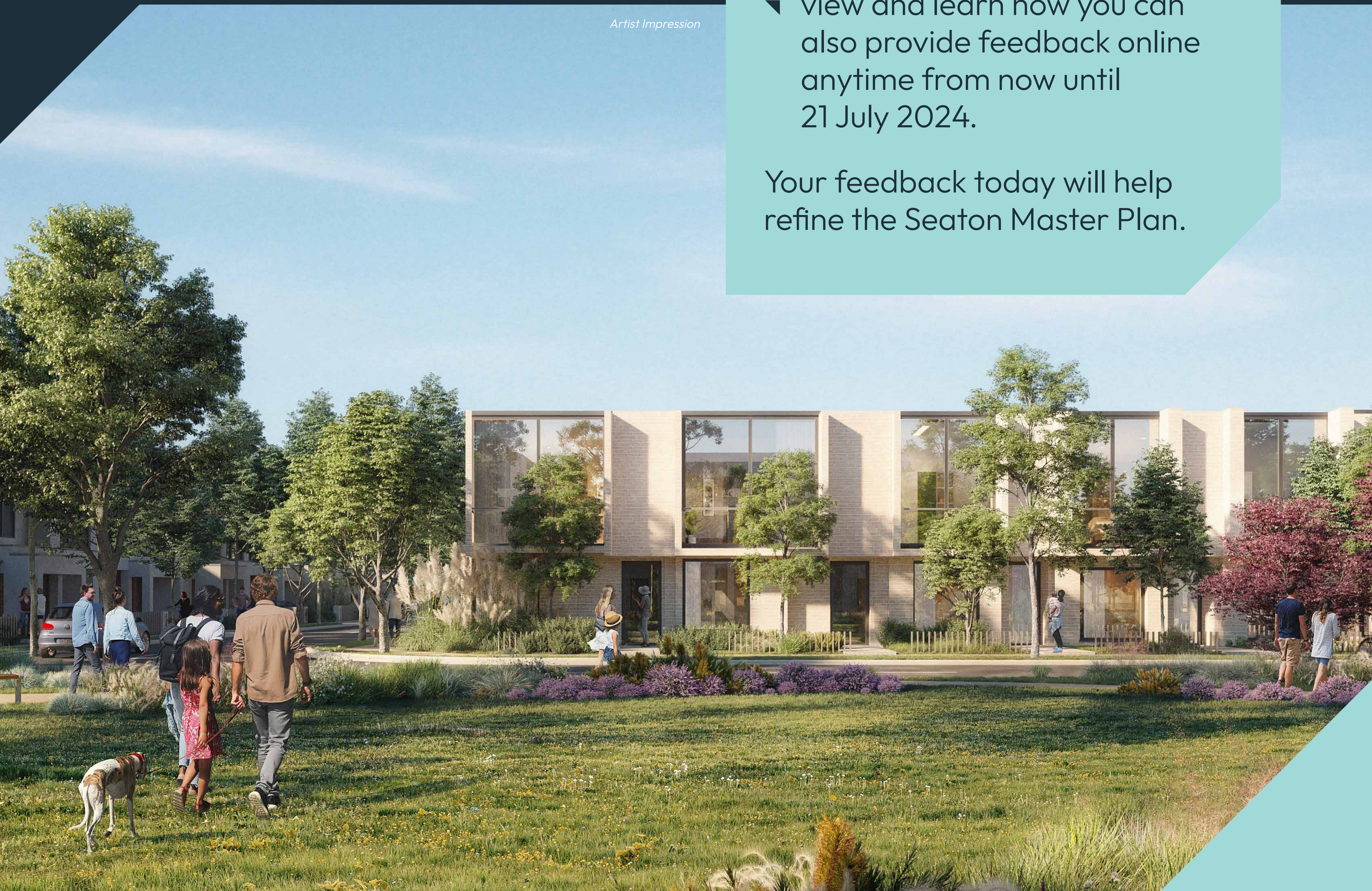
Government  
of South Australia

## 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



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# 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).<sup>\*</sup> 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.

*<sup>\*</sup>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](https://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](https://homeseekersa.gov.au)

For more information about obtaining finance, visit [homestart.com.au](https://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/](https://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.



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# 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.





# Open space

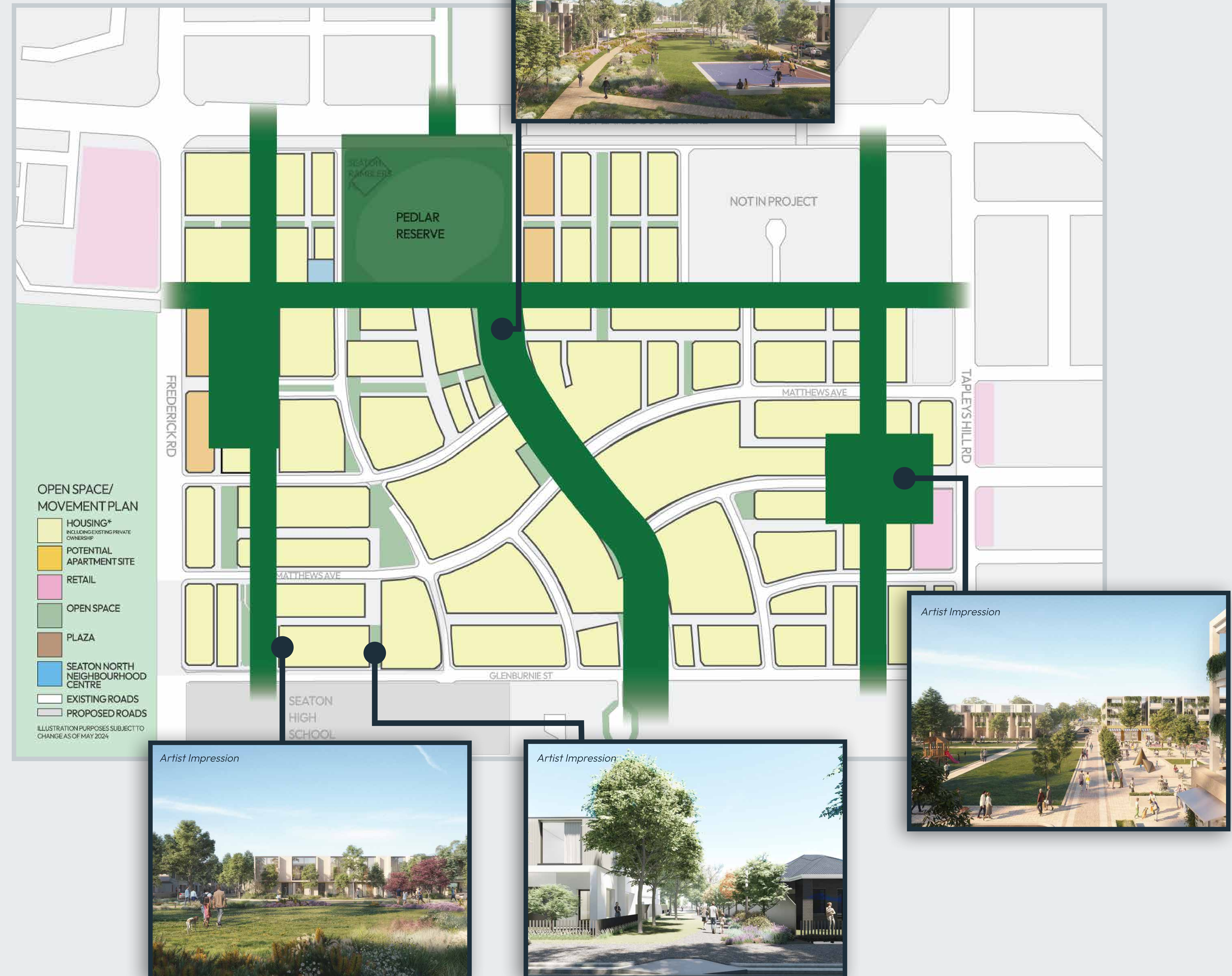
*Open space relates to the indicative locations of neighbourhood parks and other public spaces, and their intended used for nearby residents.*

An equitable green network of open space is proposed that reconnects the Seaton project area and integrates it into the broader community featuring:

- ▼ 12.5% new public open space (approx. 2.9 hectares) in addition to existing Pedlar Reserve
- ▼ new Urban Plaza
- ▼ all residents residing within 180m of open space
- ▼ focus on increasing tree canopy to a target of 25%
- ▼ focus on water-sensitive urban design
- ▼ retention of viable existing significant and regulated trees.

High-quality public open space and extensive tree plantings to provide increased tree canopy will be delivered.

Open space areas will feature landscaping with trees, lawned areas, selected plantings, accessible footpaths, shaded seating and litter bins.

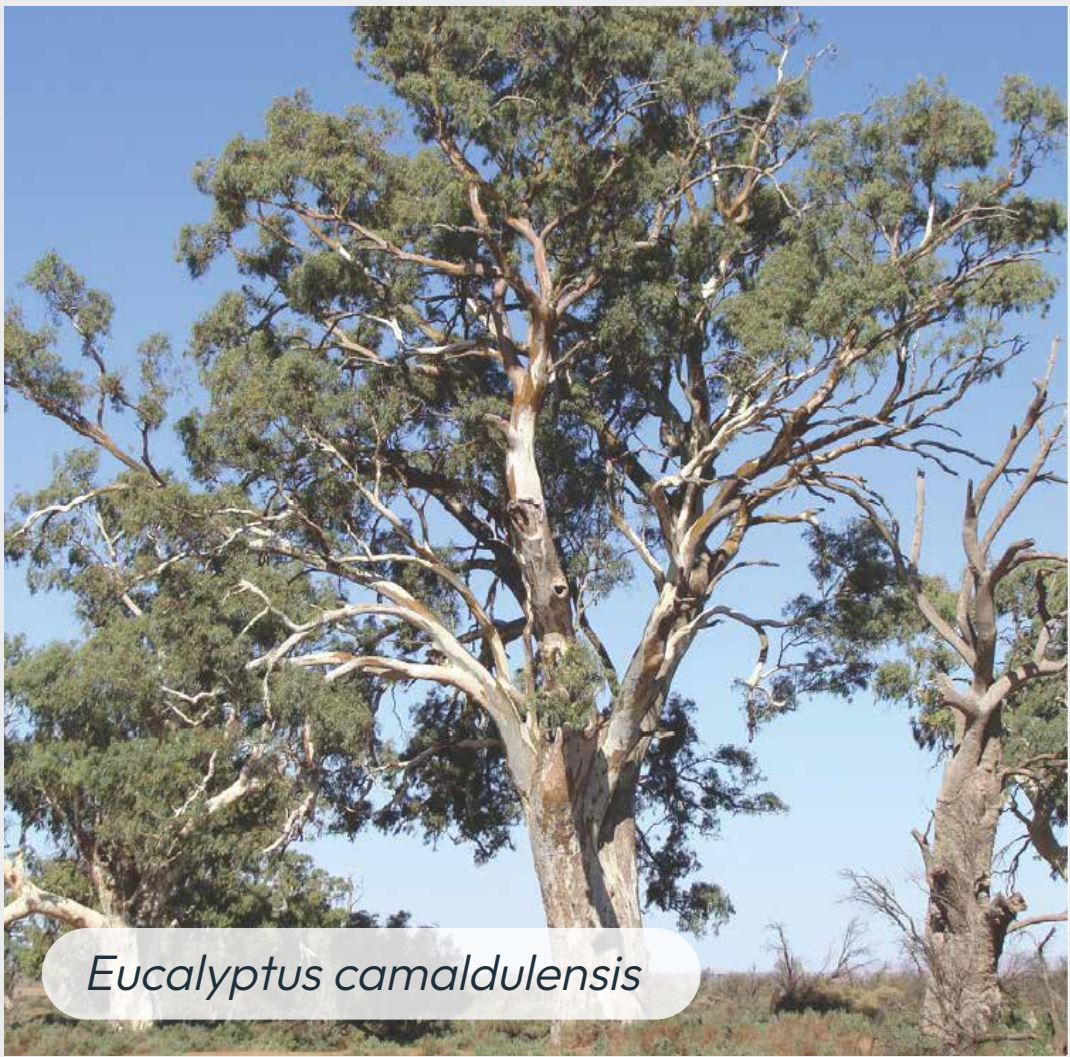




# Open space

Plantings have been selected to provide interest, colour, seasonality and to increase the local biodiversity through a predominate mix of native understorey plants.

Deciduous tree varieties have been selected to give strong impact and seasonality. These trees will increase biodiversity and in time reduce the urban heat island effect.



*Eucalyptus camaldulensis*



*Hymenosporum flavum*



*Lagerstroemia indica*



*Sophora japonica 'Princeton Upright'*



*Sapium sebiferum*



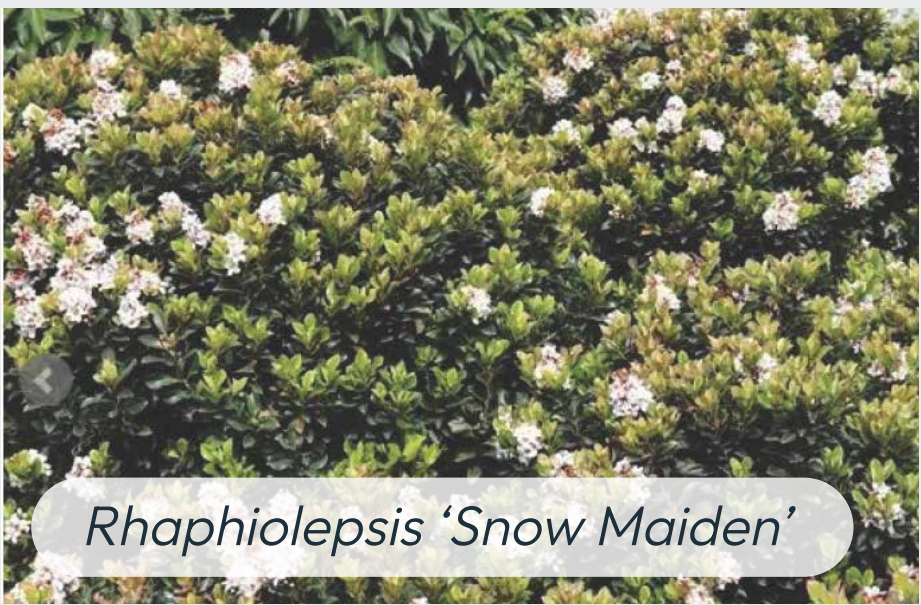
*Ulmus parvifolia*



*Callistemon 'Little John'*  
Dwarf Bottlebrush



*Hardenbergia meema*  
Native Wisteria



*Raphiolepis 'Snow Maiden'*



*Grevillea obtusifolia*  
Gin gin gem



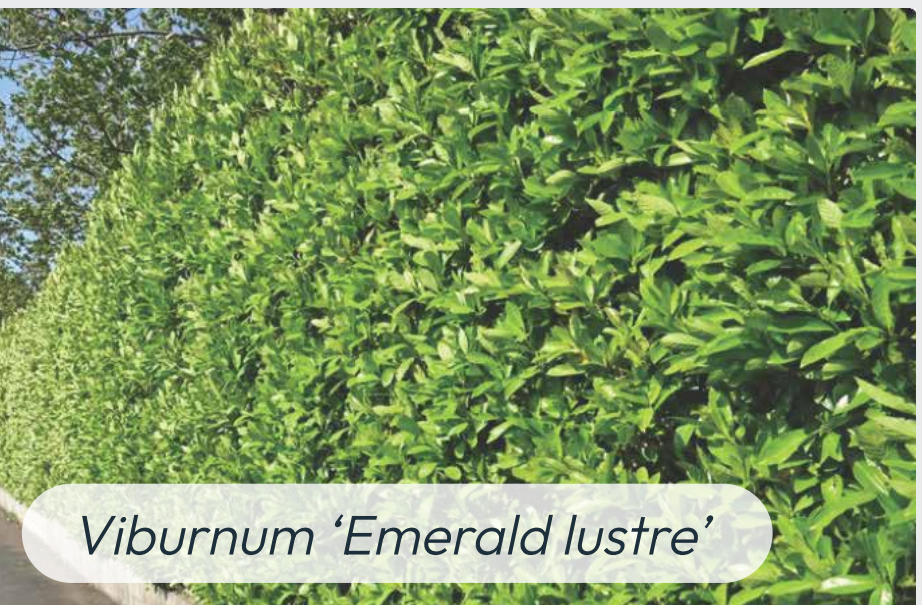
*Hymenosporum flavum*  
'Gold nugget'



*Pimelea ferruginea*



*Leucadendron Species*



*Viburnum 'Emerald lustre'*



*Brachyscome species*



*Echeveria species*



*Wahlenbergia Spp*  
Native Bluebell



*Scaevola albida*  
Small-fruit Fan Flower



# Please tell us – what would you like to see?

What top 3 features would you like to see in the open space areas?

Trees and shade	Lawn, picnic area/ kick-about space	Public shelters and seating	Fitness/ sports equipment	Event and gathering spaces
Nature play	BBQ	Indigenous plantings	Anything else?	<div>Comment here</div>

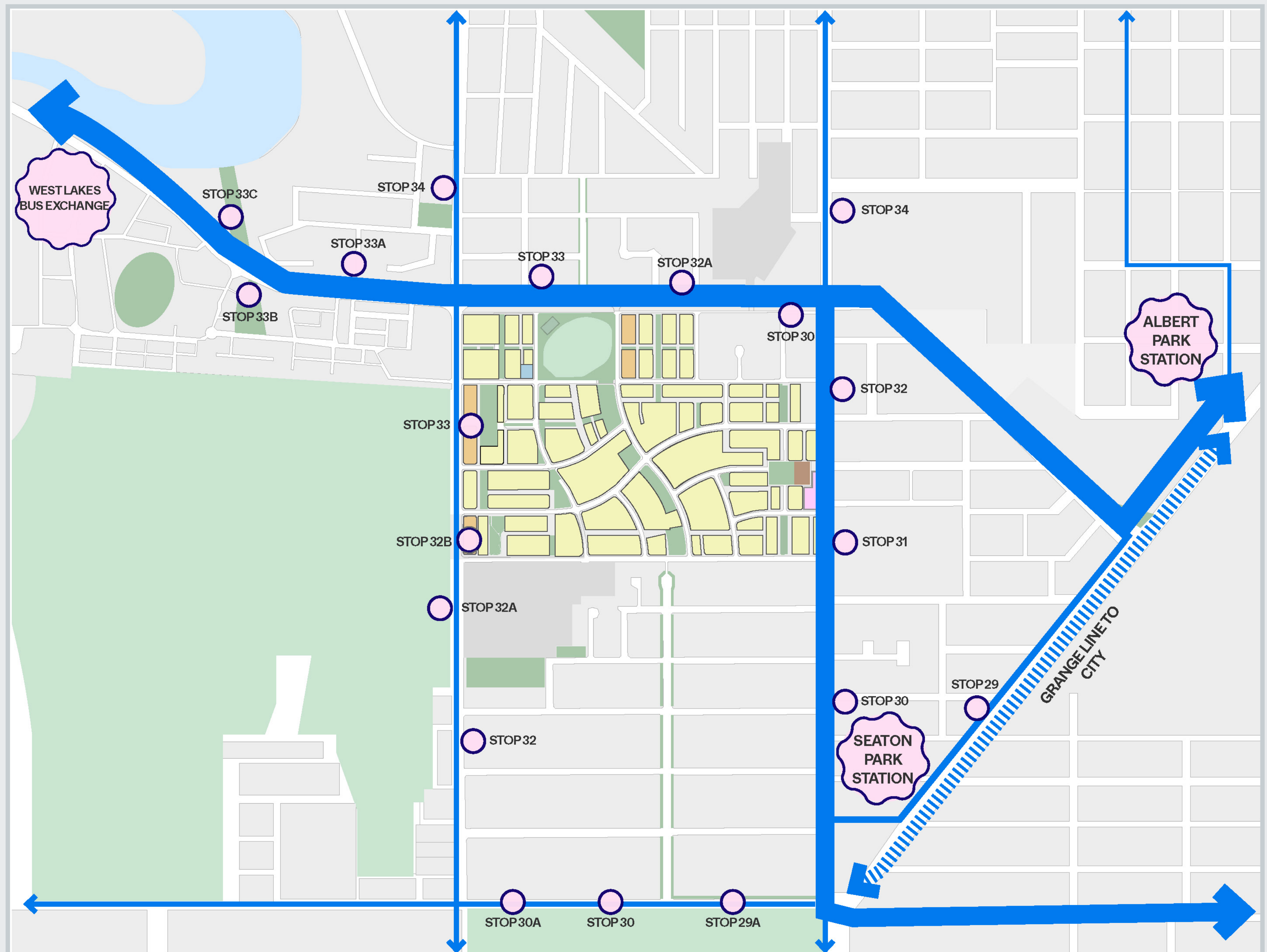
What cultural heritage focus would you like to see featured in the design of the public open space. *Please tell us your preference*

Naming of space	Wayfinding/ education about the space/significance	Indigenous plantings and vegetation	Other	<div>Comment here</div>
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# Movement

*Movement relates to how vehicles, cyclists and pedestrians move through and within the project area. It considers connections and shared path links.*



This interconnected network of green streets and open spaces links to the main roads bordering the project area where people can access public transport.

Cycling and walking opportunities will be delivered through a variety of ways including:

- ▼ shared paths along the public open space routes
- ▼ key connection points in and out of the project area.

Traffic movement throughout the project area is being investigated to make it simpler and safer.



# Movement

What ideas do you have to improve traffic access and safety?

Comment  
here

All new residential properties will be required to include off-street parking. Additional on-street parking will also be provided with exact numbers being determined through the delivery of each project stage.

Do you have any thoughts on parking?

Comment  
here



# Ideas or comments

Is there anything you wish to comment on that hasn't been addressed?

What did you think of today's drop-in session?

Thank you for participating in today's community drop-in session.

We encourage you to visit Social Pinpoint where you can share your feedback.

Please contact Renewal SA should you require further information on alternative ways to provide feedback.

1800 993 439

[RenewalSA.Engagement@sa.gov.au](mailto:RenewalSA.Engagement@sa.gov.au)



# Next steps and be kept updated

To be kept information on progress for the Seaton Project please visit [renewalsa.sa.gov.au/projects/seaton](https://renewalsa.sa.gov.au/projects/seaton)

For any SA Housing Trust tenant relocation enquiries, please contact the Tenant Relocation Unit on 1300 918 814 or email: [housingrelocationsseaton@sa.gov.au](mailto:housingrelocationsseaton@sa.gov.au)

Activity	Dates
Community engagement Stage 1	2021
Stage 1 community engagement report published	2021
Stage 1 house construction starts	June 2024
Stage 1 homes for sale released to market	June 2024
Community engagement Stage 2 on the draft Master Plan	NOW
Community engagement report published	September 2024
Community engagement on the refined Seaton Master Plan	October 2024
Final Seaton Master Plan published	December 2024
Stage 1 affordable homes completed	Late 2025
Stage 2 civil works commence	2025
Stage 3 civil works commence	2026
Future stages commence	2026-2035
Project Completion	2035

Please note: this program is indicative only and subject to change.



# Social Pinpoint

Renewal SA uses Social Pinpoint, a widely used and successful online engagement tool, to collect community feedback for its projects.



Social Pinpoint has been used for public engagement successfully by many councils and government agencies (including Renewal SA) in Australia and globally.

Social Pinpoint features include interactive maps, ideas walls, surveys and informative pages.

## How do I use Social Pinpoint?

Social Pinpoint allows you to access information and provide feedback quickly and conveniently – using a computer (desktop/laptop) or a mobile device.

Start by reading the information provided on the Welcome page, access more information from the sidebar menu (left), to learn more about the project and how you can provide your feedback.

The ‘map’ presents the project site where you can access more detailed information by selecting your area of interest from the legend or by clicking on the specific area of interest on the map. Project information, images, illustrations and mini-survey questions will appear for your feedback (ideas/comments, image upload, voting, rating and much more).

You can visit the Social Pinpoint project site as many times as you wish during the engagement period.

If you require further information or assistance, including alternative ways to provide feedback please contact the Renewal SA Engagement Team on 1800 993 439 or email us at [RenewalSA.Engagement@sa.gov.au](mailto:RenewalSA.Engagement@sa.gov.au)