



# SEATON PROJECT

## Community Engagement Report

# APPENDICES

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# APPENDICES

## A. Engagement invitation

# SEATON



Indicative image

## INVITATION

# HAVE YOUR SAY

Renewal SA is committed to ensuring that key stakeholders, including the local community, are engaged as part of the planning and design process for our Seaton project.

The overarching vision for Seaton 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 area is bordered by Frederick Road, Glenburnie Street, West Lakes Boulevard and Tapleys Hill Road.

The project is planned to deliver more than 1400 homes, improved streetscapes and upgrades to public spaces, including new reserves and a substantially increased tree canopy.

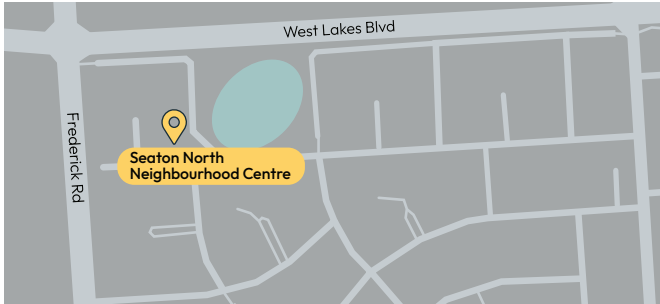
Renewal SA invites you to share your views at our community drop-in sessions where you can:

- ▶ view and provide feedback on the draft Master Plan for the Seaton project
- ▶ meet and talk with Renewal SA project team members
- ▶ meet with members of SA Housing Authority Tenant Relocation team
- ▶ view and learn how you can also provide feedback online anytime from **29 June - 21 July 2024**

Renewal SA



Government  
of South Australia



Following the recent announcement of the Seaton project, you are invited to share your feedback at the community drop-in session on:

- ▼ Saturday 29 June 2024 from 11am-2pm, or
- ▼ Wednesday 3 July 2024 from 4pm-7pm

**Venue:** Seaton North Neighbourhood Centre

**Address:** 16 Cairns Avenue, Seaton

Your feedback will help refine the Seaton Master Plan.

To secure your preferred time to attend the Community Drop-in sessions, bookings are recommended and can be made by visiting: [events.humanitix.com/seaton-community-engagement](https://events.humanitix.com/seaton-community-engagement)

For assistance with securing your booking please call the Renewal SA Engagement Team on 8207 1300.

### ALTERNATIVELY

you can provide your feedback online anytime between

**29 June - 21 July 2024** by visiting

[renewalsa.mysocialpinpoint.com/greater-seaton-project](https://renewalsa.mysocialpinpoint.com/greater-seaton-project)



Should you require further information, including alternative ways to provide feedback, or to be kept informed on the progress of the planning for the development of the Seaton project, please register your interest by visiting <https://renewalsa.sa.gov.au/projects/seaton/>

If you are a SA Housing Authority tenant and have any questions on tenant relocations, please contact the Tenant Relocation Unit on 1300 918 814 or email: [housingrelocationsseaton@sa.gov.au](mailto:housingrelocationsseaton@sa.gov.au)

A COMMUNITY BY

**Renewal SA**



Delivered by Renewal SA in partnership with the South Australian Housing Authority

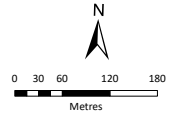


# APPENDICES

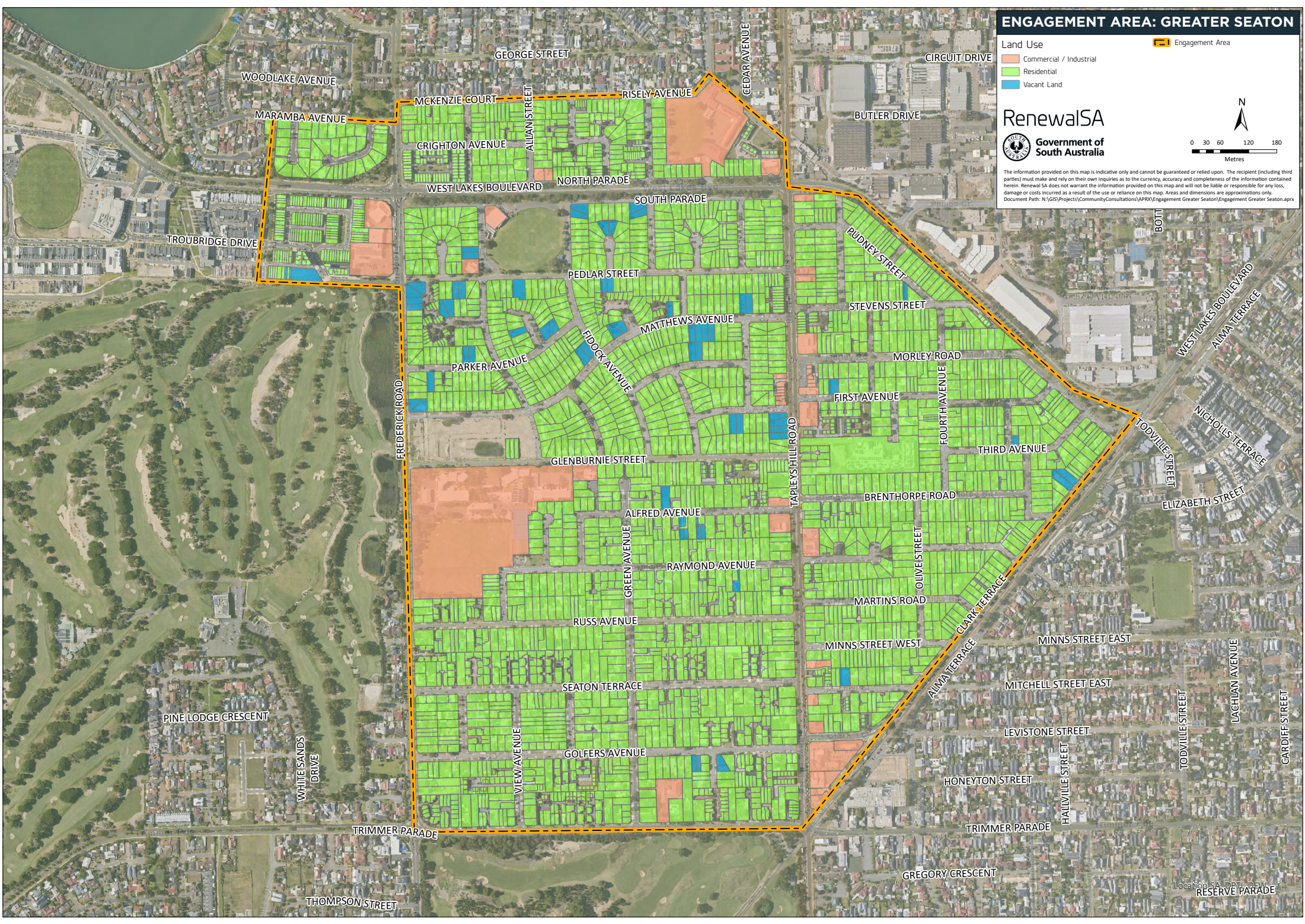
## B. Engagement area map

# ENGAGEMENT AREA: GREATER SEATON

- Land Use
- Commercial / Industrial
  - Residential
  - Vacant Land
- Engagement Area



The information provided on this map is indicative only and cannot be guaranteed or relied upon. The recipient (including third parties) must make and rely on their own inquiries as to the currency, accuracy and completeness of the information contained herein. Renewal SA does not warrant the information provided on this map and will not be liable or responsible for any loss, damage or costs incurred as a result of the use or reliance on this map. Areas and dimensions are approximations only. Document Path: N:\GIS\Projects\CommunityConsultations\APR\Engagement Greater Seaton\Engagement Greater Seaton.aprx





# APPENDICES

## C. Media release

# Media Release



**Peter Malinauskas MP**  
Premier

**Stephen Mullighan MP**  
Treasurer

**Nick Champion MP**  
Minister for Housing and Urban Development

Tuesday, 4 June 2024

## **New developments a massive boost to housing supply**

The 2024-25 State Budget will include \$576 million to deliver two major housing developments in Adelaide's western and southern suburbs.

\$425 million will be spent redeveloping 36.4 hectares at Seaton for the construction of around 1,315 homes.

The total development will be comprised of 865 houses and townhouses and 450 apartments, with at least 15 percent to be affordable housing and 30% social housing.

The Seaton site is bordered by Frederick Road, Glenburnie Street, West Lakes Boulevard and Tapleys Hill Road.

388 public homes within the site will be replaced on a 1:1 basis, as part of the suburb's reimagining with a mix of houses and apartments to suit the changing needs of the tenants.

Urban renewal will result in an additional 26,000 sqm of new public parks, in addition to the existing Pedlar Reserve, enhanced streetscapes and a significant increase in the tree canopy.

It's expected to be the largest and most complex project of its kind in South Australia since nearby Westwood.

Existing SA Housing Authority tenants will be found alternative accommodation which will gradually occur in stages over the next six years. The process of advising tenants formally began today, in writing, and a dedicated phone line has been established.



The broader community will have the opportunity to provide feedback on the draft master plan through community engagement sessions to be held later this month.

Stage one of the redevelopment is already underway. A 2.1-hectare parcel of land was identified for redevelopment in 2019, with 35 tenancies in this area already relocated. Those homes have been demolished to make way for 137 new dwellings.

An initial 28 homes in this first stage of development go on sale today, with work already underway and the first affordable homes expected to be complete and ready for new residents by the end of 2025.

A further \$150 million has been allocated to develop two parcels of vacant land at Port Noarlunga and Noarlunga Downs. The area is approximately 22.8 hectares to the east and west of Lovelock Drive, adjacent to the South Adelaide Football Club.

The project will deliver around 626 new homes – including 80 new SA Housing Authority homes, 15% affordable housing and a minimum of 12.5% new public open space. The affordable homes will be a mix of apartments and townhouses.

Community engagement will begin next month with construction expected to begin in early 2026. The first residents are due to move in in early 2027.

Renewal SA and SA Housing Authority are working with the private sector, Community Housing Providers and the Commonwealth Government for partnership and funding opportunities to deliver both the Seaton and Noarlunga projects.

### **Quotes attributable to Peter Malinauskas**

*Combined, these projects will deliver more than 1900 homes for South Australians in two highly desirable areas.*

*They will offer significant new public, social, affordable and market housing, injecting much needed supply into the market.*

*For thirty years state governments have been cutting the number of public homes. We are turning that around.*

*We know housing is a key concern, and we will have more to say on this when we deliver our housing roadmap later this month.*

### **Quotes attributable to Stephen Mullighan**

*Our housing market is under significant pressure and these two developments will boost supply, especially for affordable housing with a total of 45% affordable housing and social housing at Seaton and 28% affordable and social housing at Noarlunga.*

*We've taken the time to get the Seaton project right, so we can best cater for the current and future needs of the community and we look forward to delivering a huge improvement to the quality and availability of housing in the area.*

*The government will consult with residents, councils, Community Housing Providers and the private sector and ensure SA Housing Authority residents at Seaton are informed and well supported during the transition which will result in more homes and modern, fit for purpose accommodation.*

### **Quotes attributable to Nick Champion**

*The area at Seaton is in urgent need of an upgrade and this project is an opportunity to create a vibrant community within a green neighbourhood that will feature more open space and trees.*

*Noarlunga Downs will turn an empty paddock into important housing stock to deliver a better outcome for the local community.*

*Many of the current housing challenges facing South Australia are a result of supply failing to keep up with increasing demand, so we are actively pursuing projects like Seaton and Noarlunga and will have further details on the steps we are taking to address the housing crisis at the Premier's Housing Roadmap at the end of the month.*



# APPENDICES

D. Full community responses from drop-in session

## Appendix D. Full community responses from drop-in session

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

1. **Trees and shade** – 36 votes
  2. **Lawn picnic area/kick-about space** – 29 votes
  3. **Nature play** – 24 votes
  4. **Event and gathering spaces** – 17 votes
  5. **BBQ** – 15 votes
  6. **Fitness/sport equipment** – 12 votes
  7. **Indigenous plantings** – 11 votes
  8. **Public shelters and seating** – 10 votes
- 

What top 3 features would you most like to see in the open space areas – Other

- **10 post-its**
    - Community engagement gathering space – like Plant 4, Bowden
    - Consider where spaces are located – roads/access/safety for children/fencing options
    - Toilet facilities, access to drinking water
    - Playground
    - A playground at the reserve with:
      - Flying fox
      - Big swings
      - Climbing ropes
    - Rock climbing wall
    - Nature play & risky play spaces
    - Dog park
    - Fenced in dog park/community garden/lots of lighting
    - Net ball courts, a sports shed
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What cultural heritage focus would you like to see featured in the design of the public open space? Please tell us your preference

1. **Indigenous plantings and vegetation** - 17 votes
2. **Naming of space** - 9 votes
3. **Wayfinding/education about the space/significance** - 5 votes

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What cultural heritage focus would you like to see featured in the design of the public open space? Other

▪ **8 post-its**

- Community Garden
- Dog park, community garden
- Dog park, keep existing trees – even some smaller ones are pretty & vital
- Dog park=yes. However, like next to Frank Mitchell Reserve. I.e. Scent experience rather than large run free park
- Basketball & tennis courts to replace the ones SHS has locked behind big fences
- Dog park, large playground, lots of outdoor space to assist families without yards
- Dog park, large playground, lots of outdoor space to assist families without yards
- Dog park with bags + community garden

## **Movement**

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

▪ **9 post-its**

- No speed humps. These are a nightmare noise wise when tradies with loads drive over these – noise wise
  - Existing infrastructure struggles near the high school. Nothing has been done to alleviate stage 1 traffic growth
-



- Engage the school to allow pick up from western entrances
- Ensure new houses have adequate parking to avoid blocking the street. Speed humps or slow down spots to discourage speeding
- High traffic movement around childcare centre for children + families. Include parking on street causing congestion
- Adequate LED streetlights. Cycle pathways
- Speed bumps. Roundabouts to have canopy/grass. Increase streetlighting
- Use of chicanes or speedbumps to reduce speeding in streets
- Use of chicanes or speedbumps to reduce speeding in streets – specially Frederick Road

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Do you have any thoughts on parking?

■ **5 post-its**

- No on street parking. Every property should have 2 parks minimum. These tiny blocks do nothing but clog streets
- Build homes without a garage. They use it just for storage. Have 2 car parks/parking spaces for each property to keep cars off the streets
- Each dwelling to have x2 car parks – mandatory to reduce on street parking + congestion
- If on street parking occurs, to have it cut in like if west development to avoid blocking the road & only allowing one-lane of traffic
- Don't make streets congested with on street parking!

## Residential

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Please let us know your feedback on the planned residential options

■ **22 post-its**

- Concerned about overshadow & privacy issues, as well as security issues



- Why is there so much lawn strip down roads when parking makes only one lane for traffic?
- More street lighting. Congestion of parked cars on the road. Proposed laneway behind properties is a safety issue and could attract crime or trouble
- Priorities: crime/safety – nice walking pathways – greenery/park areas for dogs and kids
- Sealing footpath northern side of South Terrace a power poles + rubbish pick-ups means people going to stroll with ever gardens when bins are out
- May we please request affordable housing residence where (address withheld from this report) currently sits
- Laneways attract crime – bad behaviour – rubbish + graffiti – dumping – usually poorly lit – vandalism – personal risk to residents
- Concern about parking on Glenburnie Street. School should get dedicated parking on street so that street does not get congested in school hours
- Street lighting, street parking needed
- Please put affordable housing (not Housing Trust) behind (address withheld from this report). I cannot begin to express our gratitude if you can do this
- Concerned about laneways abutting existing property
- Concerns about parking in the street – as students from Seaton High already park in the streets surrounding!.... and Traffic Movement!!
- Number of garages/carpark allocations per property
- Are there arrangements for the displaced tenants who have paid their rent after + their property to have first option for social housing?
- I am so happy; it will be very nice
- Central aircon – wardrobe space
- Garden sheds – relocate present sheds – new shed (same size) supplied?
- Request security cameras (CCTV) in laneways to stop crime – illegal dumping
- Consider intergenerational features in houses like a downstairs bedroom for older family members who find stairs to hard to climb

- More allowance for off street parking mandatory for houses/townhouses – more street trees – make sure utilities like water upgraded before development
- Well-lit open space to ensure safety is important – but the inclusion of open space is good as it provides opportunities to connect to nature and breaks up rows of housing.
- Balance private/SAHT – safety/crime – density of homes/traffic

## Ideas and comments

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

- **6 post-its**

- I'm in Stage 3 area & worried about lack of detail. Overshadow, privacy, security (laneways), existing communities & existing tree canopy
- Lack of detail on planning – more detail on housing plans on home seeker website
- Rename the northern part of this suburb
- More information in the coming months
- Safety – needles found on multiple occasions in playground (and around neighbourhood)
- Don't forget West Lakes Boulevard roadside. We have a lot of foot traffic because of school across the road. The main footpath needs to be sealed

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

- **7 post-its**

- Very informative, would love to hear more about next stage/project. Staff are helpful
  - Need more sessions to consult community members
  - Very good. Well done + thank you
  - Well done, thanx
  - Thank you, well done
  - Very interesting and informative – needed to be advertised more on social media
  - Good!
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# APPENDICES

E. Full responses to the online survey questions  
(Social Pinpoint)

## Open space

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

- Trees and shade - 3
  - Lawn picnic area/kick-about space - 3
  - Nature play - 2
  - Public shelters and seating – 1
  - BBQ - 1
  - Indigenous plantings - 1
  - Outdoor seating - 0
  - Fitness/sport equipment - 0
  - Event and gathering spaces - 0
- 

What top 3 features would you most like to see in the open space areas – Other

- 3 metre wide shared use paths throughout Seaton and neighbouring suburbs, to enable safe and efficient travel. This is critical for a medium density development where car dependence needs to be discouraged and connection within the local community is fostered.
  - Traditional playgrounds for a variety of ages
- 

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

- Indigenous plantings and vegetation – 3
- Wayfinding/education about the space and its significance – 2
- Naming of open space – 2

## Other comments:

- Manage in co-operation with First Nations People
  - None. There is too much significance placed on First Nations People. They have proven time again that they don't care by destroying the housing they are given.
  - The less the better. Ideally none. Just focus on good open space design principles
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## Movement

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

- Level crossing removal at Tapleys and Trimmer would be good to future proof from increased traffic flows over coming decade.
- Traffic calming, bike and walk paths. Wayfinding signs. Really focus on Public Transport and Active Transport.

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Do you have any thoughts on parking?

- There shouldn't be too much parking. While there should be plenty for those with disabilities, seniors, etc. We need to ensure car dependency is very limited. Healthier, safer communities that are better connected are a must.
- Yeah, make sure the streets are wide enough. Don't think you'll be able to overcome inevitability of crowded on-street parking.

## Residential

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Please let us know your feedback on the planned residential options

- I'm worried about what is going to happen to existing housing SA tenants. I got a letter saying I will be moving in 2025. I don't like the uncertainty of not knowing where my family will be living.
  - Please DO NOT make the Apartments HUGE monstrosities of 4 -5 floors/storys that of will tower over the new houses. Please avoid social issues that can get caused by cramming too many people in there.
  - Could you please include lots of playgrounds, as there is a lack in this part of Seaton, with one small playground to service the whole suburb.
  - So long as the houses aren't filled with the scum that currently reside in that part of Seaton, it should be fine. Just don't select absolute losers to fill the public housing element.
  - I think there needs to be more SAHT public housing. While 1:1 replacement is better than previous urban renewal, there should be a genuine net increase of public homes. I do like mid-high density.
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## Ideas and comments

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

- To RenewalSA's credit, the Bowden redevelopment has been a great success. Part of that is due to the commercial elements like Plant4 and Plant 3. Is there any scope to include something like this for locals/others to gather and utilise into the future? Or is it basically just housing?
- What plans are there for increased traffic - no infrastructure upgrades have been flagged as part of this for roads and/or public transport. We have a train that runs once an hour and a massive traffic bottleneck at Tapleys/Trimmer intersection. That needs to be sorted ASAP as part of the project.

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To help us improve the online engagement experience please tell us how you found using Social Pinpoint to provide your feedback.

- Honestly not that great. For a project that affects thousands of Seaton residents, I doubt there would be more than 12 respondents. Social Pinpoint is not that user friendly. Feel like it's just there to tick a box and say you've done 'engagement'. Not enough characters to provide a solution to this
  - Satisfactory.
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# APPENDICES

## F. Full written submission

## Appendix F. Full written submission

Format	Feedback
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Email	<b>Feedback regarding Seaton master plan</b>
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Hi,

I have attempted to use the pinpoint map on the Seaton redevelopment master plan page, but found it non-user friendly and restrictive on the elements for which I wish to provide feedback. I am therefore putting my feedback into this email.

My feedback relates to the open space and movement plan, regarding how residents of the development and neighbouring areas pass through the redeveloped space.

The development is bounded on three sides to the west, north and east by busy roads with a 60km/h speed limit. On each of those roads there is extremely limited allowance for safe pedestrian and cyclist movement. As part of this redevelopment I strongly urge RenewalSA to work with DIT to envision safe and people-centred (not vehicle) connections throughout and external to the neighbourhood.

For instance:

a) The master plan has no allowance for retail within the redeveloped space. It is purely residential, so if residents want to reach Aldi and don't have access to a vehicle, they need to cross a 60km/h main road (Frederick Rd), which incidentally has a sub-standard space for bicycles to cross at the PAC. If there is to remain no retail within the redevelopment, then consideration needs to be given to how Seaton residents can have safe and prioritised movement across Frederick Rd; treatments such as a reduced speed limit, raised pedestrian crossing, and pedestrian priority light sequencing at the Aldi PAC should be investigated.

b) Following on from the above, the nearby WEST development has a new shared-use path that provides for safe active travel between Aldi at Frederick Rd and (eventually, once completed) through to the western fringe along the golf course, connecting on to Westfield. This should also serve as a strategic movement corridor for Seaton residents.

c) If kids are travelling to Hendon Primary north of West Lakes Blvd, there is a PAC for them to cross the road, but there is no allowance in the master plan for a safe corridor for them to bisect their own neighbourhood to reach that crossing. Such a safe corridor should take the form of a wide shared use path suitable for pedestrians and children riding bicycles.

d) There is an open space corridor running through the centre of the development along Fidock Ave, which is puzzlingly interrupted twice by residential construction abutting on to Fidock Ave. This represents a missed opportunity to create an uninterrupted corridor of green space inclusive of a wide shared use path for people to move around the neighbourhood. I suggest setting the development back by 5

**Format    Feedback**

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metres to allow for the continuation of this open space corridor. See point C above for context.

e) Following on from points C and D above, there is no logical movement plan for kids to safely reach Seaton High School off-road by foot or bicycle, which abuts directly onto the south of the redeveloped area.

I'd be happy to clarify my feedback if required.





# APPENDICES

## G. [Link to Social Pinpoint](https://renewalsa.mysocialpinpoint.com/greater-seaton-project)

<https://renewalsa.mysocialpinpoint.com/greater-seaton-project>





# APPENDICES

H. [Link to drop-in session display panels](#)

<https://renewalsa.sa.gov.au/projects/seaton#resources>

