



Fact Sheet

Seaton Code Amendment

What is the draft Seaton Code Amendment?

The South Australian Government is proposing to rezone land in Seaton to support urban renewal and provide more housing choices.

The proposal, known as the Seaton Code Amendment, would rezone land from the *Housing Diversity Neighbourhood Zone* to the *Urban Renewal Neighbourhood Zone*.

If approved, this change would:

- support a mix of homes, including townhouses and apartments
- allow for taller buildings, increasing the density in a well-connected area
- deliver around 1,450 new homes as part of Renewal SA's urban renewal project.

Why is rezoning being proposed?

Seaton is well-serviced by shops, schools, public transport, and community facilities. The rezoning would unlock its potential as a medium-to-high density neighbourhood, offering a wider range of housing to meet demand in Adelaide's north-western suburbs.

The amendment aims to create a neighbourhood that:

- provides quality open spaces, local amenities, and community facilities
- supports affordable, public and private housing
- makes the most of strong transport connections while blending with the existing community.

This proposal is part of the South Australian Government's [Housing Roadmap](#) which aims to increase land supply and housing options across the state.

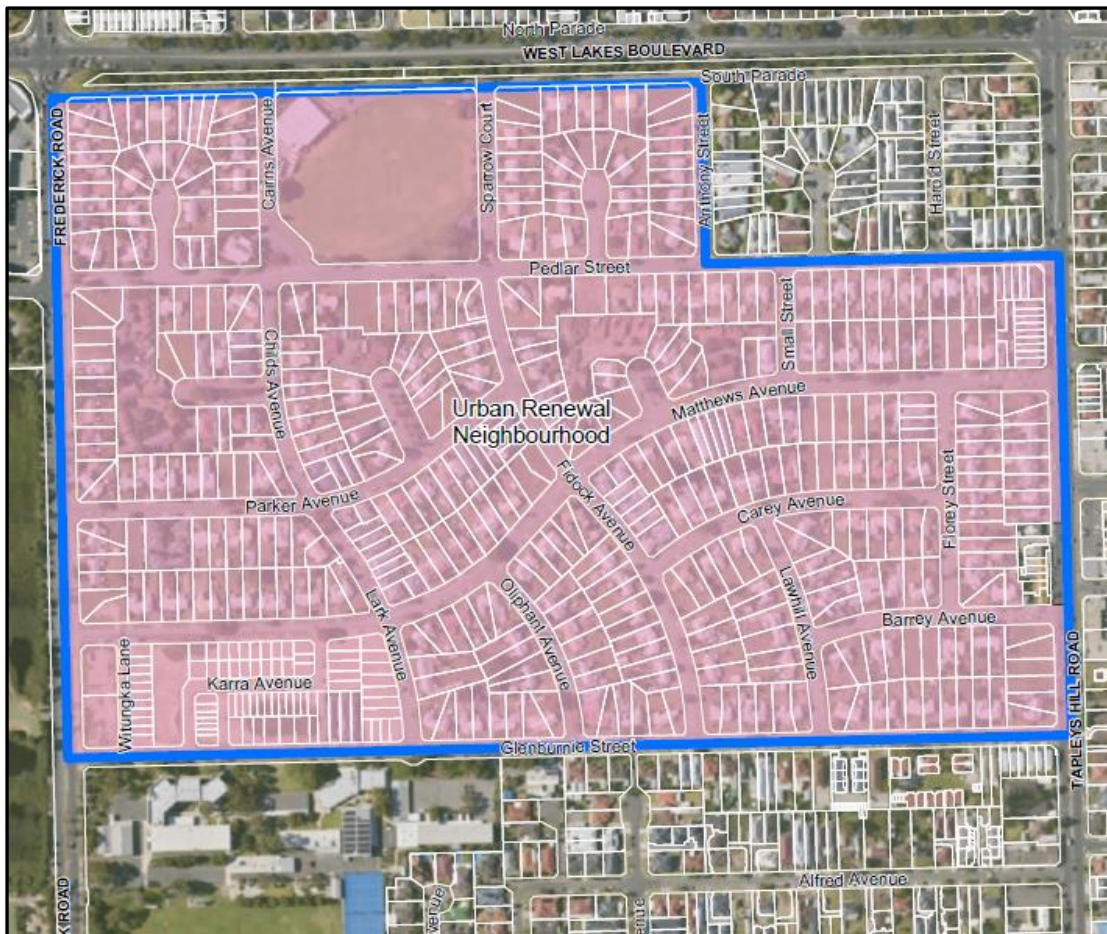
Where is the land located?

The 39-hectare site is within the City of Charles Sturt, jointly owned by Renewal SA, the SA Housing Trust, and private landowners.

The area is bounded by:

- West Lakes Boulevard and Pedlar Street to the north
- Frederick Road to the west
- Tapleys Hill Road to the east
- Glenburnie Street to the south.

The map below shows the proposed Urban Renewal Neighbourhood Zone outlined in blue.



What changes are being proposed?

The draft Seaton Code Amendment proposes to:

- rezone from *Housing Diversity Neighbourhood Zone* to *Urban Renewal Neighbourhood Zone*
- retain the *Local Activity Centre Zone*
- apply the *Affordable Housing Overlay* (minimum 15% affordable housing)
- apply the *Noise and Air Emissions Overlay* along Tapleys Hill Road to manage traffic impacts
- allow buildings up to:
 - 10 levels or 35m along the arterial roads, a section of the northeast corner, and a section to the east of Pedlar Reserve

- 3 levels or 12.5m along the interface with low-density residential dwellings along the southern and the northeastern boundary
- 8 levels or 28m for the remainder of the area.

What investigations have been done?

Before putting the proposal forward, a number of detailed studies were carried out to check the area is suitable for rezoning:

- stormwater and infrastructure assessments
- traffic and transport modelling
- noise and environmental impact studies
- Aboriginal and cultural heritage assessments
- tree surveys and landscaping reviews.

How can I have my say?

The engagement period runs from 9:00am on Tuesday 4 November 2025 to 11:59pm on Tuesday 16 December 2025.

You can share your feedback by:

- visiting [YourSAY - Seaton Code Amendment](#)
- emailing plansasubmissions@sa.gov.au (subject: *Submission – Seaton Code Amendment*)
- posting to:
Code Amendment Team
Planning and Building
Department for Housing and Urban Development
GPO Box 1815
ADELAIDE SA 5001

What happens next?

- All feedback will be considered and included in an engagement report.
- The report will be considered by the State Planning Commission and Minister for Planning.
- Once a decision has been made, the report and submissions (with personal details removed) will be published on [YourSAY - Seaton Code Amendment](#) and on [PlanSA](#).

More information

For more information about the draft Seaton Code Amendment:

- phone PlanSA on 1800 752 664
- email plansa@sa.gov.au