



What We Heard

Seaton Code Amendment

The Seaton Code Amendment aims to rezone approximately 39 hectares of land in Seaton, unlocking opportunities for diverse, medium-to-high-density housing.

About the proposed changes

The South Australian Government is proposing to rezone land in Seaton to support urban renewal of the area. This will support the creation of a medium-to-high-density, mixed-housing neighbourhood and would:

- enable a variety of housing types including townhouses and apartments
- allow for taller buildings, increasing the density in a well-connected area, including up to:
 - 10 levels along the arterial roads, a section of the north-east corner and a section to the east of Pedlar Reserve
 - 3 levels along the interface with low-density housing along the southern and the north-eastern boundary
 - 8 levels for the rest of the area
- support the delivery of around 1,450 new homes in line with Renewal SA's urban renewal project.

The draft amendment aims to create a neighbourhood that:

- provides well-designed open space, local amenities and community facilities
- supports affordable, public and market housing
- maximises the potential of a well-serviced and connected area, while complementing the existing streetscape and community.

Feedback was invited on the draft Seaton Code Amendment from Tuesday 4 November to Tuesday 16 December 2025.

What we heard

Submissions and survey responses were received from a range of stakeholders including community, state agencies, council, industry and utilities.

A total of 54 submissions were received during the 6-week engagement period including:

- 38 YourSAy survey submissions
- 11 email submissions
- 5 PlanSA online submission forms.

Many individuals and organisations provided detailed and comprehensive feedback on the draft Code Amendment, and the Department for Housing and Urban Development is grateful for those contributions.

Key themes of the feedback

The feedback received through the submissions illustrated various key considerations for the Code Amendment. These key themes are outlined below:

- The proposed increased maximum building heights were a significant concern, especially for affected and neighbouring landowners.
- Feedback recognised the general need for more housing and some respondents supported the intent to redevelop and renew the Seaton area.
- Many respondents raised concerns about the location and availability of car parks, particularly the potential increase in on-street parking.
- There was resistance to the proposed increased housing density, with some concerned that it would be the catalyst for other issues raised.
- Respondents were uncertain about the current infrastructure's capacity to support the expected number of additional residents, given the proposed increased maximum building heights.
- Some respondents expressed concerns about traffic congestion, particularly the existing peak school hour traffic on Glenburnie Street and the potential for increased traffic congestion resulting from increased housing density.
- Concerns were raised regarding the lack of privacy for properties adjacent to, or near, the proposed increased maximum building heights.
- Feedback was received on the impact of the built form of the potential resulting developments, on properties in the area affected by the code amendment and the surrounding area.

Engagement activities

The following engagement activities were undertaken to promote and provide information about the Seaton Code Amendment:

- Online community information session held on 19 November. Registrations were through Eventbrite. This was attended by 5 people.
- Community information session held at Seaton Community Centre on 13 November. Registrations were through Eventbrite. This was attended by 40 people.
- Stakeholder letters were sent to affected landowners and occupiers, council, state government agencies, industry bodies, utility providers, members of parliament, communications staff and Traditional Owners.
- YourSAy consultation website, online survey and article in YourSAy e-newsletter.
- PlanSA website, online feedback form, news story and banner.
- Social media campaign which included curated organic posts and stories, supported by boosted posts.
- Article in Planning Ahead.
- Emails to stakeholders regarding key engagement milestones such as information sessions and the close of consultation.
- Meetings with City of Charles Sturt Council and Renewal SA.
- Presentation at the Policy Forum.
- Engaging with communications contacts from council, Renewal SA and SA Housing Trust to explore collaboration opportunities and seek their support in sharing of information through their stakeholder networks.
- Communications materials including FAQs, fact sheet, maps.

Next steps

All feedback is now being collated and considered in greater detail in updating the draft Seaton Code Amendment.

An engagement report is being prepared, which will include a summary of written submissions and feedback received, how these were considered and proposed updates to the draft Seaton Code Amendment in response to feedback received during consultation.

The engagement report will be provided to the Minister for Planning to assist with final decision making.

Once a decision has been made, the engagement report will be published on the YourSAy and PlanSA websites and will include all feedback received during consultation. Names and organisation details will be included with published submissions, but personal addresses, email addresses and phone numbers will not be published.

More information

Email: CodeAmendmentCoordination@sa.gov.au

Visit YourSAy: yoursay.sa.gov.au/seaton-code-amendment

Visit PlanSA: plan.sa.gov.au/en/ca/seaton