

# Renewal SA

Unlocking significant  
projects in South  
Australia

**12 September 2025**

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PRESIDING MEMBER,  
URBAN RENEWAL AUTHORITY  
BOARD OF MANAGEMENT



DELIVERING LASTING  
IMPACT THROUGH  
PROPERTY AND  
PROJECTS



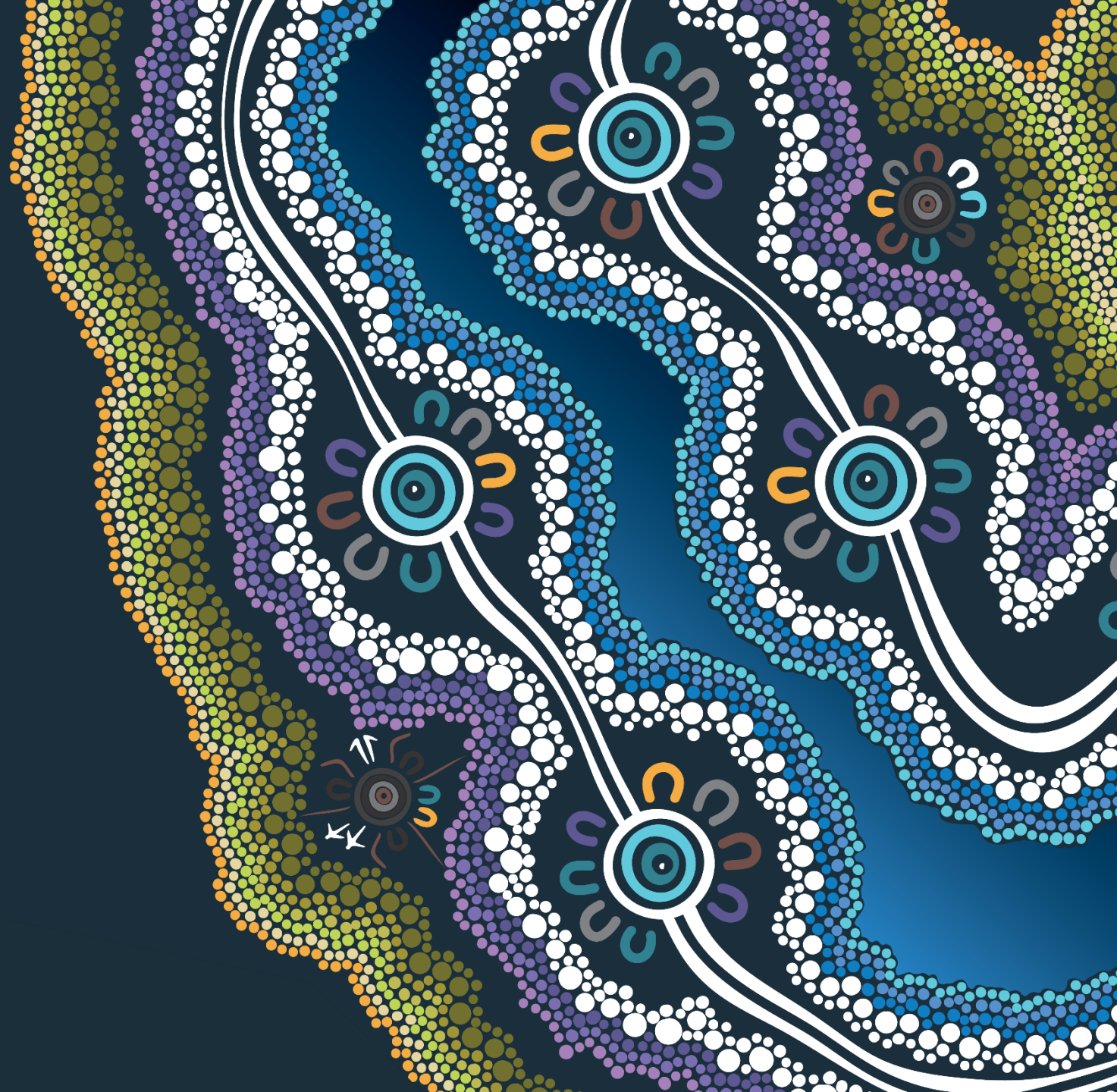


# Acknowledgement of Country

We acknowledge the Traditional Owners and Custodians of the Lands throughout South Australia.

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.







# Our priorities

Delivering:

- **Housing affordability** and accessibility in our cities and the regions.
- **Creating communities** that enhance liveability and bring our communities together through civic spaces.
- **Innovation districts** that are propelling the jobs and industries of the future.
- **Strategic land release** for industrial development to grow key sectors in our economy.
- **Partnerships and engagement** to get the best results.
- **Sustainability** that supports South Australia's leadership role in the global green transition.



# Portfolio at a glance

  
**22,000+** HOMES  
more than 20 residential and mixed-use precincts, including:

- ▾ 10 partnerships
- ▾ 35 homes as part of the Regional Key Worker Housing Scheme



  
**300+** BUSINESSES  
▾ Across 3 innovation districts



**\$1B** OF HELD ASSETS



  
**28%** OF THE STATE'S INDUSTRIAL LAND SUPPLY

  
**12M+** VISITORS PER YEAR

- ▾ Across 3 civic projects: Festival Plaza, Adelaide Railway Station and Adelaide Riverbank

 TOTAL REVENUE

**\$200+ MILLION\***

 TOTAL LANDHOLDINGS

**3,000+ HECTARES**

Approximately 50% future residential and mixed-use and 50% future industrial/employment projects

*\*Per annum, based on the 2025-26 FY forecast budget*





## Government housing policy

- **A Better Housing Future plan** to boost supply and build inclusive, sustainable communities.
- \$2.6b investment (2024–28) to fast-track land, housing and infrastructure.
- Targeting 61,000+ new homes through land release, planning reforms and delivery.
- **Greater Adelaide Plan** maps 315,000 homes and 254,000 jobs by 2050.
- Success relies on coordination with councils, community housing and private sector.





# Housing demand

Influencing factors:

- Migration
- Government subsidies and incentives
- Low interest rates
- Government-backed low-deposit schemes
- Strong local job markets.





## Housing supply

- SA maintains a stable housing supply with steady growth.
- Nation's strongest construction growth: \$4.59b, up 7.7% vs 3.5% nationally.
- Residential building up 22.9%, driven by houses (+22.6%) and apartments (+27.9%).
- Dwelling approvals up 28.8% year on year, despite national decline.
- Costs remain high due to labour and material pressures.





## Delivery program

- Renewal SA is fast-tracking government land to market to support long-term growth.
- Delivering 22,000+ homes across 20+ precincts and regional initiatives.
- Recent projects include Southwark Grounds, Seaton, Noarlunga, Playford Alive eastern parcel and regional housing partnerships.
- This year: \$400m+ capital spend, \$700m+ private investment, and \$850m+ GSP generated.





## Affordable housing

- Affordable housing is central to Renewal SA's mandate, ensuring inclusive, accessible communities.
- Renewal SA delivered **284** affordable homes and identified 735 more opportunities.
- Outcomes achieved through partnerships with developers, investors, government and community housing providers.



# High density housing



Bowden



Southwark Grounds



Partnership projects:

- Brompton Gasworks by MAB Corporation
- Forestville by consortium – Commercial Retail Group, Peet Limited and Buildtec



Tapangka on Franklin



274/275 North Terrace



# Medium density housing



Seaton



Prospect Corner



Magill

## Partnership projects:

- Oakden Rise and Aldinga by Villawood Properties
- Fort Largs and Tonsley Village by Peet Limited
- St Clair by AV Jennings
- Fletcher's Slip (Our Port) by Cedar Woods
- Dock One (Our Port) by Kite Projects



# Low-to-medium density housing



Noarlunga



Playford Alive



Partnership projects:

- Eyre at Penfield by AV Jennings



Onkaparinga Heights



Elizabeth South





## Closing remarks

- SA's housing program focuses on sustainable, inclusive communities.
- New Housing and Urban Development department streamlines delivery.
- Renewal SA delivers diverse, affordable housing across all densities.
- Key challenges: construction costs and workforce shortages.
- The provision of appropriate infrastructure to support development.



Thank you