

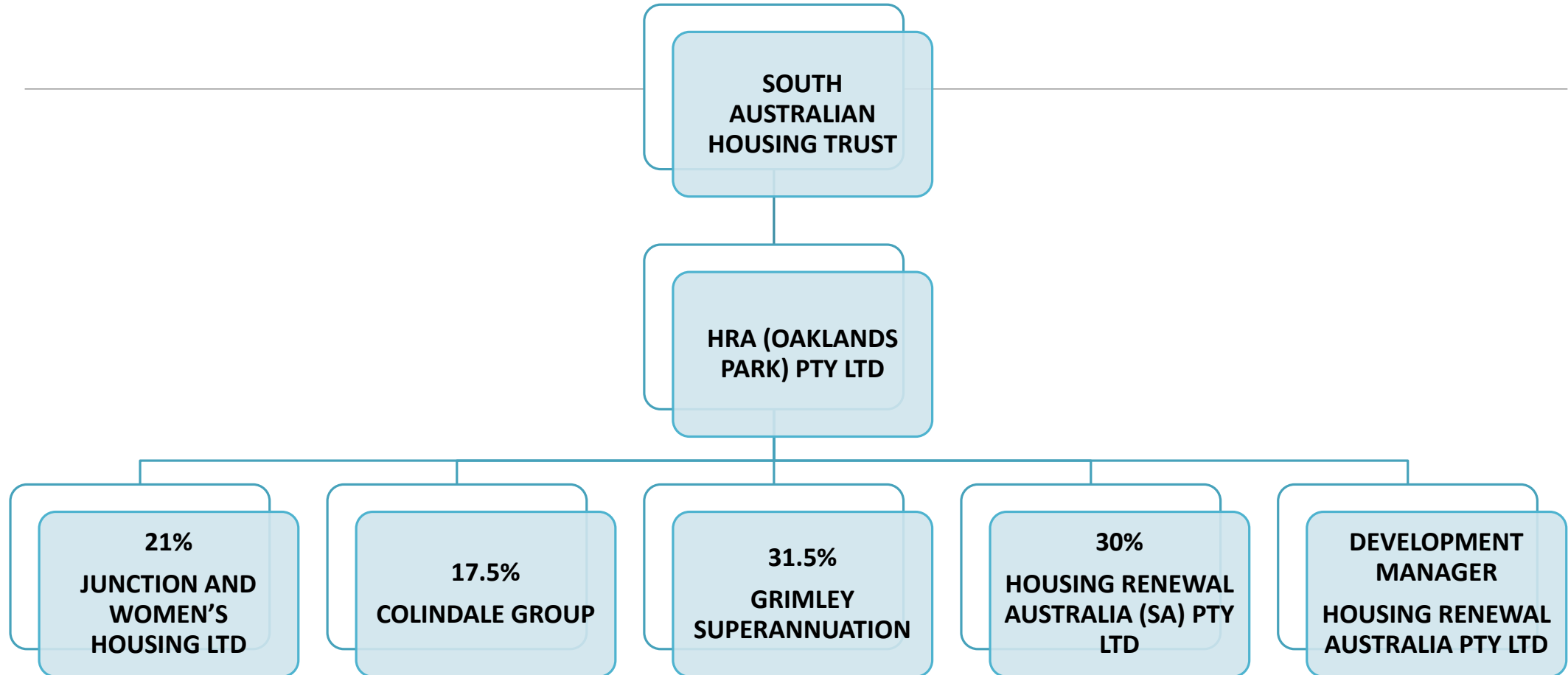


# Agenda

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- Who we are
- What we want to achieve
- Short video
- The project basics
- Our vision
- What we won't be doing
- How we'll address City of Marion infrastructure
- Next steps as we see them
- Final questions and requests

# OAKLANDS PARK – ORGANISATION CHART



# OAKLANDS PARK – URBAN RENEWAL

## Key Project Deliverables and Objectives

- Oaklands Park is an exciting new approach to social housing renewal in Adelaide
- It will replace the existing social housing on a **one-for-one** basis and deliver 15 percent of the market rate dwellings as affordable housing stock
- It will be guided by the formation and implementation of an agreed Community Engagement Plan
- It will transform the existing social housing site by building a fully-integrated mixed-tenure community with social housing, affordable housing and private ownership built to the same standards
- Social housing tenants will be supported through the engagement, relocation and ongoing services by project partners Junction, who will have a 20-year role in the community - well after the last house is delivered
- HRA and Junction will work alongside SAHT and City of Marion to design a community development program that provides on-ground support throughout the whole project lifecycle
- The project masterplan will enhance the existing site attributes by increasing the amount of useable Open Space and upgrading the existing road / street network without any significant alteration.
- The development will deliver a diverse mixture of allotment and dwelling typologies which will meet both the future requirements of SAHT and Junction together with demands of the private market

# OAKLANDS PARK – THE PROMISE AND REALITY

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1950 TO 2019





# OAKLANDS PARK URBAN RENEWAL

- Total site area of 9.6 hectares
- It is widely accepted the current built form does not meet the needs of the tenants they house
- Comprises 255 SAHT dwellings which are beyond their economic life and require replacement with new fit for purpose dwellings in a mix of accommodation typologies on a 1:1 basis
- The new dwellings will be a combination of one-storey villas, two-storey terraces and apartment buildings with a ground floor and three upper levels of four apartments per floor.
- As part of this project, Junction will manage these new SAHT dwellings under a 20-year management agreement with the South Australian Housing Trust
- At completion of the project the current plan will dilute the % of SAHT dwellings to approximately 35%
- A total of 672 new dwellings will be delivered of which 426 dwellings will be sold into the open market. A total of **15%** of these dwellings will be Affordable Housing (64)
- The project proposes to renew all of the existing infrastructure i.e. Roads, Kerb & Gutter, Footpaths, Stormwater Drainage, Water (potable and non-potable), Sewer and Electricity at the same time allowing resubdivision to create required allotments and development

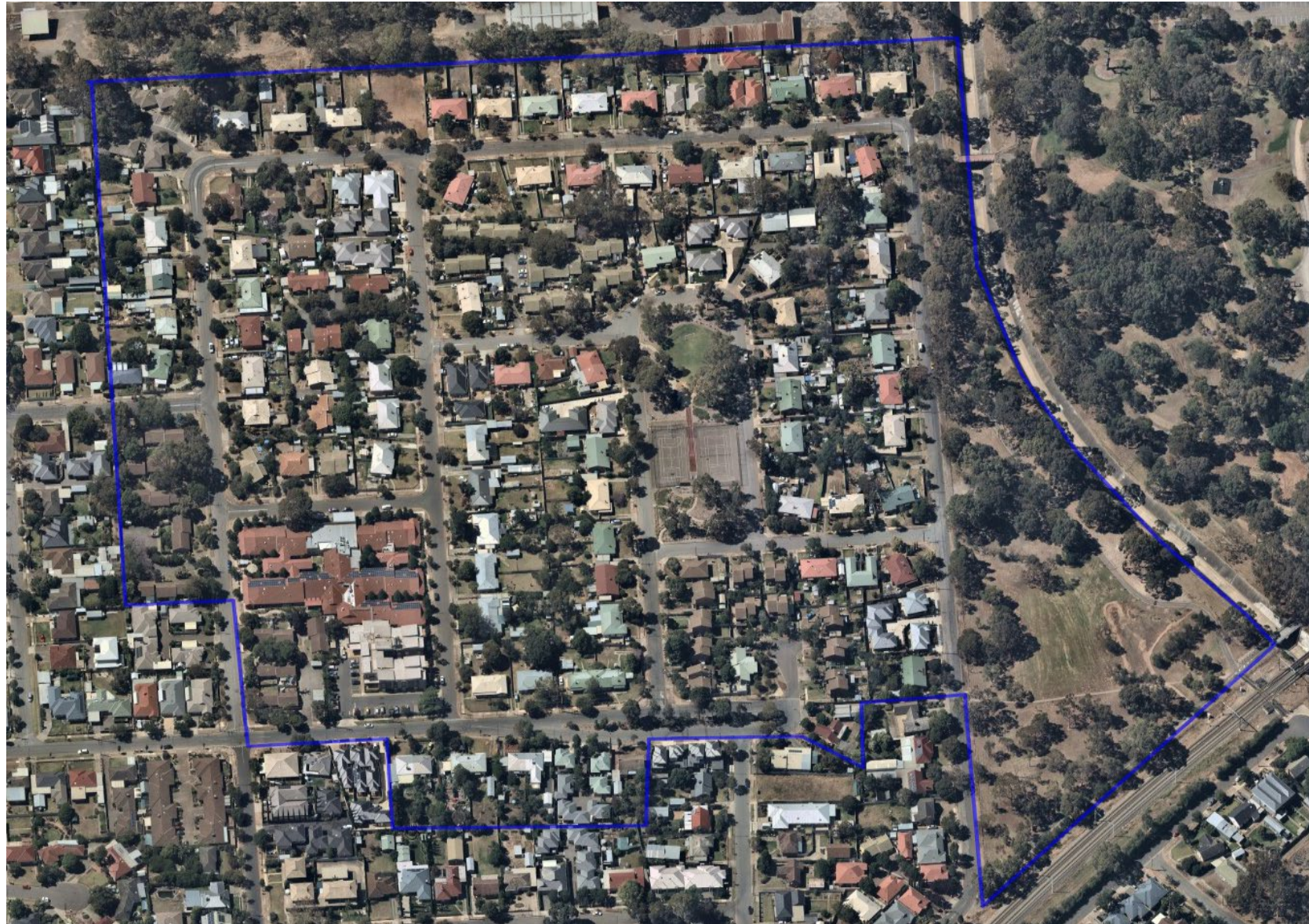
# Oaklands Park - Today

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Bombay Street, Oaklands Park  
Built from 1955  
Typically 85 - 88sqm 3BR double units  
on blocks of almost 600 sqm

## OAKLANDS PARK — SITE CONTEXT







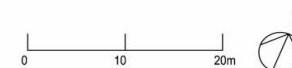




PROJECT  
OAKLANDS PARK URBAN RENEWAL

DRAWING  
LANDSCAPE VISION AND MASTERPLAN

DWG NO U010_CD001 V6	SHEET NO SHEET 2
REVISION V6	DATE 15.01.2019





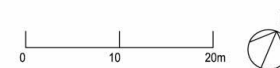
COMMERCIAL IN CONFIDENCE



PROJECT  
OAKLANDS PARK URBAN RENEWAL

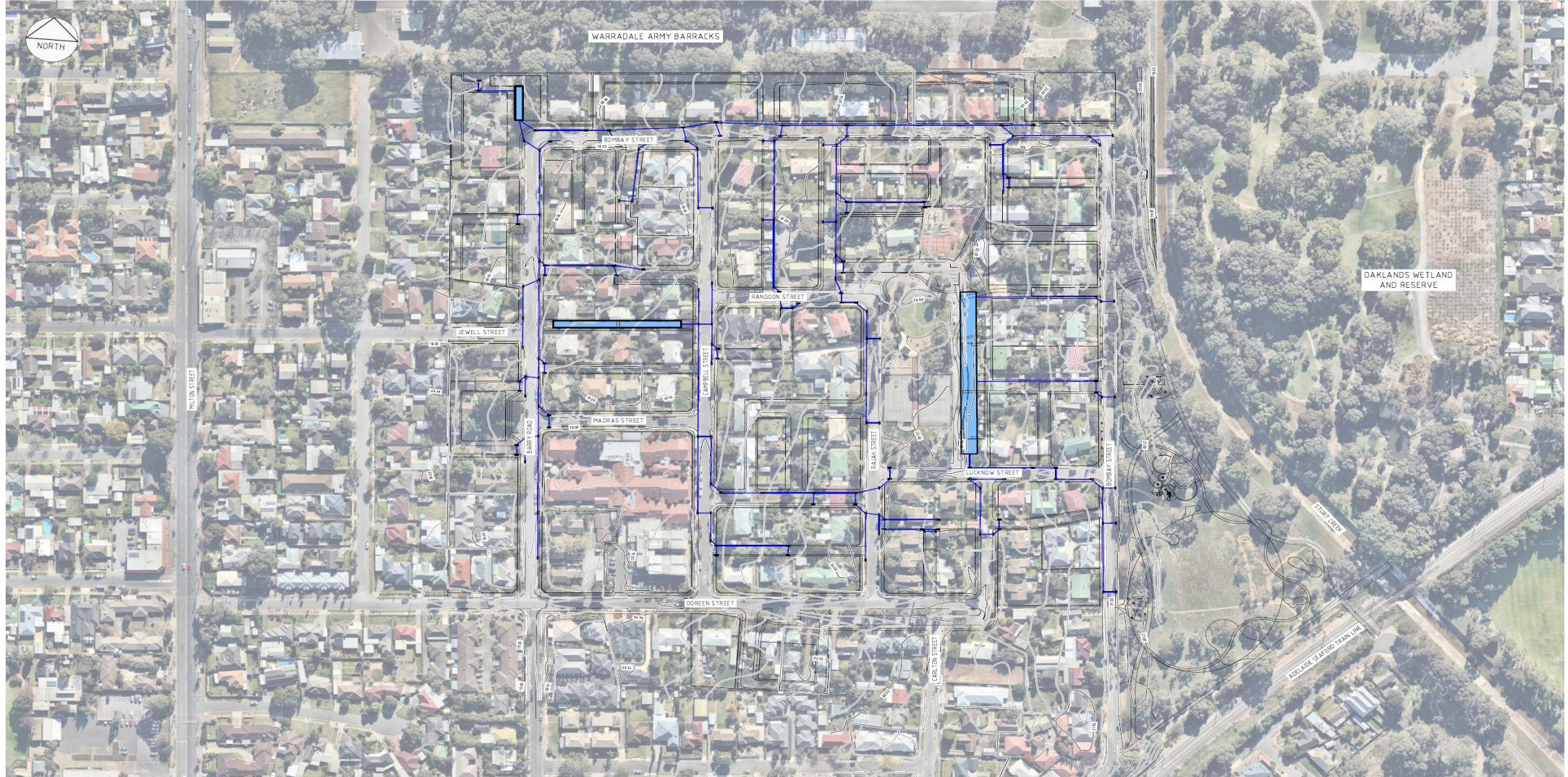
DRAWING  
LANDSCAPE VISION AND MASTERPLAN

DWG NO U010_CD001 V6	SHEET NO SHEET 3
REVISION V6	DATE 15.01.2019





# Stormwater Management



**THANK YOU**

## Next Steps:

- Tenant consultation –
  - Communication to occur this week, with full relocation strategy and plan to be implemented on final Government agreement
- City of Marion infrastructure requirements –
  - Continue discussions with Council administration towards finalising an agreed Governance structure regarding management and long-term asset ownership
- Planning
  - Lodge a Business Case with DPTI to support the establishment of a Precinct Authority
  - Minister for Planning would then seek Cabinet Approval for the establishment of the Precinct Authority
- Community Engagement Plan Implementation
  - Community and Stakeholders consultation to be finalised and implemented concurrently with tenant engagement plan