

# New dawn for Sunset estate

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\$215m development gets green tick

A CONTROVERSIAL housing development in Adelaide's south has secured final approvals, with construction of the first homes expected to start in the new year.

The \$215m project is being led by South Australia's biggest home builder, Hickinbotham Group, which the state government engaged four years ago to develop the site.

Known as Sunset, the estate will house 644 allotments from 300sq m to 540sq m.

After securing development approval from the State Commission Assessment Panel (SCAP) in April, Hickinbotham has received engineering approval from Onkaparinga Council for the project's first stage of 60 allotments.

Hickinbotham Group managing director Michael Hickinbotham, pictured, said the eight-year project would deliver a huge economic boost for Adelaide's south, creating 1200 full-time jobs during construction, including 100 apprenticeships, and injecting \$170m into the state's economy.

"As well as much-needed housing, this estate will feature extensive reserve areas, including a major north-south green walking trail that will connect to the Onkaparinga River Recreation Park," he said.

"We now look forward to turning it into a reality."

The 42ha site straddles the suburbs of Port Noarlunga South and Seaford Meadows, but the state government is considering a boundary realignment which would expand Port Noarlunga South to take in the entire estate.

Hickinbotham was contracted to develop the site by state government development body, Renewal SA, in 2017, and secured development approval from SCAP in 2018.

But the council challenged the approval in the SA Supreme Court, citing a failure to conduct proper public consultation, before agreeing to negotiate directly with the developer to secure an agreed outcome out of court.

Onkaparinga Mayor Erin Thompson said Hickinbotham's revised plans offered better traffic safety outcomes and a significant amount of additional open space.

She said the council had "worked hard" with Hickinbotham to ensure maximum open space and improved environmental outcomes.

About 15 per cent of the new housing will be set aside as affordable housing and 90 homes will be social housing.

Allotments in the first stage of the development, near the corner of Commercial and Jared roads, are likely to hit the market later this year.