



News Release

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\$48M affordable housing hub revives beachside site

A former public housing site in Henley Beach has been transformed by Unity Housing into a \$48 million mixed housing development, adding much-needed affordable and social rental accommodation to the popular beachside community.

Officially opened today, the Henley Beach South 'Coast' Project is a major milestone in Unity Housing's commitment to delivering more social and affordable housing to low-income households increasingly priced out of the rental market across metropolitan Adelaide.

In partnership with the South Australian Housing Trust (SAHT), Unity Housing's 'Coast' development has transformed the 0.9ha former public housing site into 70 modern, sustainable apartments and townhouses on sought after Henley Beach Road.

The mixed housing development replaces 52 outdated public housing flats built in 1957 and has been designed to strengthen the local community through thoughtful design, strong partnerships, and community engagement. It includes:

- 22 two-and-three-bedroom affordable rental townhouses owned and operated by Unity Housing.
- Five two-bedroom social apartments owned and operated by Unity Housing.
- 23 two-bedroom social rental apartments for people aged 55 and over owned by the SAHT and managed by Unity Housing.
- 20 townhouses sold to market (phase one of the development).

Construction of the affordable townhouses and social apartments was completed in May, and they are expected to be fully tenanted by the end of July.

The all-electric site includes 700 solar panels installed across the development's mixed housing, car chargers fitted in Unity Housing's affordable townhouses and an open green community space and street landscaping. The 28 social housing apartments are built to meet Supported Disability Accommodation "Improved Liveability" standards.

Designed by City Collective and built by Centina, the development secured funding from the Housing Australia Future Fund and National Housing Accord Facility (Round One) to support the delivery of 19 affordable townhouses and five of the social housing apartments.

Attributable to Housing and Urban Development Minister Nick Champion:

“These new homes demonstrate our Government’s commitment to ensuring everyone has access to safe, secure and affordable housing close to jobs, schools, and public transport.

“‘Coast’ is a beautifully designed community, eco-friendly and best of all, provides social and affordable rentals in a sought-after beachside suburb, a stone’s throw from a leading high school. It connects residents with the local community seamlessly.

“I want to thank Unity Housing for their outstanding partnership in delivering this important project. Working together, we are providing homes that make a real difference for people right across our community.”

Attributable to Unity Housing CEO Matthew Woodward:

“This is a landmark project that sets the new standard for affordable, inclusive and sustainable living in Henley Beach South. It delivers much-needed housing for low-income households, seniors, and the broader community.

“Our \$48 million development is not just housing – it is also about strengthening the fabric of the community, reflecting the character and needs of the neighbourhood and delivering high quality, affordable homes that foster connection, dignity, and opportunity.”

Attributable to Centina Managing Director Paul Nardinocchi:

“Aligned with Centina's vision to be known as a company that positively impacts communities, we are proud to partner with Unity Housing on the construction of this project.

“The townhouses and apartments provide much needed social and affordable housing to low income and ageing community members and are situated in an exceptional location only minutes to the beach and near amenities.”

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Unity Housing: Unity Housing is a South Australian community housing provider established in 2008 as a direct response to housing affordability challenges. Today, Unity Housing provides more than 4800 people access to more than 3200 safe and affordable rental properties across regional and metropolitan South Australia.