

“South Beach” announced as Adelaide’s newest suburb & community

The South Australian Government’s approval of a Planning and Design Code Amendment to rezone the former Adelaide Refinery site at Port Stanvac within the City of Onkaparinga will enable the delivery of a mixed-use master-planned community to be delivered by award-winning developer, MAB.

The scale of the former Adelaide Refinery site at Port Stanvac will support the creation of a new suburb, with a portion of Lonsdale to be renamed “*South Beach*”. *This name will also* be shared by the new master-planned community being delivered on the site.

The approved Code Amendment will enable the commencement of remediation activities, supporting the delivery of new housing, employment opportunities, and extensive open space, including an expanded coastal trail network.

“*South Beach*” aims to set a new benchmark for urban renewal while delivering lasting social, economic, and environmental benefits for the southern region.

Encompassing 230 hectares, *South Beach* remains one of the most beautiful coastal locations in southern Adelaide, and its master-planned vision will include the delivery of:

- Approximately 3,600 new homes, including up to 15% affordable housing
- Over 60 hectares of employment land to support local business innovation and job growth
- A new community with direct access to the Lonsdale Railway Station
- More than 31% open space, including improved community access to the coastline and beach, including a new Coast Park - connecting the 70 kilometre coastal trail network from North Haven to Sellicks Beach.
- A vibrant mixed-use town centre with retail, recreation, and community facilities

MAB CEO David Hall said the approved amendment aligns with the both the South Australian Government and City of Onkaparinga’s aspirations for economic growth and housing diversity:

“MAB is proud of the strong working relationships we have established with the South Australian Government and the City of Onkaparinga. This has enabled a considered and collaborative process that will help deliver planning and housing outcomes in a truly unique location close to the coast, employment, transport, and community facilities.

“The approval helps ensure this underutilised land can be developed in a way that maximises economic opportunity while meeting the needs of the community,” he said.

MAB will continue to work closely with the South Australian Government and the City of Onkaparinga to progress site remediation and implementation of the Code Amendment. The South Beach project is anticipated to commence construction in 2028, with first residents to arrive in 2029. For further information: www.livesoutbeach.com

Acquired in December 2025, South Beach is MAB’s second project in South Australia with The Gasworks, an urban renewal project located in the inner northern suburbs of Adelaide, now on market. www.thegasworksbrompton.com.au

About MAB

Established in 1995, and founded by fifth generation property identities, Michael and Andrew Buxton, MAB takes great pride in shaping the fabric of the built environment with originality, quality and excellence.

Today MAB's diversified portfolio exceeds \$17 billion spanning master-planned communities, residential apartments, townhouses, commercial offices, business parks, retail and investments.

MAB has demonstrated experience in pioneering the delivery of large-scale urban-renewal projects and master-planned communities including NewQuay Docklands, University Hill Bundoora, and Merrifield Mickleham, set to be the largest mixed-use community in Victoria.

MAB is now embarking on the state significant, revitalisation of the former Brompton Gasworks in Adelaide and planning a game-changing 21st century 780-hectare business park in Avalon, Victoria.

For more information visit: mab.com.au

Media Enquiries

Anne Baker – GM Marketing

MAB

Phone [0400 999 050](tel:0400999050)

Email abaker@mab.com.au