



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

18 MAY 2020 AT 6:30 PM

IN LITTLE PARA CONFERENCE ROOMS, 34 CHURCH STREET, SALISBURY

MEMBERS

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore
Cr L Braun
Cr B Brug
Cr A Duncan (Deputy Chairman)
Cr K Grenfell
Cr N Henningsen
Cr D Hood
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr S Reardon
Cr G Reynolds
Cr J Woodman

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr J Devine
A/General Manager Community Development, Ms V Haracic
Manager Governance, Mr M Petrovski
Risk and Governance Program Manager, Ms J Crook
Governance Support Officer, Ms K Boyd

APOLOGIES

LEAVE OF ABSENCE

PRESENTATION OF MINUTES

Presentation of the Minutes of the Policy and Planning Committee Meeting held on 20 April 2020.

REPORTS

Administration

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OTHER BUSINESS

CLOSE



**MINUTES OF POLICY AND PLANNING COMMITTEE MEETING HELD IN LITTLE
PARA CONFERENCE ROOMS, 34 CHURCH STREET, SALISBURY ON**

20 APRIL 2020

MEMBERS PRESENT

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr M Blackmore (*from 6.33pm*)
Cr L Braun (*from 6.38pm*)
Cr B Brug
Cr A Duncan (Deputy Chairman)
Cr K Grenfell
Cr N Henningsen (*via videoconference*)
Cr D Hood
Cr P Jensen
Cr S Ouk
Cr D Proleta
Cr S Reardon
Cr G Reynolds
Cr J Woodman

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Development, Mr T Sutcliffe
General Manager City Infrastructure, Mr J Devine
A/General Manager Community Development, Ms V Haracic
Manager Governance, Mr M Petrovski
Risk and Governance Program Manager, Ms J Crook
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.32 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

There were no apologies.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr K Grenfell
Seconded Cr G Reynolds

The Minutes of the Policy and Planning Committee Meeting held on 16 March 2020, be taken and read as confirmed.

CARRIED

Cr M Blackmore entered the meeting at 6.33pm.

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr J Woodman
Seconded Cr D Proleta

1. The information be received.

CARRIED

Community Development

1.1.1 Shelter for the Homeless

Cr L Braun entered the meeting at 6.38 pm.

Cr K Grenfell left the meeting at 06:40 pm.

Cr K Grenfell returned to the meeting at 06:49 pm.

Cr G Reynolds left the meeting at 06:53 pm.

Cr G Reynolds returned to the meeting at 06:55 pm.

Moved Cr B Brug
Seconded Cr A Duncan

1. That the report be noted.
2. That Council requests the Administration to provide a further report by July 2020 to be presented, responding to the original Motion on Notice (Resolution Number 0343/2019).
3. That staff include in the further report strategies to tackle homelessness including options and costs of a Council owned temporary homelessness facility in the City of Salisbury and identify appropriate NGOs and undertake initial discussions regarding managing said facility.

-
4. That the report also include the development of a City of Salisbury Homelessness Strategy that would consider: reasonable targets for curbing homelessness, identification of community groups most at risk that a purpose built facility can assist with and the merits of hosting a Salisbury/northern Adelaide homelessness forum including all key stakeholders including Elected Members.
 5. That telephone facilities be made available at the Salisbury Community Hub and other appropriate Council buildings to facilitate improved connection and access to local Housing and Homeless service providers.
 6. That Council staff continue to support homeless people to connect with local service Housing and Homeless service providers.
 7. That Council increase advocacy for increased funding and collaboration with key stakeholders for the provision of emergency accommodation in the City of Salisbury and northern Adelaide.
 8. That Council write to the Premier Steven Marshall MP, Leader of the Opposition Peter Malinauskas MP, Minister for Human Services Michelle Lensink MLC and Shadow Minister for Human Services Nat Cook MP seeking increased funding for the provision of emergency accommodation in City of Salisbury and northern Adelaide.

CARRIED

1.1.2 Salisbury Community Hub - Update - Future Service Demands

Moved Mayor G Aldridge
Seconded Cr M Blackmore

1. That the information be received.
2. That administration provides an update report by December 2020 on the status of assessing any future service demands at the Salisbury Community Hub and implications.

CARRIED

Urban Development

1.3.1 Rural (Aircraft Noise) Direk Industry and Residential Interface DPA

Cr G Reynolds declared a perceived conflict of interest on the basis of his employment. Cr G Reynolds left the meeting at 7:00 pm.

Moved Cr C Buchanan
Seconded Cr D Proleta

1. That Option 1 in the Policy and Planning Committee Agenda 20/4/20 Item 1.3.1 relating to the Rural (Aircraft Noise) Direk Industry and Residential Interface Development Plan Amendment be endorsed, subject to DPTI agreeing to hold the DPA open until confirmation is received about the inclusion of the minor zone changes as identified in the DPA to the cadastre of the properties at 16 Beadell Street, and 105 and 117 Bolivar Road in the Planning and Design Code (Phase 3 Urban Areas).

CARRIED
UNANIMOUSLY

Cr G Reynolds returned to the meeting at 7:06 pm.

Corporate Plans

1.7.1 Draft City Plan 2035 Consultation

Moved Mayor G Aldridge
Seconded Cr A Duncan

1. The consultation process for the draft City Plan be conducted online and run concurrently with consultation of the 2020/21 Annual Plan during May 2020.

CARRIED
UNANIMOUSLY

OTHER BUSINESS

P&P-OB1 Planning and Design Code

Moved Cr C Buchanan
Seconded Cr B Brug

That, given that there several outstanding issues which should be addressed to ensure the successful implementation of the Planning and Design Code, and in light of council resources being directed at this time to deal with the COVID-19 pandemic, the CEO to write to the Minister for Planning requesting a further delay to the Planning and Design Code’s implementation for phase 2 and 3 until at least 1 July 2021 and outline the following concerns:

- Given the number of identified errors and omissions in the draft Planning and Design Code, corrections made in the completed Code should be clearly identified.
- Councils and other stakeholders should be provided with a completed Planning and Design Code and ePlanning system at least 2 months prior to the Code’s implementation in Phase 2 and Phase 3 council areas.
- Local policy content, contained in council development plans, should be either transferred to the Planning and Design Code or clear explanations as to why this local policy content has not been transferred should be provided.
- A clear explanation of how the Code Amendment process will operate, needs to be provided.
- A clear explanation of how development application fees will be raised and distributed, needs to be provided.
- Other concerns the CEO and General Manager wish to include.

CARRIED
UNANIMOUSLY

The meeting closed at 7.23 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	18 May 2020
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making.
SUMMARY	This item details reports to be presented to the Policy and Planning Committee as a result of a previous Council resolution. If reports have been deferred to a subsequent month, this will be indicated, along with a reason for the deferral.

RECOMMENDATION

1. The information be received.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 Historically, a list of resolutions requiring a future report to Council has been presented to each committee for noting.

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Report authors and General Managers.
- 2.2 External
 - 2.2.1 Nil.

3. REPORT

3.1 The table below outlines the reports to be presented to the Policy and Planning Committee as a result of a Council resolution.

Meeting Item	Heading and Resolution	Officer
19/12/2016 P&P-OB1	RAAF AP-3C Tailfin for Purposes of Display That staff prepare a report working with Salisbury RSL to obtain an AP-3C Tailfin from RAAF for purposes of display within the Salisbury Council area, potentially as part of the Salisbury Oval Precinct upgrade. Due: July 2020	Julie Kushnir
28/05/2018 1.2.1	Cities Power Partnership Program 1. That Council re-consider becoming a partner of the Cities Power Partnership program once the City of Salisbury's Energy Management Plan has been finalised and endorsed during 2018/19. Due: July 2020	Andrew Legrand
24/06/2019 12.1	Motion without Notice: Upgrades to Current Sporting Facilities That staff provide a report for costings for upgrades to our current major sporting centres, excluding Ingle Farm Recreation Centre, to support our community over the coming 40+ years. Due: June 2020	Adam Trottman
23/09/2019 1.5.1	Heritage 1. Subject to budget approval by Council, the General Manager City Development be authorised to engage a heritage expert to undertake a Local Heritage first stage study, a Thematic Heritage Framework, for the City of Salisbury area, and report back to Council on the findings. Due: October 2020	Peter Jansen
25/11/2019 1.1.2	Community Safety Strategy 3. Staff develop an implementation strategy with detailed resource allocations and assign lead responsibilities, and staging of the actions for council consideration. Due: July 2020	Julie Douglas
25/11/2019 AMSC2	Street Tree Asset Management Plan and Policy 2. That a report be presented to the February 2020 Policy and Planning Committee as part of a plan to consider a range of tree types in the tree palette options, including flowering Due: May 2020 July 2020 This will be incorporated into the report to the Asset Management Sub Committee in relation to the Tree Policy.	Craig Johansen

25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Jo Cooper
3.6.2	3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of: <ol style="list-style-type: none"> a. strategies and opportunities for Council to engage in the “Direct Democracy” (Citizens Jury), identifying areas where this can be used e.g. Neales Green; 	
Due:	July 2020	
25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Jo Cooper
3.6.2	3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of: <ol style="list-style-type: none"> b. the creation of a “Fun Bus” service as provided by the City of Darwin; 	
Due:	July 2020	
16/12/2019	Public Art – Feature Artwork	Julie Kushnir
1.1.2	4. Staff to continue to work with the Public Art Panel to identify suitable locations with a further report to be brought back to Council in March 2020 with recommendations that can be incorporated into the 2020/21 budget.	
Due:	August 2020	
28/01/2020	Bridgestone Athletics Centre – Sponsorship Opportunities	Adam Trottman
1.10.1	Council has previously resolved this resolution to be confidential.	
Due:	June 2020	
23/03/2020	City Plan	Amanda Berry
1.7.1	3. Staff report back to the Policy and Planning Committee in June 2020 on the outcomes of public consultation for final approval of the new City Plan.	
Due:	June 2020	
23/03/2020	Strategic Review	Terry Sutcliffe
AC-OB1	1. That a strategic review of the project management and contract management regarding the Salisbury Community Hub be performed.	
Due:	June 2020	

27/04/2020 MON7.3	Shelter for the Homeless 2. That Council requests the Administration to provide a further report by July 2020 to be presented, responding to the original Motion on Notice (Resolution Number 0343/2019). Due: July 2020	Julie Douglas
27/04/2020 1.1.2	Salisbury Community Hub - Update - Future Service Demands 2. That administration provides an update report by December 2020 on the status of assessing any future service demands at the Salisbury Community Hub and implications. Due: December 2020	Julie Kushnir

4. CONCLUSION / PROPOSAL

- 4.1 Future reports for the Policy and Planning Committee have been reviewed and are presented to Council for noting.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 11/05/2020

ITEM	1.0.2
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Tourism and Visitor Sub Committee meeting held on Tuesday 12 May 2020
AUTHOR	Mechelle Potter, Administrative Coordinator - Business Excellence, Business Excellence
CITY PLAN LINKS	4.3 Have robust processes that support consistent service delivery and informed decision making. 3.2 Have interesting places where people want to be.
SUMMARY	The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Tuesday 12 May 2020 are presented for Policy and Planning Committee's consideration.
RECOMMENDATION	
1.	The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 12 May 2020 be received and noted and that the following recommendations contained therein be adopted by Council:
TVSC1	Future Reports for the Tourism and Visitor Sub Committee
1.	The information be received.
TVSC2	Promotional method for identifying properties of historical significance plus other attractions within CoS
1.	That this interim report be noted.
2.	That further information and / or presentations of suitable technologies be prepared for presentation to the Committee.
TVSC-OB1	Historical Signage Update
1.	That a status report on historical signage be reported to the next meeting of the Tourism & Visitor Sub Committee including a priority listing.
TVSC-OB2	Cycling and Walking Path Signage
1.	That a report be prepared by August 2020 investigating the feasibility and cost of installing signage and public mural art along the new Cycling and Walking path Tapa Martinhi Yala, to encourage cyclists to venture into Salisbury.

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Minutes Tourism and Visitor Sub Committee - 12 May 2020

CO-ORDINATION

Officer:	CEO	GMBE
Date:	14/05/2020	13/05/2020



**MINUTES OF TOURISM AND VISITOR SUB COMMITTEE MEETING HELD IN
LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

12 MAY 2020

MEMBERS PRESENT

Cr M Blackmore (Chairman)
Mayor G Aldridge (ex officio)
Cr K Grenfell
Mr J Pinney
Cr D Proleta
Cr S Reardon (5.02 pm)
Mr L Virgo
Mr D Waylen
Cr J Woodman (Deputy Chairman)

OBSERVERS

Cr B Brug
Cr C Buchanan

STAFF

General Manager Business Excellence, Mr C Mansueto
Team Leader Communications & Marketing, Ms H Atkins
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 5.00 pm.

The Chairman welcomed the members, staff and the gallery to the meeting.

APOLOGIES

Nil

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr J Woodman
Seconded Cr D Proleta

The Minutes of the Tourism and Visitor Sub Committee Meeting held on 10 March 2020, be taken and read as confirmed.

CARRIED

REPORTS

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

Moved Mayor G Aldridge
Seconded Cr K Grenfell

1. The information be received.

CARRIED

TVSC2 Promotional method for identifying properties of historical significance plus other attractions within CoS

Moved Cr D Proleta
Seconded Mayor G Aldridge

1. That this interim report be noted.
2. That further information and / or presentations of suitable technologies be prepared for presentation to the Committee.

CARRIED

OTHER BUSINESS

TVSC-OB1 Historical Signage Update

Moved Mr D Waylen
Seconded Cr J Woodman

1. That a status report on historical signage be reported to the next meeting of the Tourism & Visitor Sub Committee including a priority listing.

CARRIED
UNANIMOUSLY

TVSC-OB2 Cycling and Walking Path Signage

Moved Mr D Waylen
Seconded Mr J Pinney

1. That a report be prepared by August 2020 investigating the feasibility and cost of installing signage and public mural art along the new Cycling and Walking path Tapa Martinthi Yala, to encourage cyclists to venture into Salisbury.

CARRIED

CLOSE

The meeting closed at 5.46 pm.

CHAIRMAN.....

DATE.....

ITEM	1.1.1 POLICY AND PLANNING COMMITTEE
DATE	18 May 2020
HEADING	Support for Sport and Recreation Post COVID-19 Restrictions
AUTHOR	Adam Trottman, Manager Community Planning & Vitality, Community Development
CITY PLAN LINKS	3.3 Be a connected city where all people have opportunities to participate. 3.1 Be an adaptive community that embraces change and opportunities.
SUMMARY	This report provides an update on COVID-19 Return to Sport measures. Each State Sporting Association is required to develop a Return to Sport policy and action plan for submission to the Office for Recreation, Sport and Racing before being communicated to the clubs. Council staff are meeting with major State Sporting Associations to better understand each code's plan and how it applies to their clubs. Council staff will also be communicating this information to clubs as it comes to hand.

RECOMMENDATION

1. The information contained in this report is noted.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 A range of support measures have already been put in place to assist clubs through the COVID-19 restrictions and to return to sport. These support measures include monthly lease fees (if occupying a council owned facility) waived for the period 1 April 2020 to 30 June 2020, waiving of some business fees & charges (if applicable), and deferral of rates (if eligible under the COVID-19 Rates Hardship Policy).

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Property and Buildings, City Infrastructure
 - 2.1.2 Environmental Health and Safety, Business Excellence,
- 2.2 External
 - 2.2.1 Australian Institute of Sport
 - 2.2.2 Sport Australia
 - 2.2.3 Office for Recreation, Sport and Racing
 - 2.2.4 City of Port Adelaide Enfield, Playford, and Tea Tree Gully
 - 2.2.5 State Sporting Associations
 - 2.2.6 Clubs

3. REPORT

- 3.1 COVID-19 has had significant impacts on all aspects of life, including sport and recreation. With sporting and community facilities having closed in line with Government directives, it is important that Council understand each club's current and near future position in order to provide support through this turbulent time.
- 3.2 A report prepared for the Budget and Finance Committee recommends that a Sports & Community Clubs COVID-19 Recovery Support Package is established with funding made available to clubs in line with guidelines and criteria listed within that report.
- 3.3 Regular communication regarding club and sport development occurs through the established Salisbury Sport and Recreation Network. The Salisbury Sport and Recreation Network was established as part of the City of Salisbury's Sports Development Framework. The Network enables us to build strategic and sustainable partnerships that support growth and development of local sport in Salisbury providing opportunities for people of all ages, abilities and interests to participate in sport.
- 3.4 During this uncertain time, it is more important than ever to work collaboratively across both sporting and non-sporting communities to build stronger, healthier and more active communities that work together through sport.

Sporting and Community Club Check Up and Welfare Survey

- 3.5 In order to understand each Salisbury sporting and community club's current position during the COVID-19 pandemic, a survey was formulated requesting comment on the following areas:
 - Adequacy of information about the pandemic
 - Frequency of club room visits
 - Communication method between committee members, and to club members
 - State body support
 - Current concerns amid COVID-19 restrictions
 - Measures for beginning operation
 - Development of strategic action plan
 - Relief measures
- 3.6 Responses will inform the course of action in regard to sport development and community planning for sport and recreation.
- 3.7 Early indicators suggest clubs are seeking assistance in the following areas: applying for grants, managing budgets, applying of COVID-19 restrictions, looking after player wellbeing, developing action plans. A combination of workshops and one-on-one support is likely to be provided in response to these and staff are already developing workshops on some of these topics in collaboration with other councils.

Salisbury Sport and Recreation Network (SSRN) Newsletter

- 3.8 Monthly editions of the Salisbury Sport and Recreation Network (SSRN) Newsletter remain a key tool for keeping sporting and community clubs up to date with key information around:
- Available local, state and federal grant funding related to COVID-19
 - Property information and updates
 - Upcoming volunteer trainings, workshops and events
 - Health and safety information (COVID-19 restrictions)
 - Good Sports Program information
 - Play by the Rules portal
- 3.9 The editions being prepared for the recommencement of sport will include links to crucial information from the State and Federal Government, as well as Council key personnel contact information for further queries.

Salisbury Sport and Recreation Network (SSRN) Workshops

- 3.10 As part of community planning for sport and recreation, a calendar of volunteer training, workshops and development sessions was created to provide predominantly free-of-charge education to the local community sporting and community clubs. The 2020 calendar included:
- Preparing grant submissions
 - Supporting player and coach wellbeing
 - Responsible service of alcohol accreditation (to ensure adequate staff are trained in the lead up to clubs reopening)
 - Apply first aid accreditation (to ensure support staff are adequately accredited for the recommencement of sport)
 - Essentials for coaching
- 3.11 Topics such as Responsible Service of Alcohol accreditation and Apply First Aid will be important for clubs to ensure adequate numbers of accredited volunteers are available for when clubs recommence. This has also been identified as important through discussions with clubs.
- 3.12 The Sport and Recreation Planning team intend to continue to deliver trainings and workshops within Government guidelines for COVID-19. This may be in the form of virtual workshops via Zoom conferencing, or other platforms from service providers. It remains a priority that local sporting and community groups are continually upskilled to ensure the longevity of grassroots sport in the local area.

Northern Sport and Recreation Network (NSRN) Forums

- 3.13 The Northern Sport and Recreation Network (NSRN) is an alliance between Sport and Recreation teams at the City of Salisbury, City of Port Adelaide Enfield, City of Tea Tree Gully and City of Playford to deliver forums based on the needs of sporting and community clubs in the north.

3.14 Created to better support the common issues facing clubs and groups in the north, and to combine resources, the NSRN has provided forums such as:

- Back to Basics Bootcamp
- Supporting Diverse and Inclusive Clubs, and
- Creating Positive Club Culture

3.15 As part of the response to COVID-19, the NSRN have met regularly to share ideas and commentary around how to best support sport in the north.

Australian Institute of Sport Return to Sport Guidelines

3.16 The AIS has developed a complimentary framework to help guide sports through the return to sport process. The framework is in addition to the Australian Government's national principles for return to sport.

3.17 Council staff have continued to work closely with the State Government's Office for Recreation, Sport and Racing (ORSR) to best understand the AIS guidelines and how they will be applied in South Australia.

3.18 The State Government requires that each State Sporting Association develop a return to sport policy and action plan that is consistent with the AIS guidelines and submit this to ORSR.

3.19 It is the responsibility of each State Sporting Association to ensure their return to sport policy and action plan meets the AIS framework and complies with the Federal Government's National Principles for Return to Sport.

3.20 The State Sporting Associations that have already developed their return to sport policy and action plan have commenced communication with club presidents to roll out the plan. The timing of such will differ with each sport.

3.21 Council staff from the Northern Sport and Recreation Network are arranging meetings with each State Sporting Association to better understand each of the sporting codes plans and to ensure that Council also communicates this policy and action plan information to the relevant clubs.

3.22 In addition to the Return to Sport policies and action plans, Council will also communicate with clubs regarding the reopening of club facilities such as bars and dining areas should there be a change in current restrictions. Given the constantly changing nature of these restrictions, it is possible that this report does not contain the latest information regarding these changes (note an announcement of latest restrictions will be made on 8 May 2020).

3.23 Council staff will work quickly to interpret and apply any changes to restrictions and communicate these in a timely manner with clubs.

Increasing Participation in Sport

3.1 Increasing participation in sport and recreation will be a key challenge for clubs as they look to restart sport.

3.2 Council has a very successful Growing for Gold program that is rolled out each October school holidays and has a typically high participation rate and conversion to members for clubs.

- 3.3 The Growing for Gold program encourages young people aged 3-16 to participate in sporting and recreational activities within their local community. The program is free of charge to participants.
- 3.4 Growing for Gold allows young people to give a new sport a go, while permitting local clubs to offer engaging and interesting sessions which may lead to increased membership
- 3.5 Due to the lead in time required for clubs to run the program, Growing for Gold is still scheduled for October however Council are working with clubs to expand the program to run for the entire month of October.
- 3.6 In addition, the program will also be expanded to include the City of Port Adelaide Enfield and City of Playford in 2020. This will combine resources and help to promote the program to an even larger audience, and to maximize advertising opportunities throughout.

4. CONCLUSION / PROPOSAL

- 4.1 A range of support measures have already been put in place to assist clubs through the COVID-19 restrictions and to return to sport. These support measures include monthly lease fees (if occupying a council owned facility) waived for the period 1 April 2020 to 30 June 2020, waiving of some business fees & charges (if applicable), and deferral of rates (if eligible under the COVID-19 Rates Hardship Policy).
- 4.2 Regular communication regarding club and sport development occurs through the established Salisbury Sport and Recreation Network.
- 4.3 In order to understand each Salisbury sporting and community club's current position during the COVID-19 pandemic, a survey was formulated and distributed to clubs and responses are still being received.
- 4.4 Survey response data will help to inform further support that clubs require. Early indicators suggest clubs are seeking assistance in the following areas: applying for grants, managing budgets, applying of COVID-19 restrictions, looking after player wellbeing, developing action plans. A combination of workshops and one-on-one support is being prepared in response to these.
- 4.5 As part of the response to COVID-19, the Northern Sport and Recreation Network (a network of council staff from City of Salisbury, Playford, Tea Tree Gully, and Port Adelaide Enfield) have met regularly to share ideas and commentary around how to best support sport in the north.
- 4.6 It is the responsibility of each State Sporting Association to develop a Return to Sport policy and action plan and to ensure it meets the AIS framework and complies with the Federal Government's National Principles for Return to Sport. These plans are required to be submitted to the State Government's Office for Recreation, Sport and Racing prior to being applied throughout their clubs.
- 4.7 A number of State Sporting Associations have already developed these plans and are in the process of communicating this information to clubs.

- 4.8 Council staff from the Northern Sport and Recreation Network are arranging meetings with each State Sporting Association to better understand each of the sporting codes plans and to ensure that Council also communicates this policy and action plan information to the relevant clubs.
- 4.9 In addition to the Return to Sport policies and action plans, Council will also communicate with clubs regarding the reopening of club facilities such as bars and dining areas should there be a change in current restrictions. Given the constantly changing nature of these restrictions, it is possible that this report does not contain the latest information regarding these changes (note an announcement of latest restrictions will be made on 8 May 2020).

CO-ORDINATION

Officer: EXECUTIVE GROUP

Date: 11.05.2020

ITEM	1.2.1
	POLICY AND PLANNING COMMITTEE
DATE	18 May 2020
HEADING	Reusable Coffee Cups
AUTHOR	Nina Parletta, Coordinator Economic Growth, City Development
CITY PLAN LINKS	2.1 Capture economic opportunities arising from sustainable management of natural environmental resources, changing climate, emerging policy direction and consumer demands.
SUMMARY	To support environmental sustainability measures that cafes/coffee shops can implement, including discounted coffee purchased in reusable cups, the City of Salisbury is encouraged to become a partner of the Responsible Cafes initiative in 2021, once COVID-19 (coronavirus) restrictions are eased and new requirements are understood by businesses.

RECOMMENDATION

1. The information in this report is noted.
2. Council supports partnering in the Responsible Café program in 2021, allowing time for COVID-19 (coronavirus) restrictions to be lifted, clarity around new business operating requirements following the pandemic, and gives time for businesses to reopen and rebuild their customer base.
3. That a New Initiative Bid be included for consideration as a part of the 2020/2021 budget process to support this partnership.

ATTACHMENTS

There are no attachments to this report.

1. BACKGROUND

- 1.1 At its meeting on 27 April 2020, Council resolved for administration to *bring back a report on the possibility of the City of Salisbury working with Salisbury Business Association to encourage cafes and other businesses selling coffee, to offer a discount if the public bring their own coffee cup (0520/2020).*

2. CONSULTATION / COMMUNICATION

- 2.1 Internal
 - 2.1.1 Environmental Health
- 2.2 External
 - 2.2.1 Salisbury Business Association
 - 2.2.2 The City of Norwood, Payneham and St Peters – Economic Development
 - 2.2.3 The City of Adelaide

3. REPORT

Impact of disposable cups

- 3.1 Sustainability Victoria states that Australians dispose of 2.7 million single-use or disposable coffee cups every single day. This adds up to 1 billion coffee cups disposed of every year.
- 3.2 As people have become more environmentally aware and moved away from single use plastic and cups, there has been a surge in popularity in the use of reusable coffee cups (or “keep cups”), with most major coffee shops offering a discount for customers who bring their own.
- 3.3 However, reusable cups typically make up less than 5 per cent of sales, because for many people it is not convenient to remember their cup, carry it around, and thoroughly wash it between uses.

Hygiene

- 3.4 There is concern regarding hygiene and the use reusable cups, with a study by Aston University in 2018 showing that coffee drinkers run the risk of being exposed to potentially harmful bacteria if they don't thoroughly wash their reusable cups shortly after use.
- 3.5 In the current environment of COVID-19 restrictions the use of re-usable cups is not permitted due to public health restrictions.
- 3.6 Under normal circumstances the requirements of the Food Act and Food Safety Standards require businesses to ensure that eating and drinking utensils are clean and sanitary immediately before each use. The supply of re-useable cups by customers means that this provision cannot be complied with unless the business washes the cup before use or they are satisfied that the cup is clean and sanitary. It would be recommended that businesses undertaking this activity have a cup washer available, or they carry the risk of introducing contaminants in to their business from cups that have not been cleaned or sanitised.
- 3.7 Council's Environmental Health section is not supportive of the City of Salisbury directly or actively encouraging businesses to use reusable cups due to the potential issues surrounding hygiene and food handling requirements. However, it is the business' decision to choose to accept reusable cups and take on any associated risks and liability.
- 3.8 From a public health perspective, there has been no clear direction on what requirements will be in place for food and beverage businesses as COVID-19 restrictions are lifted. However it has been suggested that the use of disposable items may be required in the foreseeable future as restrictions are eased.

COVID-19 impact on coffee shops/cafes

- 3.9 The COVID-19 pandemic has resulted in a number of measures introduced by the Federal Government in respect to social distancing, which has resulted in many businesses, especially cafes, bars and restaurants, unable to operate at full capacity, with some choosing to shut down or go into hibernation, and others adapting to take away only.

- 3.10 These changes have not only impacted on the business operations in terms of loss of or standing down of employees, but also resulted in a decrease in customers and cash flow/income. Businesses will require time to emerge from the restrictions in place and be at the same operating level as they were before the pandemic began.
- 3.11 It is important to recognise that some businesses are not in the financial position to provide discounts on product during normal business operations, and whilst COVID-19 restrictions remain in place and businesses are unable to operate at full capacity it may be counterproductive from a business sustainability perspective to encourage them to discount their prices if someone is using reusable cups (unless the business already has this offer in place).
- 3.12 It is also important to note that some businesses offer a loyalty offer to their customers, where they buy a certain number of coffees and receive one free.

Options available to the City of Salisbury

- 3.13 If the City of Salisbury wants to go down a path of encouraging its café/coffee shops owners to become more environmentally sustainable, there are a number of examples available.

Responsible Cafés

- 3.14 Responsible Cafes was founded in 2013, actively engaging cafes, councils and the community to improve sustainability. It is a registered non-for-profit community group. There are currently 5,000 cafes registered with the program across Australia.
- 3.15 There are currently more than 50 councils and other commercial partners across Australia that have committed to partnering with Responsible Cafes, and in return have access to the tools and platform to communicate to cafes, promote sustainable businesses, and change the paradigm on single use plastic waste in their community.
- 3.15.1 LGAs involved with the Program include: the City of Campbelltown (SA), City of Sydney, City of Perth, Alice Springs Town Council, Southern Grampians Shire Council, Inner West Council (NSW), City of Brisbane.
- 3.15.2 Community partnerships include: Clean Up, Ocean Ambassadors, James Cook University, Ocean Youth, Two Hands Project.
- 3.16 The Program has traditionally involved encouraging cafes to provide a discount on the coffee purchased through a reusable cup, however, acknowledges that not all businesses are in the same financial position and able to do this, so provides other options/ideas for them to become more environmentally sustainable.
- 3.17 Due to COVID-19, Responsible Cafes is structuring its program to include a range of sustainability initiatives for cafes to consider and make it a more holistic model for environmental sustainability, acknowledging that cafes may no longer be able to offer a coffee discount due to financial constraints/impacts from COVID-19 restrictions.

- 3.18 An LGA partnership with Responsible Cafes is at a cost of \$8,000 for two years, with the package including the following
- Printed toolkit of assets sent to kick start the campaign in the Salisbury area.
 - License to use Responsible Cafes brand across all council marketing channels for two years.
 - Access to online portal with toolkit of waste education resources and real time data of cafe performance in your LGA. This includes information on what cafes are doing from an environmentally sustainable perspective, which is able to inform City of Salisbury strategies and activities to support environmental sustainability measures for businesses.
 - Cafes registered in Salisbury checked on a six monthly basis to ensure they are still a part of the program.
 - Partnership with a national not-for-profit organisation with demonstrated social & environmental outcomes.
 - Reduction of litter and landfill, cutting long-term waste operation costs.
 - Reduction of carbon, water, paper & oil footprint.
 - Media and publicity opportunities for Council.
 - Access to advice from the team on how to implement the campaign..
 - Logo and link to the supporting council on a map (coming soon).
- 3.19 For businesses that register with as a part of the program, the benefits offered by Responsible Cafes are:
- It's free and simple to register via Responsible Cafes online registration process.
 - When a business signs up it will get a downloadable poster which they can put up in the cafe to tell their customers.
 - The cafe is included on a searchable, mobile/digital responsible cafes map of participating cafes, which is searched hundreds of times a week.
 - Tag Responsible Cafes in a post using #responsiblecafes and they can share the post on their website, social media, and media.
 - Attracting new and environmentally-aware customers and sell reusable cups.
 - Increase customer loyalty.
 - Reduce ecological and waste footprint.
 - Save operational costs through reduced disposable cup/lid expenditures.
 - Businesses are also able to access special deals organised through Responsible Cafes for product that supports environmental sustainability.

3.20 The considerations with this option are:

- 3.20.1 There is an \$8,000 partnership cost for a two year agreement with Responsible Cafes for a council to take part. A budget bid for this funding for consideration as a part of the 2020/2021 budget process will be required.
- 3.20.2 For the partnership to be successful there will be a resource/administrative implication for Council to promoting and encouraging this scheme to local businesses for their consideration.
- 3.20.3 It provides cafes the choice to sign up and there is no cost for them involved.
- 3.20.4 It provides cafes an option to provide discounted coffee purchases or look at other ways to become more environmentally sustainable.
- 3.20.5 The City of Salisbury can continue to promote environmentally sustainable measures to its business community that best suit their operations.

Green Caffein

- 3.21 Green Caffein is a reusable café cup system for eco-focused cafes and coffee lovers across Australia.
- 3.22 To be part of this, a customer downloads the Green Caffein app for participating cafes, and purchases their drink at a participating cafe, consume it, and then return the used cup when they're finished to any Green Caffein café within 30 days.
- 3.23 If someone can't drop their cup back to a participating café within 30 days, there's a \$12.99 fee to allow Green Caffein to make sure there are enough cups for everyone to reuse.
- 3.24 It is understood that a core aspect of this program is that it requires funding by councils to purchase the coffee cups used by cafes in the area.
- 3.25 The considerations with this option are:
 - 3.25.1 A café needs to be a part of the Green Caffein network to take part – especially as cups need to be returned to a participating café for others to use.
 - 3.25.2 There is onus on the consumers to return the cup to a participating coffee shop and if there are not many in the City of Salisbury who choose to take part in this, there is less likelihood of the concept getting traction by businesses or consumers.
 - 3.25.3 In the current climate, there are likely to be concerns around hygiene and washing of cups, which may require more work by businesses to wash the cups before reusing them for their customers.

Partnering with Precinct Committees

- 3.26 The City of Norwood, Payneham and St Peters in conjunction with the Norwood Parade Precinct Committee has partnered with cafes within The Parade Precinct to be involved in a reusable coffee cup initiative.

- 3.27 This partnership was a result of a State Government initiative managed by Green Industries SA, *Plastic Free Precincts*, and also includes The Adelaide Central Market, Jetty Road Brighton Traders, and Surf Life Saving South Australia - 21 clubs. The precincts involved in the pilot project were chosen by Green Industries SA, who also engaged the Boomerang Alliance, working in partnership with the Australian Packaging Covenant Organisation to develop, implement and manage the plastic free pilot precinct program.
- 3.28 The initiative began in August 2019 and has 14 businesses taking part. Due to COVID-19, businesses are not actively taking part in this program at the moment; however, there are a number of additional businesses keen to register when restrictions are lifted.
- 3.29 The City of Norwood, Payneham and St Peters intends to actively promote this program in late-2020, when it thinks that businesses will be operating at full capacity again.
- 3.30 Participating cafes offer discounts at various levels to people who bring their own reusable cups instead of using the disposable variety.
- 3.31 This is a pilot project for 12 months that will assist in identifying opportunities and challenges associated with transitioning away from single-use plastic products and inform the legislation relating to single-use plastic.

Incentive/rebate

- 3.32 In 2017, the City of Adelaide implemented a pilot project that offered a one-off rebate to Adelaide CBD cafes so they can encourage customers to bring their own cups, cutting down on disposable coffee cups ending up in waste. This project is no longer operational.
- 3.33 The pilot project principles were:
- Businesses that offered a discount to their customers who bring their own cup were eligible for a one-off \$200 payment from the Council.
 - Those that moved to compostable cups received a \$500 payment and cafes that already offered compostable cups received a \$200 once-only payment toward further improving their practices.
 - This meant that businesses that offered the customer discount as well as compostable cups could be eligible for a \$700 payment overall.
 - The incentive was only available to cafes in the business/retail district area bounded by King William, Flinders and Grenfell streets and Gawler Place.
- 3.34 The considerations with this option are:
- 3.34.1 That Council would need to consider the budget implication of this for 2020/21 and further (if it chose to continue to incentivise long term).
- 3.34.2 The City of Salisbury has multiple precincts with cafes/coffee shops that are considered core retail/hospitality precincts and it could be seen as a disincentive for those outside a bounded area to look at environmentally sustainable activities.

- 3.34.3 There is an administrative and resource implication for Council in running such a scheme – eg validating that a business is meeting the guidelines, issue of payments to businesses etc.

Salisbury Business Association (SBA) feedback

- 3.35 The SBA supports the City of Salisbury encouraging and supporting businesses to become more environmentally sustainable.
- 3.36 The SBA has already introduced a range of measures to encourage environmental sustainability including the use of biodegradable cups and straws, and implemented a standard for those involved in their events to ensure that there is commitment to move away from single-use plastic and/or be recyclable. It is also investigating further opportunities that arise, including with NAWMA around the recycling of coffee pods.
- 3.37 It supports the City of Salisbury becoming a partner of a program/initiative that is already in place and that can be more broadly implemented across the City of Salisbury, not just the Salisbury City Centre.
- 3.38 However, in the current situation and with the COVID-19 restrictions in place, the SBA's preference is that the City of Salisbury waits until 2021 before commencing to allow businesses to understand the 'new normal' and have time to return to business as usual arrangements.
- 3.39 Advice from the SBA Executive Officer is that the SBA is not supportive of a financial incentive model being introduced, as businesses should be looking to do this for the right reasons and not a one-off financial incentive.
- 3.40 However the SBA will seek for Council to investigate recycling and compost bins to be put in the Salisbury City Centre to support sustainability measures being introduced by local businesses.

Recommended approach

- 3.41 Should Council wish to proceed with encouraging use of reusable cups and environmentally sustainable practices to our café/restaurant businesses, that a partnership be entered into with Responsible Cafes.
- 3.42 For a partnership to proceed, an \$8,000 budget allocation will be required, with a budget bid to be considered as a part of the 2020/2021 budget process.
- 3.43 To allow businesses time to understand the 'new normal' post-COVID-19 and have time to return to business as usual arrangements, that this partnership begin in 2021.
- 3.44 The Responsible Cafes partnership option provides the City of Salisbury with:
- 3.44.1 indirect benefits that reinforce its commitment and leadership in environmental sustainability, and waste management.
- 3.44.2 directly provides data on environmentally sustainable practices and initiatives being implemented by local businesses that can inform future council activities/strategies, and highlight where additional focus may be required.

4. CONCLUSION / PROPOSAL

- 4.1 As people have become more environmentally aware and moved away from single use plastic and cups, there has been a surge in popularity in the use of reusable coffee cups (or ‘keep cups’), with most major coffee shops offering a discount for customers who bring their own.
- 4.2 However, at the same time there are also concerns surrounding hygiene and food handling practices surrounding reusable cups (especially in line with COVID-19 restrictions), with Council’s Environmental Health section not supportive of Council actively encouraging the use of reusable cups.
- 4.3 Both the Environmental Health section and Salisbury Business Association have requested that any promotion of ways for businesses to become more environmentally sustainable occur in 2021, once COVID-19 restrictions are lifted and new requirements known, and once businesses have had a chance to return to business as normal activity.
- 4.4 Rather than reinventing an initiative, it is recommended that the City of Salisbury become a partner of the Responsible Cafes initiative at a cost of \$8,000 over two years.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 11.05.2020

ITEM	1.3.1		
	POLICY AND PLANNING COMMITTEE		
DATE	18 May 2020		
PREV REFS	Policy and Planning Committee	1.3.3	19/09/2011
	Policy and Planning Committee	1.5.3	18/06/2012
	Resources and Governance Committee	3.6.5	16/04/2018
	SPDSC	SPDSC2	11/03/2020
	Council	NOM3	23/03/2020
HEADING	Review of the Affordable Housing Policy for Surplus Council Owned Land		
AUTHOR	Hiroe Terao, Strategic Planning, Policy & Development Planner, City Development		
CITY PLAN LINKS	1.4 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice. 4.3 Have robust processes that support consistent service delivery and informed decision making.		
SUMMARY	<p>Council first endorsed its ‘Affordable Housing Policy – Development of Surplus Council Owned Land’ in 2012 which was subsequently reviewed in 2018. This policy is due for a review, with outcomes scheduled to be reported to May 2020 Policy and Planning Committee.</p> <p>The existing policy has been reviewed to reflect directions from Council’s Affordable Housing Implementation Plan endorsed in March 2020 and Council resolutions from the March 2020 meeting.</p> <p>This report outlines the changes in the policy context and proposes flexibility to consider the affordable housing price points reflective of the City of Salisbury’s demographics and the potential implications of Council adopting this approach. The report also seeks Policy and Planning Committee’s endorsement of the revised policy for Council consideration.</p>		
RECOMMENDATION	<ol style="list-style-type: none"> 1. The report be received. 2. The ‘Affordable and Community Housing Policy – Development of Surplus Council Owned Land’ (Attachment 1, Item 1.3.1, Policy and Planning Committee, 18/05/2020) be endorsed. 		

ATTACHMENTS

This document should be read in conjunction with the following attachments:

1. Draft Affordable and Community Housing Policy - Development of Surplus Council Owned Land

1. BACKGROUND

- 1.1 Council endorsed its 'Affordable Housing Policy – Development of Surplus Council Owned Land' in June 2012 (Item 1.5.3, Policy and Planning Committee 18/06/2012, Resolution 1079/2012) which sets out the Council's commitment to the delivery of affordable housing as part of the delivery of projects on surplus Council land, guiding our approach to affordable housing on Council's development projects. The policy was reviewed in April 2018 (Item 3.6.5, Resources and Governance Committee 16/04/2018, Resolution /2018) with minimal changes.
- 1.2 This policy effectively matches the State Government Affordable Housing price points committed to providing a minimum of 15% affordable housing when developing surplus Council owned land for residential purposes, where the site is considered appropriate, i.e. those considered to have good access to public transport, activity centres and community services. Where a site is not considered appropriate for provision of affordable housing, any shortfall in provision may be provided in subsequent developments. A copy of the existing policy can be found in Attachment 1.
- 1.3 When looking at the housing prices in the State, the City of Salisbury is considered to be affordable – our median house valuation was \$326,577, which was \$73,133 lower than that for SA in 2018. Between 2017 and 2018, the median house valuation has increased for the City of Salisbury by 2.9% (+\$9,248) while the State average only increased by 1.7% (+\$6,883), indicating that the housing has become less affordable in our city compared to SA, and also reflecting that Salisbury is now considered in both State policy and the market to be a “middle ring” Council area rather than being on the urban fringe. However when looking at this in light of higher rates of socioeconomic disadvantage in our population, 48% (23,900) households across the city with a weekly income less than \$1,250 cannot afford a typical 3 bedroom house with single garage within a new land division project.
- 1.4 It is estimated that 15.6% (8,034) of households in the city are experiencing housing stress (defined as households in the lowest 40% of incomes who are paying more than 30% of their income on housing costs). The percentage of overall housing stress is higher in the Salisbury Council area in comparison to Greater Adelaide (12.6%).
- 1.5 Past examples of affordable housing delivered by Council have demonstrated that high quality affordable housing products that meet the needs of the local community can be successfully provided with no net loss in financial return to Council.

- 1.6 In March 2020, Council endorsed the Affordable Housing Implementation Plan (Item SPDSC2, Strategic Property Development Sub-Committee 11/03/2020, Resolution 0447/2020). One of the key actions of the Implementation Plan (Action #2) is to review Council's Affordable Housing Policy on Council Surplus Land to make the policy relevant to the Salisbury Community by potentially setting the City of Salisbury's affordable housing price thresholds. In reviewing the policy, additional consideration was to be given on:
- 1.6.1 Current State Government's affordable housing price point \$354,000 (updated 22/11/2018);
 - 1.6.2 City of Salisbury's median house valuation \$326,577 (as of June 2018), which is already \$75,133 lower than the median house valuation for South Australia;
 - 1.6.3 How to achieve higher quality affordable housing;
 - 1.6.4 How to increase housing diversity and options at an increased quality; and
 - 1.6.5 How do affordable housing options also assist in reducing the cost of living through sustainability measures such as solar, heating and cooling, passive design, and access to public transport, services, etc.
- 1.7 In March 2020, Council also endorsed that:
- 1.7.1 *"A report be prepared for the Policy and Planning Committee meeting in May 2020 suggesting draft amendments to Council's Affordable Housing Policy to incorporate exploration and investigation of opportunities for inclusion of a Community Housing component in Council's Strategic Property Projects.*
 - 1.7.2 *The policy be renamed the Affordable and Community Housing Policy."*
- 1.8 Based on the above, the Affordable Housing Policy – Development of Surplus Council Owned Land has been reviewed for Policy and Planning Committee's consideration.

2. CITY PLAN CRITICAL ACTION

- 2.1 The Affordable Housing Policy – Development of Surplus Council Owned Land supports the following City Plan directions:
- 2.1.1 Have well planned urban growth that stimulates investment and facilitates greater housing and employment choice.
 - 2.1.2 Better use of our data and the research of others to support evidence-based decision making and policy.

3. CONSULTATION / COMMUNICATION

- 3.1 Internal
- 3.1.1 The draft policy has been prepared with input received from Council's Economic Development and Urban Policy, Social Policy and Governance Divisions and reflects current policy agendas.

3.2 External

3.2.1 Discussions with staff from South Australian Housing Authority's Affordable Housing Program indicated that:

- All new significant developments (defined as developments of 20 allotments or more) should provide 15% affordable housing if they are within designated affordable housing overlays, as well as zones and Policy Areas that include affordable housing in Council Development Plans. 15% affordable housing is also included on sale of government land, and must be addressed in major developments through the Environmental Impact Study (EIS) process. In the future there will be an Affordable Housing Overlay in the Planning and Design Code.
- South Australian Government's existing inclusionary zoning approach to increase affordable housing supply would continue in the new standardised policy.
- Affordable housing price points and associated information to facilitate affordable housing ownership needs to be kept short and simple to avoid the Affordable Housing Program target audience from getting confused with different sets of price points and / or eligibility criteria that are applicable in different jurisdictions.

3.2.2 The draft policy has been reviewed by South Australian Housing Authority's Affordable Housing Program and their input has been incorporated.

4. REPORT

4.1 The current policy is considered generally adequate in informing Council's approach to the development of affordable housing on surplus Council owned land, however requires the following updates to reflect current regulatory and policy provisions, and Council's March 2020 resolution.

4.2 Policy intent has been for Council committing to providing a minimum of 15% affordable housing when developing surplus Council owned land for residential purposes irrespective of the size of the development as long as the site is considered appropriate. It is noted that this intent remains the same.

4.3 The changes proposed to the policy are largely editorial in nature, with the preamble being updated to include data from the 2016 Census and Council's Affordable Housing Implementation Plan endorsed in March 2020; and updates to the price points articulated in the policy (i.e. changed from 2017-18 to 2018-19) and standardising wording of the criteria that must be met by a dwelling to be considered as affordable housing (reflecting the current gazettal in the *South Australian Housing Trust Regulations 2010 – determination of criteria for the purposes of the concept of affordable housing*).

4.4 One change of note is that the policy introduces affordable land and housing price points that are more reflective of the City of Salisbury's household income levels, set 10% below the State Government's affordable housing price points. As part of this review exercise, affordable housing price points that are reflective of the City's household income levels were calculated by the SA Housing Authority, using the same methodology used by the State Government's Affordable Housing model.

- 4.5 The methodology is reasonably complex. It uses 120% median household income (which is considered to be ‘moderate’ income level) based upon the 2016 Census data; then indexed household income, based on the annual increase in SA for the previous two Censuses. Applying the methodology to the Salisbury situation provides the following results:

2018-19	City of Salisbury	Greater Adelaide
120% Median Weekly gross income	\$1,464	\$1,655
Home Purchase (incl. GST)	\$323,000	365,000
Land only (incl. GST)	\$145,350	\$164,250

- 4.6 The differences between the City of Salisbury and Greater Adelaide’s affordable housing price points for 2018/19 are 11.5%. For the ease of administration, it is proposed that the City of Salisbury specific affordable housing price points be set 10% below the State Government’s figures which will be reviewed annually, triggered by the review of the Greater Adelaide’s affordable housing price points. The City of Salisbury’s population’s income also grew at a lower rate than the State’s (2.2% per annum between 2011 and 2016 compared to 2.9%). Therefore, setting the affordability indicator 10% below the State’s price points is considered appropriate, as it is more reflective of affordability in the Salisbury market and socio-demographic context.
- 4.7 This approach will enable Council to reference the Affordable Housing methodology that the State Government runs while tailoring a response to the socio-demographic profile of the City of Salisbury’s population. This means that existing processes can be used to make affordable housing available to the targeted audiences in an efficient manner with minimum confusion or administrative burden.
- 4.8 It is noted that Council resolutions from March 2020 are incorporated in the proposed change, i.e. to rename the policy to ‘Affordable and Community Housing Policy – Development of Surplus Council Owned Land’, also to consider exploration and investigation of opportunities for inclusion of a Community Housing component in Council’s Strategic Property Projects. This is a process that is undertaken already, with examples including partnering with Habitat for Humanity in Greentree Walk and The Reserve projects, and development of housing in the Emerald Green project in conjunction with Community Housing Limited.
- 4.9 For the purposes of the Policy, “Community Housing” is defined to be housing provided by community housing organisations that are eligible for the mandatory rates rebate under the provisions of the *Community Housing Providers (National Law) (South Australia) Act, 2013*.
- 4.10 In higher land value areas such as Bowden, affordable housing is typically provided in the form of multi-storey apartments to meet the affordable housing price points. Meeting the State Government’s or the City of Salisbury specific affordable housing price points for sale may not be possible in higher value areas in Salisbury such as the escarpment, where apartments cannot be constructed due to restrictions on allotment sizes and/or existing character of the area. In such situations, partnership opportunities with community housing providers seeking affordable rental housing solutions can be explored.

- 4.11 The incorporation of “community housing” as defined in the *Community Housing Providers (National Law) (South Australia) Act, 2013* into Council’s strategic property projects has an impact on future rate revenues, due to the mandatory rates rebates that apply to such housing under the Act. However in other respects it is anticipated that there is no net revenue loss to Council resulting from this proposed change e.g from land sale proceeds. As outlined in the Affordable Housing Implementation Plan, all strategic property development projects seek commercial return through partnership by investigating new delivery models and/or developing unique, innovative affordable housing products that meet price points and market demand to suit the locality. The proposed change in the policy provides a flexible framework for Council to ensure that demographics of the subject areas are taken into consideration in providing affordable housing.
- 4.12 Proposed changes to the policy are provided as tracked changes in Attachment 1 to this report.
- 4.13 As part of all future feasibilities and business cases, the Strategic Development Projects Division will continue to consider a range of opportunities to support affordable housing both through new housing product innovation, finance packages and / or delivery models in line with Council’s Affordable and Community Housing Policy – Development of Surplus Council Owned Land, and Affordable Housing Implementation Plan.

5. CONCLUSION / PROPOSAL

- 5.1 Council’s existing Affordable Housing Policy – Development of Surplus Council Owned Land is considered to be appropriate. However it is proposed to be further strengthened by considering the affordable housing price points reflective of the demographic of the Salisbury Community.
- 5.2 Some minor changes have been proposed to reflect updated demographic information and wording of criteria for affordable housing to reflect the State Government regulations and definitions and alignment with the recently endorsed Affordable Housing Implementation Plan and Council resolution.
- 5.3 The proposed revised policy provides sufficient flexibility to ensure appropriate outcomes can be tailored to specific site and project requirements, and will enable the provision of affordable housing while meeting market demand and commercial objectives.
- 5.4 The proposed changes to the policy are presented for Council endorsement.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 11.05.2020



**Affordable and Community Housing Policy –
Development of Surplus Council Owned Land**

Policy Type:	Policy		
Approved By:	Council	Decision No:	2466/2018
Approval Date:	23/4/2018	Last Reapproval Date:	26-23 June-April 2012-2018
Review Date:		Internal Reference No.:	
Department:	City Development	Division:	Economic Development and Urban Policy Strategic Development Projects
Function:	3 - Development Control	Responsible Officer:	Economic Development and Urban Policy Manager/Manager, Strategic Development Projects

A - PREAMBLE

Secure and affordable housing provides a fundamental basis for wellbeing and prosperity for our community. The issue of affordable housing is of concern to the City of Salisbury (“the City”) as escalating house prices pose a threat to its established reputation as an affordable and liveable city, and the social impacts on particular groups in the community are becoming increasingly apparent.

It is estimated that 48% (23,900) of households across the City with a weekly income of less than \$1,250 cannot afford a typical 3 bedroom house with single frontage within a new land division project¹. 15.6% (8,034) of households in the City are experiencing housing stress (defined as households in the lowest 40% of incomes who are paying more than 30% of their income on housing costs), which is higher than Greater Adelaide (12.6%)². Housing stress is disproportionately experienced by those members of the community who are renting. 34.3% (4,974) of renting households in the City are experiencing rental stress compared to 31.9% in Greater Adelaide³.

The State Government has adopted a target of 15% affordable housing to be provided in all new significant developments (defined as developments of 20 allotments or more) within designated affordable housing Overlays, as well as Zones and Policy Areas that include affordable housing in Council Development Plans. 15% affordable housing is also included on sale of government land, and must be addressed in major developments through the Environmental Impact Study (EIS) process. In the future there will be an Affordable Housing Overlay in the Planning and Design Code.

¹ Holmes Dyer 2018, Low Cost Affordable Housing Research Paper prepared for City of Salisbury

² ABS Census 2016 via atlas.id, <https://atlas.id.com.au/salisbury>

One additional way in which Council can directly contribute to the affordable housing target is through the provision of affordable housing where Council seeks to develop surplus Council owned land for residential purposes.

~~2016 Census data states that in the City of Salisbury 65% of households were involved in purchasing or fully owned their home, 20.7% were renting privately and 6.69% were in social housing. As further context, housing stress (mortgaged and rental homes) was experienced at 21.5% in the suburb of Salisbury, 19.6% in Salisbury North/Edinburgh and 18.3% in Salisbury Downs.¹ The percentage of housing stress is higher in the Salisbury local government area (15.6%) in comparison to greater Adelaide (12.6%) and South Australia overall (12%).~~

B - SCOPE

1. This policy applies where Council develops surplus Council owned land for residential purposes.

C – POLICY PURPOSE/OBJECTIVES

1. The City Plan 2030 states that Council will provide a range of housing options appropriate for our diverse community.
2. ~~As identified in Council's Growth Action Plan Affordable Housing Implementation Plan outlines the goals of the Implementation Plan to:~~
 - ~~a. Achieve better housing outcomes for individuals and families;~~
 - ~~b. Facilitate delivery of inclusive communities where people of all ages, backgrounds and incomes have a place to call home; and,~~
 - ~~a-c. Advocate for increased low cost and affordable housing outcomes that are responsive to current and future needs of our community, the redevelopment of surplus Council owned land for residential purposes should result in the provision of not less than 15 percent affordable housing.~~

D - DEFINITIONS

1. For the purposes of this policy the term 'Affordable Housing' adopts the definition and criteria as specified by gazette notice pursuant to Regulation 4 of the *South Australian Housing Trust Regulations 2010 – Determination of criteria for the purposes of the concept of affordable housing*. The current gazetta³ contains three criteria that must be met for land or a dwelling in a development to meet the affordable housing determination:
 1. The land or ~~house and land~~ dwelling must be offered for sale to an eligible buyer ~~at or below the price as defined by Gazetta~~;
 2. ~~If being sold for home ownership, The~~ the land or ~~house and land~~ the dwelling must be offered for sale ~~to eligible buyers~~ at or below the Gazetted price; and
 3. The development must be subject to a legally binding Land Management agreement ~~Agreement~~ to ensure these requirements are met.

The associated price point is determined with reference to the General Affordability Indicator (mortgage or rental payments should be less than 30% of moderate household gross income). In ~~2017/2018/18-19~~ the purchase price for affordable ~~house and land~~ housing is ~~\$332,000~~ \$365,000 or less for dwelling (inclusive of GST), and \$149,400 \$164,250 or less for land only (inclusive of GST) for

³ Notice Dated 29 November 2019, The South Australian Government Gazette No.13, 13 February 2020, pp.328-329,

Greater Adelaide. Prices are reviewed and gazetted annually and should be considered at the time of each development.

In light of household income level of the City's community, the affordable housing will be offered for sale at or below the City of Salisbury specific price points, set at 10% below the State Government's affordable housing price points. Prices will be reviewed annually at the same time as the Greater Adelaide's Affordable Housing Price Points.

For the purpose of this policy, "Community Housing" is defined to be housing provided by community housing organisations that are eligible for the mandatory rates rebate under the provisions of the Community Housing Providers (National Law) (South Australia) Act, 2013.

For the purposes of this policy, a legally binding agreement is only necessary where Council seeks to on-sell a vacant allotment, to ensure subsequent development meets the affordable housing criteria.

For the purposes of this policy an Eligible Buyer is:

1. A person who is assessed as being eligible by ~~Housing the~~ SA Housing Authority (eligibility is limited to low and moderate income South Australian households, and is adjusted for household size. An asset assessment is required to determine eligibility);².
- ~~1.2.~~ A registered housing cooperative under the Community Housing Providers (National Laws) (South Australia) Act 2013;
3. ~~2.~~ A person (natural or corporate) approved to provide affordable rental under the National Rental Affordability Scheme³.
- ~~2.4.~~ Defence Housing.

E - POLICY STATEMENT

1. Council commits to providing a minimum of 15% affordable housing when developing surplus Council owned land for residential purposes, where the site is considered appropriate. Appropriate sites are those considered to have good access to public transport, activity centres and community services.
- ~~2.~~ Where a site is not considered appropriate for provision of affordable housing, any shortfall in provision may be provided in subsequent developments.
- ~~2.3.~~ Council commits to offering affordable homes for sale at or below the appropriate price for the City of Salisbury to cater for the demographic of the local community where the site is located.
- ~~3.4.~~ Examples of how affordable housing may be delivered include:
 - Lot size and dwelling design – design and construction of simple, high quality homes, resulting in a market value within the affordable price limit (e.g. smaller homes on smaller lots).
 - Delivering affordable rental options which may include partnering with, or selling to, an affordable rental provider such as Community Housing Provider or Defence Housing.
 - Exploring new delivery models through partnership which achieve commercial return as part of any future expressions of interest process and further investigate suitable mechanisms to facilitate balanced outcomes that consider financial and non-financial benefits arising from the projects (including exploration and investigation of opportunities for inclusion of a Community Housing component for the projects).

- Financing that increases eligible buyer’s purchasing power – the sale of a residence in conjunction with specialised financing products that increase the buyer’s purchasing power up to 15% above the maximum sale price as an approved variation (such as subsidised financing options, which may make the sale price within reach of low and moderate income buyers).
- ~~Exploring innovative approach to affordable housing by reducing the cost to the purchasers. The sale of higher value properties at an affordable price – sale of property at or below the maximum sale price~~ (e.g. grant funding attraction, occupation before completion, deferred payment or shared equity products).

5. Where Council is the developer of affordable housing, or enters into a partnership, (as opposed to selling a vacant allotment for future provision of affordable housing), the following measures will be considered during the design stage of the dwelling:

- ~~To reduce on-going living expenses and environmental~~ Environmental sustainability features that reduce on-going living expenses (such as measures to reduce utilities bills etc.) ~~will be considered during the design stage of the dwelling;~~
- The delivery of improved design outcomes;
- Housing innovation and diversity by considering a range of product types.

F - LEGISLATION

1. South Australian Housing Trust Act 1995
2. South Australian Housing Trust Regulations 2010
3. Development Act 1993
4. Planning, Development and Infrastructure Act 2016
- 4.5. Community Housing Providers (National Law) (South Australia) Act 2013

G - REFERENCES

1. ~~⁺ <https://atlas.id.com.au/salisbury/maps/housing-stress>~~ Housing SA Affordable Housing Design Guidelines

H - ASSOCIATED PROCEDURES

1. N/A

Document Control

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