



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

17 AUGUST 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
General Manager Community and Org. Development, Ms G Page
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 July 2020.

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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 JULY 2020

MEMBERS PRESENT

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 D Hood (*from 6.50 pm*)
Cr P Jensen
Cr S Ouk
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
General Manager Community and Org. Development, Ms G Page
Manager Governance, Mr M Petrovski
Risk and Governance Program Manager, Ms J Crook
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.31 pm.

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

APOLOGIES

Apologies were received from Cr N Henningsen and Cr D Proleta.

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 15 June 2020, be taken and read as confirmed.

CARRIED

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr G Reynolds
Seconded Cr P Jensen

1. The information be received.

CARRIED

1.0.2 Minutes of the Tourism and Visitor Sub Committee meeting held on Tuesday 14 July 2020

Moved Cr M Blackmore
Seconded Mayor G Aldridge

The information contained in the Tourism and Visitor Sub Committee of the meeting held on 14 July 2020 be received and noted with respect to the following recommendations contained therein to be adopted by Council:

CARRIED

1.0.2-TVSC1 Future Reports for the Tourism and Visitor Sub Committee

Moved Cr M Blackmore
Seconded Mayor G Aldridge

1. The information be received.

CARRIED

1.0.2-TVSC2 Status Report on Historical Signage Installation

Moved Cr M Blackmore
Seconded Mayor G Aldridge

1. That the information within the report be received and noted.
2. That staff consider further locations and a priority list be presented to the sub-committee at a future date (November 2020 meeting of TVSC), for inclusion in future budget bids.

CARRIED

1.0.2-TVSC3 City of Salisbury Calendar of Events & Exhibitions review

Moved Cr M Blackmore
Seconded Mayor G Aldridge

1. That the report be noted.
2. That the Tourism & Visitor Sub Committee consider this report and make the following recommendations to the Innovation and Business Development Sub Committee.
 - a. The Proposed 3 Year Exhibition & Events Calendar be endorsed as contained in Attachment 2 to this report (TVSC 14/07/2020, Item No TVSC3)
 - b. Endorse the introduction and staging of a brand new community (nature play style) activity, “The Discover Salisbury Challenge” in December 2020, to kick off school holiday activations, whilst still enabling the appropriate management of social distance requirements, anticipating that they are still in place at the time.

CARRIED

Community Development

1.1.1 Community Safety Implementation Plan 2020/2021

Cr D Hood entered the meeting at 6.50pm.

Cr D Hood left the meeting at 06:53 pm.

Cr D Hood returned to the meeting at 06:56 pm.

Moved Cr C Buchanan

Seconded Mayor G Aldridge

1. That this report be received.
2. That the draft Community Safety Implementation Plan 2020/2021 as contained in Attachment 2 to this report (Policy and Planning 20/07/2020, Item No. 1.1.1) be endorsed.
3. Staff bring back a report with a draft annual plan for CCTV expansion program within 3 months of the conclusion of the portable CCTV trial.

CARRIED
UNANIMOUSLY

1.1.2 Place Activation Strategy - Community Facilities

Moved Cr A Duncan

Seconded Cr M Blackmore

1. The proposed hierarchy listed in 3.10 of this report be endorsed.
2. Staff prepare a further report to the Asset Management Sub-Committee regarding a condition and fit for purpose audit of Council owned community facilities with consideration to the hierarchy.

CARRIED

1.1.3 Place Activation Strategy - Economic Sites

Moved Mayor G Aldridge
 Seconded Cr S Ouk

1. The proposed categories of economic activity nodes namely Innovation Precincts, Traditional Industrial Areas, Multi Activity Centres and Convenience Centres, be endorsed.
2. The desired characteristic statements for each category of economic activity nodes (contained in Paragraph 3.12 of the Policy and Planning Committee Agenda 20/07/2020 Item No 1.1.3) be confirmed.
3. The Critical Actions listed in the City Plan (contained in Paragraph 3.13 of the Policy and Planning Committee Agenda 20/07/2020 Item 1.1.3) be prioritised as the 0-3 year priorities for the economic component of the Place Activation Strategy, and an implementation plan for those Critical Actions be developed.
4. That opportunities be identified to work with private sector and government landholders to improve the amenity and function of their properties adjoining the public realm when Council makes improvements in those areas.

CARRIED
 UNANIMOUSLY

1.1.4 'Fun Bus' Service

Moved Cr K Grenfell
 Seconded Mayor G Aldridge

1. The information be received.
2. It is noted that playgroups are well established and sufficiently provided to the community throughout the City of Salisbury.
3. That Community Capacity & Learning continue with current model to support existing partnerships, and new opportunities for partnerships for playgroup programs in the City of Salisbury.

CARRIED
 UNANIMOUSLY

1.1.5 Homelessness Strategy

Cr L Braun left the meeting at 7:12 pm.

Moved Cr A Duncan
 Seconded Cr C Buchanan

1. That this report be received.
2. That the Salisbury Homelessness Strategy as contained in Attachment 1 to this report (Policy and Planning, 20/07/2020, Item No. 1.1.5) be endorsed.

CARRIED
 UNANIMOUSLY

Economic Development

1.2.1 Compostable Coffee Cups

Mayor G Aldridge left the meeting at 7:17 pm.

Mayor G Aldridge returned to the meeting at 7:20 pm.

Cr L Braun returned to the meeting at 7:22 pm.

Moved Cr J Woodman

Seconded Cr S Reardon

1. That Council note this report.
2. That Council focus on developing a partnership with Responsible Cafes to encourage cafes to become more environmentally sustainable.

CARRIED

OTHER BUSINESS

Nil

The meeting closed at 7.23 pm.

CHAIRMAN.....

DATE.....

ITEM	1.0.1
	POLICY AND PLANNING COMMITTEE
DATE	17 August 2020
HEADING	Future Reports for the Policy and Planning Committee
AUTHOR	Michelle Woods, Projects Officer Governance, CEO and Governance
CITY PLAN LINKS	4.2 We deliver quality outcomes that meet the needs of our community
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	<p>RAAF AP-3C Tailfin for Purposes of Display</p> <p>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.</p> <p>Due: August 2020 Deferred to: November 2020 Reason: Design mounting details still outstanding.</p>	Julie Kushnir
28/05/2018 1.2.1	<p>Cities Power Partnership Program</p> <p>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.</p> <p>Due: November 2020</p>	Andrew Legrand
24/06/2019 12.1	<p>Motion without Notice: Upgrades to Current Sporting Facilities</p> <p>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.</p> <p>Due: August 2020 Deferred to: November 2020 Reason: This work will be included in the comprehensive Community Facility Strategy that is being presented in November.</p>	Adam Trottman
23/09/2019 1.5.1	<p>Heritage</p> <p>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.</p> <p>Due: October 2020</p>	Peter Jansen

25/11/2019	Summary Report for Attendance at Training and Development Activity - 2019 Local Government Professionals Australia National Congress and Business Expo, Darwin	Julie Douglas
3.6.2	<p>3. That staff prepare and bring back to the relevant Council Committees, a report/s that considers the prospective implementation of:</p> <p>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;</p>	
Due:	November 2020	
16/12/2019	Public Art – Feature Artwork	Julie Kushnir
1.1.2	<p>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.</p>	
Due:	August 2020	
Deferred to:	September 2020	
Reason:	Infrastructure Management team finalising the list of potential locations, mindful of safety clearances, roadways, and available space.	
28/01/2020	Bridgestone Athletics Centre – Sponsorship Opportunities	Adam Trottman
1.10.1	<p>Council has previously resolved this resolution to be confidential.</p>	
Due:	November 2020	
23/03/2020	Strategic Review	Terry Sutcliffe
AC-OB1	<p>1. That a strategic review of the project management and contract management regarding the Salisbury Community Hub be performed.</p>	
Due:	December 2020	
27/04/2020	Salisbury Community Hub - Update - Future Service Demands	Hannah Walters
1.1.2	<p>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.</p>	
Due:	December 2020	
25/05/2020	Motion on Notice: Street Libraries	Jo Cooper
MON7.3	<p>1. That the City of Salisbury report on the viability, cost and concept of street libraries for consideration by Council post COVID-19.</p>	
Due:	September 2020	

22/06/2020 MWON- CAP	Motion Without Notice: Council Assessment Panel Operations 1. That a report be prepared for the Policy and Planning Committee regarding Item 5.2.1 – Council Assessment Panel operations under the Planning, Development and Infrastructure Act 2016, from the Council Assessment Panel meeting held on 16 June 2020. Due: August 2020 Deferred to: September 2020 Reason: State Government have advised that there will be a delay in the implementation of the Planning and Design Code – report deferred to ensure latest available information is included in the report.	Terry Sutcliffe / Chris Zafirooulos
27/07/2020 1.1.1	Community Safety Implementation Plan 2020/21 3. Staff bring back a report with a draft annual plan for CCTV expansion program within 3 months of the conclusion of the portable CCTV trial. Due: March 2021	Julie Douglas

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: 10/08/2020

ITEM	1.0.2
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Tourism and Visitor Sub Committee meeting held on Monday 10 August 2020
AUTHOR	Mechelle Potter, Administrative Coordinator - Business Excellence, Business Excellence
CITY PLAN LINKS	4.4 We plan effectively to address community needs and identify new opportunities 4.2 We deliver quality outcomes that meet the needs of our community 1.4 We are proud of our strengths, achievements and cultural diversity
SUMMARY	The minutes and recommendations of the Tourism and Visitor Sub Committee meeting held on Monday 10 August 2020 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

- The information contained in the Tourism and Visitor Sub Committee Minutes of the meeting held on 10 August 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

- The information be received.

TVSC2 City of Salisbury Digital Asset Enhancement

- The information be received.
- Staff investigate and a report be brought back on three internal sites for kiosks.
- The Tourism and Visitor Sub Committee supports the enhancement of the Salisbury Discover website within the proposed budget of \$15,000 to include consideration of information relating to accommodation and historical sites.

TVSC-OB1 Salisbury Recreation Precinct

- That staff bring back a report on the promotion of the Salisbury Recreation Precinct, including signage.

ATTACHMENTS

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

- Minutes Tourism and Visitor Sub Committee - 10 August 2020

CO-ORDINATION

Officer: GMBE
Date: 12/8/2020



**MINUTES OF TOURISM AND VISITOR SUB COMMITTEE MEETING HELD IN
WITTBER & DR RUBY DAVY ROOMS, SALISBURY COMMUNITY HUB,
34 CHURCH STREET, SALISBURY ON**

10 AUGUST 2020

MEMBERS PRESENT

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

OBSERVERS

Nil

STAFF

General Manager Business Excellence, Mr C Mansueto
Manager Community Experience and Relationships, Ms J Kushnir
Administrative Coordinator - Business Excellence, Mrs M Potter

The meeting commenced at 5.01 pm

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

APOLOGIES

An apology was received from Cr L Virgo.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Mayor G Aldridge
Seconded Cr D Proleta

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

CARRIED

REPORTS

TVSC1 Future Reports for the Tourism and Visitor Sub Committee

Moved Cr S Reardon
Seconded Cr D Proleta

1. The information be received.

CARRIED

*Mayor G Aldridge left the meeting at 05:26 pm.
Mayor G Aldridge returned to the meeting at 05:28 pm.*

TVSC2 City of Salisbury Digital Asset Enhancement

Moved Cr D Proleta
Seconded Cr K Grenfell

1. The information be received.
2. Staff investigate and a report be brought back on three internal sites for kiosks.
3. The Tourism and Visitor Sub Committee supports the enhancement of the Salisbury Discover website within the proposed budget of \$15,000 to include consideration of information relating to accommodation and historical sites.

CARRIED

OTHER BUSINESS

TVSC-OB1 Salisbury Recreation Precinct

Moved Mr D Waylen
Seconded Cr K Grenfell

1. That staff bring back a report on the promotion of the Salisbury Recreation Precinct, including signage.

**CARRIED
UNANIMOUSLY**

CLOSE

The meeting closed at 5.58 pm.

CHAIRMAN.....

DATE.....

ITEM	1.1.1
	POLICY AND PLANNING COMMITTEE
HEADING	Minutes of the Youth Council Sub Committee meeting held on Tuesday 11 August 2020
AUTHOR	Bronwyn Hatswell, PA to General Manager, Community & Org. Development
CITY PLAN LINKS	4.5 We engage meaningfully and our community is aware of Council initiatives
SUMMARY	The minutes and recommendations of the Youth Council Sub Committee meeting held on Tuesday 11 August 2020 are presented for Policy and Planning Committee's consideration.

RECOMMENDATION

1. The information contained in the Youth Council Sub Committee Minutes of the meeting held on 11 August 2020 be received and noted and that the following recommendations contained therein be adopted by Council:

YC1 Future Reports for the Youth Council Sub Committee

1. The information be received.

YC2 Youth Council Membership

1. That the resignation of Hayley Williams as a Youth Member on Salisbury Youth Council be received and accepted.
2. That the resignation of Netra Dulal as a Youth Member on Salisbury Youth Council be received and accepted.

YC3 Youth Council Projects Update

1. That the information be received and noted.

YC4 Youth Programs and Events Update August 2020

1. That the information be received and noted.

YCSC-OB1 Effects of COVID-19 on Youth and Sporting Clubs

1. That the Youth Council Sub Committee is provided information via email regarding the effects that COVID-19 has had on youth and sporting clubs.

ATTACHMENTS

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

1. Minutes Youth Council Sub Committee - 11 August 2020

CO-ORDINATION

Officer: GMCOD
Date: 12/08/2020



MINUTES OF YOUTH COUNCIL SUB COMMITTEE MEETING HELD IN THE JOHN HARVEY COMMUNITY HALL, 34 CHURCH STREET, SALISBURY ON

11 AUGUST 2020

MEMBERS PRESENT

Mon-Maya Chamlagai (Chairman)
Brooke Duncan
Christian Gudic
Luke Hall (Deputy Chairman)
Nicolette Nedelcev
Tuyet Nhi Sofina Le Thi
Sharifulah Noorzai
Madeline Prince
Braden Thompson
James Wood
Thomas Wood
Cr M Blackmore
Cr G Reynolds
Amanda O'Sullivan (Mentor)

OBSERVERS

Nil.

STAFF

General Manager Community & Org. Development, Ms G Page
Manager Community Capacity and Learning, Ms J Cooper
PA to General Manager Community & Org. Development, Mrs B Hatswell
Community Planner Youth Participation, Ms J Brett

The meeting commenced at 5:36 pm.

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

APOLOGIES

Apologies have been received from Mayor G Aldridge, S Mirzaie, E Williams, S Williams, R Etienne, D Walker, J Winder and Cr S Ouk.

LEAVE OF ABSENCE

Nil

The General Manager Community and Organisational Development introduced herself to the Youth Council.

PRESENTATION OF MINUTES

Moved L Hall
Seconded T Wood

The Minutes of the Youth Council Sub Committee Meeting held on 09 June 2020, be taken and read as confirmed.

CARRIED

REPORTS

YC1 Future Reports for the Youth Council Sub Committee

Moved B Thompson
Seconded J Wood

1. The information be received.

CARRIED

YC2 Youth Council Membership

Moved L Hall
Seconded B Duncan

1. That the resignation of Hayley Williams as a Youth Member on Salisbury Youth Council be received and accepted.
2. That the resignation of Netra Dulal as a Youth Member on Salisbury Youth Council be received and accepted.

CARRIED

YC3 Youth Council Projects Update

*B Thompson left the meeting at 6:09 pm.
B Thompson returned to the meeting at 6:14 pm.*

Moved J Wood
Seconded B Thompson

1. That the information be received and noted.

CARRIED

YC4 Youth Programs and Events Update August 2020

Moved B Duncan
Seconded S Noorzai

1. That the information be received and noted.

CARRIED

OTHER BUSINESS

YCSC-OB1 Effects of COVID-19 on Youth and Sporting Clubs

Moved L Hall
Seconded S Noorzai

1. That the Youth Council Sub Committee is provided information via email regarding the effects that COVID-19 has had on youth and sporting clubs.

CARRIED

CLOSE

The meeting closed at 6.29 pm.

CHAIRMAN.....

DATE.....

ITEM	1.3.1 POLICY AND PLANNING COMMITTEE
DATE	17 August 2020
HEADING	Affordable and Community Housing Policy - Development of Surplus Council Owned Land - Outcomes of the Homelessness Strategy
AUTHOR	Hiroe Terao, Strategic Planning, Policy & Development Planner, City Development
CITY PLAN LINKS	3.4 Our urban growth is well planned and our centres are active 4.2 We deliver quality outcomes that meet the needs of our community
SUMMARY	<p>Council first endorsed its ‘Affordable and Community Housing Policy – Development of Surplus Council Owned Land’ in 2012. It was reviewed and endorsed in May 2020, further strengthening Council’s commitment in providing 15% of affordable housing at 10% below State Government’s affordable housing price points through Council’s strategic property development program.</p> <p>The existing policy has been reviewed in the context of the Homelessness Strategy endorsed by Council in July 2020 as per the Council resolution (Resolution 0535/2020).</p> <p>It is considered that the existing policy is appropriate. The policy includes the intent of the actions identified in the Homelessness Strategy therefore no changes are recommended.</p>

RECOMMENDATION

1. The report be received.

ATTACHMENTS

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

1. Affordable and Community Housing Policy - Development of Surplus Council Owned Land - Outcomes of the Homelessness Strategy

1. BACKGROUND

- 1.1 Council endorsed its first ‘*Affordable Housing Policy – Development of Surplus Council Owned Land*’ in 2012. The policy outlined Council’s commitment to the delivery of affordable housing on surplus Council owned land, guiding the approach to affordable housing in Council’s own development projects. That policy effectively matched the State Government Affordable Housing price points and committed Council to providing a minimum of 15% affordable housing when developing surplus Council owned land for residential purposes.

1.2 A revised policy was endorsed by Council in May 2020 (Attachment 1). That policy retained Council's commitment to provide a minimum 15% affordable housing across Council's strategic property projects. The policy however contained several changes to its predecessor including:

- The name of the policy was changed to 'Affordable and Community Housing Policy – Development of Surplus Council Owned Land'
- Setting the City of Salisbury's own affordable housing price point at 10% below the State Government's affordable housing price points (reflective of the demographics of the Salisbury community)
- Identifying a range of models (including partnerships with the Community Housing sector) that could be considered to deliver affordable housing products

1.3 In considering the policy, Council resolved:

That Council endorse 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 and gives further consideration of Affordable and Community Housing Policy - Development of Surplus Council Owned Land to incorporate outcomes of the Homeless Strategy.

[Resolution 0535/2020]

2. CONSULTATION / COMMUNICATION

2.1 Internal

2.1.1 Community and Organisational Development – Community Planning and Vitality, in relation to Homelessness Strategy.

3. REPORT

3.1 The recently endorsed Homelessness Strategy identifies 'provision of affordable and low cost housing' as one of six key strategic priority areas. Actions identified under this priority area are intended to provide low cost and affordable housing options in the community, including through Council's strategic property development program.

3.2 The actions in the Homelessness Strategy relating to this priority area are:

- delivering demonstration projects (action 3.1 of the Homelessness Strategy);
- examining new delivery models including with community housing providers (actions 3.2);
- understanding the housing needs of the community (action 3.3);
- understanding the circumstances where community housing providers will be interested in investing in the city to cater for the housing needs, and match their locational preferences with Salisbury's land availability including those within Council's development projects (actions 3.4, 3.5 and 3.6); and
- restating Council's commitment to delivery of affordable housing including around activity centres (action 3.7).

3.3 In relation to the above:

- The policy encourages housing innovation and diversity. Jewel Living is a nationally recognised example of this. Further opportunities to deliver innovative and demonstration projects are identified in the Affordable Housing Implementation Plan.
- Understanding the needs of the housing community is a strategic investigation which informs policy directions for Council in determining the role of Council in addressing the housing needs. Once the direction is determined, Council can then facilitate the delivery of the particular housing products / partnership that would address Council's strategic agenda. As such this action is better placed as informing policy and implementation rather than addressed in the Policy itself.
- The revised Affordable and Community Housing Policy includes opportunity for Council to examine new delivery models including with Community Housing Providers and others. This is further expanded in the Affordable Housing Implementation Plan.
- The Affordable and Community Housing Policy already contains a commitment to situate affordable housing at appropriate locations and this does not preclude activity centres.

3.4 Given the actions identified under 'Provision of affordable and low cost housing' in the Homelessness Strategy are consistent with the Affordable Housing Policy and the associated implementation plan it is considered that no changes need to be made to the latter policy to enable the outcomes sought through the Homelessness Strategy.

4. CONCLUSION / PROPOSAL

4.1 Council's existing Affordable and Community Housing Policy – Development of Surplus Council Owned Land is considered to be appropriate. It includes the intent of the actions identified in the Homelessness Strategy therefore no changes are recommended from outcomes of the Homelessness Strategy endorsed in July 2020.

CO-ORDINATION

Officer: EXECUTIVE GROUP
Date: 10/8/2020



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

Policy Type:	Policy	Decision No:	2466/2018, 0535/2020
Approved By:	Council	Last Reapproval Date:	25 May 2020
Approval Date:	26/06/2012	Internal Reference No.:	
Review Date:		Division:	Strategic Development Projects
Department:	City Development	Responsible Officer:	Manager, Strategic Development Projects
Function:	3 - Development Control		

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

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>

developments through the Environmental Impact Study (EIS) process. In the future there will be an Affordable Housing Overlay in the Planning and Design Code.

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.

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. Council's 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,
 - c. Advocate for increased low cost and affordable housing outcomes that are responsive to current and future needs of our community.

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 gazette³ 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 a dwelling must be offered for sale to an eligible buyer ;
 2. If being sold for home ownership, the land or the dwelling must be offered for sale at or below the Gazetted price; and
 3. The development must be subject to a legally binding Land Management 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 2018/19 the price for affordable housing is \$365,000 or less for dwelling (inclusive of GST), and \$164,250 or less for land only (inclusive of GST) for 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.

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

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 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. A registered housing cooperative under the *Community Housing Providers (National Laws) (South Australia) Act 2013*;
3. A person (natural or corporate) approved to provide affordable rental under the National Rental Affordability Scheme;
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.
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.
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 (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:
- Environmental sustainability features that reduce on-going living expenses (such as measures to reduce utilities bills etc.);
 - 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
5. Community Housing Providers (National Law) (South Australia) Act 2013

G - REFERENCES

1. Housing SA Affordable Housing Design Guidelines

H - ASSOCIATED PROCEDURES

1. N/A

Document Control

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