



AGENDA

FOR POLICY AND PLANNING COMMITTEE MEETING TO BE HELD ON

19 JUNE 2023 AT 6.30 PM

**IN LITTLE PARA CONFERENCE ROOMS, SALISBURY COMMUNITY HUB, 34
CHURCH STREET, SALISBURY**

MEMBERS

Deputy Mayor, Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr B Brug
Cr L Brug
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen (Deputy Chairman)
Cr M Mazzeo
Cr S McKell
Cr S Ouk
Cr S Reardon

REQUIRED STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco
Team Leader Council Governance, Ms J O'Keefe-Craig
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 17 April 2023.

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee..... 9

For Decision

1.1.1 Policy Review: Affordable and Community Housing Policy - Development of Surplus Council Owned Land 13

QUESTIONS ON NOTICE

There are no Questions on Notice.

MOTIONS ON NOTICE

1.3.1 Motion on Notice: AFL Gather Round 2023-2026 31

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Update)

CLOSE

ORDER TO EXCLUDE THE PUBLIC

1.4.1 Strategic Growth Framework Waterloo Corner and Bolivar Corridor Update

Recommendation

Pursuant to section 83(5) of the *Local Government Act 1999* the Chief Executive Officer has indicated that, if the Committee so determines, this matter may be considered in confidence under Part 3 of the *Local Government Act 1999* on grounds that:

1. *Pursuant to Section 90(2) and (3)(b)(ii) and (d)(i) and (j)(i) of the Local Government Act 1999, the principle that the meeting should be conducted in a place open to the public has been outweighed in relation to this matter because:*

- *it relates to information the disclosure of which would, on balance, be contrary to the public interest; and*
- *commercial information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and*
- *information the disclosure of which would divulge information provided on a confidential basis by or to a Minister of the Crown, or another public authority or official (not being an employee of the Council, or a person engaged by the Council).*

2. *In weighing up the factors related to disclosure,*
- disclosure of this matter to the public would demonstrate accountability and transparency of the Council's operations

*On that basis the public's interest is best served by not disclosing the **Strategic Growth Framework Waterloo Corner and Bolivar Corridor Update** item and discussion at this point in time.*

3. *Pursuant to Section 90(2) of the Local Government Act 1999 it is recommended the Council orders that all members of the public, except staff of the City of Salisbury on duty in attendance, be excluded from attendance at the meeting for this Agenda Item.*

CLOSE



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

17 APRIL 2023

MEMBERS PRESENT

Cr C Buchanan (Chairman)
Mayor G Aldridge
Cr B Brug
Cr J Chewparsad
Cr A Graham
Cr K Grenfell
Cr D Hood
Cr P Jensen (Deputy Chairman)
Cr M Mazzeo
Cr S McKell
Cr S Ouk
Cr S Reardon

STAFF

Chief Executive Officer, Mr J Harry
General Manager Business Excellence, Mr C Mansueto
General Manager City Infrastructure, Mr J Devine
General Manager Community Development, Mrs A Pokoney Cramey
General Manager City Development, Ms M English
Manager Governance, Mr R Deco
Governance Support Officer, Ms K Boyd

The meeting commenced at 6.32 pm.

The Chairman welcomed the Elected Members, public and staff to the meeting.

APOLOGIES

Apologies were received from Cr G Bawden, Cr L Brug and Cr S Burner.

LEAVE OF ABSENCE

Nil

PRESENTATION OF MINUTES

Moved Cr K Grenfell
Seconded Cr A Graham

The Minutes of the Policy and Planning Committee Meeting held on 20 March 2023, be taken as read and confirmed.

CARRIED
UNANIMOUSLY

REPORTS

Administration

1.0.1 Future Reports for the Policy and Planning Committee

Moved Cr K Grenfell
Seconded Cr A Graham

That Council:

1. Notes the report.

CARRIED
UNANIMOUSLY

For Decision

1.1.1 Policy Review: Affordable and Community Housing Policy - Development of Surplus Council Owned Land

Moved Cr C Buchanan
Seconded Cr P Jensen

That Council:

1. Defers consideration of the Affordable and Community Housing Policy – Development of Surplus Council Owned Land (Attachment 1, Item 1.1.1, Policy and Planning Committee, 17 April 2023).
2. Requests a further report be provided investigating the following amendments to the Affordable and Community Housing Policy – Development of Surplus Council Owned Land :
 - a. Increasing the percentage of affordable housing from a minimum of 15% to 15-20% where appropriate when developing surplus Council owned land for residential purposes.
 - b. Increasing the City of Salisbury affordable housing to be set at 15% below the State Government’s affordable housing price points.
3. Considers including in this report, a new objective that Council will seek to partner with Community Housing Providers to provide affordable housing outcomes, including through the identification of land.

-
4. Requests that Administration investigates opportunities to partner with the Not for Profit sector and the State Government to identify opportunities to deliver a homeless shelter in northern Adelaide.

CARRIED
UNANIMOUSLY

1.1.2 Draft Strategic Asset Management Plan 2023/24

Moved Cr P Jensen
Seconded Cr K Grenfell

That Council:

1. Notes that the Draft Strategic Asset Management Plan 2023/24 was presented to the Asset Management Sub Committee held on Tuesday, 14 March 2023 for information.
2. Notes that in line with Section 126 (4)(ab) of the Local Government Act 1999 the Draft Strategic Asset Management Plan was presented to the Audit and Risk Committee in April 2023 for comment and noting.
3. Approves the Draft Strategic Asset Management Plan 2023/24 included in Attachment 1 of the report (Item 1.1.2 - Draft Strategic Asset Management Plan 2023/24 – Policy and Planning Committee, 17 April 2023) for the purpose of public consultation, as part of Council’s Strategic Management Plans.

CARRIED
UNANIMOUSLY

QUESTIONS ON NOTICE

There were no Questions on Notice.

MOTIONS ON NOTICE

There were no Motions on Notice.

OTHER BUSINESS

(Questions Without Notice, Motions Without Notice, CEO Briefing)

Nil

The meeting closed at 6.41 pm.

CHAIRMAN.....

DATE.....

| | |
|------------------------|---|
| ITEM | 1.0.1 |
| | POLICY AND PLANNING COMMITTEE |
| DATE | 19 June 2023 |
| HEADING | Future Reports for the Policy and Planning Committee |
| AUTHOR | PA to General Manager, City Development |
| 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

That Council:

1. Notes the report.

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 |
|---|--|---------------------|
| 21/12/2020 4.1.3 Due: | Lindblom Park & Thomas More College Improvements 3. The working party to provide a recommendation to the Policy and Planning Committee by October 2021. September 2023 | John Devine |
| 24/05/2021 2.1.8 Due: Defer: Reason: | 2021-22 New Initiative Bid Update - Sustainability 1. That New Initiative Bid OPN000691 - Sustainability Coordination and Partnerships be updated to incorporate a further provision of \$50,000 for 2021/22 and in-principle support for years 2 and 3 <u>subject to a further report within the first 12 months being presented to Council about the collaboration project with other Councils and consideration of other funding opportunities.</u> June 2023 July 2023 To allow consideration of key projects by the project group. | Michelle English |
| 25/10/2021 1.1.1 Due: | Cities Power Partnership Program 2. Defers becoming a partner of the Cities Power Partnership program and that appropriate partnerships be considered following the completion and adoption of the Sustainability Strategy. December 2023 | Dameon Roy |
| 28/02/2022 1.1.1 Due: Defer: Reason: | Salisbury North Oval – Precinct Plan Scope Summary 1. Notes, that a Salisbury North Oval Precinct Plan will be prepared next financial year subject to budget approval and be based on the scope summary as included in this report (Policy and Planning Committee, 21 February 2022 - Item No: 1.1.1) June 2023 July 2023 To allow further consideration of project scope. | Leandro Lopez Digon |
| 25/07/2022 US-MON1 Due: | District Level Playground for Amsterdam Reserve 2. Requests Administration to provide the draft Master Plan and associated costings to the Policy and Planning Committee meeting in six months' time. November 2023 | Jamie Hosking |

| | | |
|---------------------|---|--------------|
| 19/12/2022 MON4 | Motion on Notice: Behavioural Standards 3. Approves the establishment of a working group consisting of the Mayor, Deputy Mayor Cr Buchanan, Cr B Brug, the CEO and the Manager Governance to prepare recommendations to the Policy and Planning Committee for consideration on Behavioural Management Policy and Support Policy, with input from Norman Waterhouse Lawyers. Due: June 2023 Defer: August 2023 Reason: To allow working group to review draft policy document. | Rudi Deco |
| 27/03/2023 1.4.1 | Thematic Heritage Study – Stage 2 Item Identification 1. Council has previously resolved this resolution to be confidential. Due: November 2023 | Peter Jansen |

4. CONCLUSION / PROPOSAL

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

| | | | |
|------------------------|--|------------|------------|
| ITEM | 1.1.1 | | |
| | POLICY AND PLANNING COMMITTEE | | |
| DATE | 19 June 2023 | | |
| PREV REFS | Policy and Planning Committee | Item 1.3.3 | 19.09.2011 |
| | Policy and Planning Committee | Item 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 |
| | Policy and Planning Committee | 1.3.1 | 18/05/2020 |
| | Policy and Planning Committee | 1.3.1 | 17/08/2020 |
| HEADING | Policy Review: Affordable and Community Housing Policy - Development of Surplus Council Owned Land | | |
| AUTHORS | Strategic Development Project Planner, City Development Manager Strategic Development Projects, City Development | | |
| CITY PLAN LINKS | 1.2 The health and wellbeing of our community is a priority 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 | Council Policies are subject to bi-annual reviews and re-endorsement by Council. This report outlines the updates from the review of the Affordable and Community Housing Policy for Council consideration and approval. | | |
| RECOMMENDATION | | | |
| | <u>That Council:</u> | | |
| | 1. Adopts the Affordable and Community Housing Policy – Development of Surplus Council Owned Land (Attachment 1, Item 1.1.1, Policy and Planning Committee, 19 June 2023). | | |

ATTACHMENTS

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

1. Attachment 1 - Draft Affordable and Community Housing Policy Development of Surplus Council Owned Land - tracked changes [↓](#)
2. Attachment 2 - Existing Affordable and Community Housing Policy - Development of Surplus Council Owned Land [↓](#)

1. BACKGROUND

- 1.1 Council adopted the ‘*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 set out Council’s commitment and guidance for the delivery of affordable housing as part of project deliverables for residential development of surplus Council owned land.
- 1.2 A revised policy was adopted by Council in May 2020. 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 A subsequent review was undertaken in June 2020 to consider Council’s Homelessness Strategy (Item 1.3.1, Policy and Planning Committee 17 August 2020). The outcome of that review required no further changes to the Policy. A copy of the current Policy is attached (Attachment 2 - Existing Affordable and Community Housing Policy - Development of Surplus Council Owned Land).
- 1.4 On 24 April 2023, it was resolved that Council:
 - 1.4.1 *Defers consideration of the Affordable and Community Housing Policy – Development of Surplus Council Owned Land (Attachment 1, Item 1.1.1, Policy and Planning Committee, 17 April 2023).*
 - 1.4.2 *Requests a further report be provided investigating the following amendments to the Affordable and Community Housing Policy – Development of Surplus Council Owned Land:*
 - 1.4.3.1 *Increasing the percentage of affordable housing from a minimum of 15% to 15-20% where appropriate when developing surplus Council owned land for residential purposes.*
 - 1.4.3.2 *Increasing the City of Salisbury affordable housing to be set at 15% below the State Governments affordable housing price points.*

1.4.3.3 A new objective that Council will seek to partner with Community Housing Providers to provide affordable housing outcomes including through the identification of land.

1.4.3.4 Requests that Administration investigate opportunities to partner with the Not for Profit sector and the State Government to identify opportunities to deliver a homeless shelter in northern Adelaide.

1.5 Based on the above, further investigations on amendments to the Affordable and Community Housing Policy – Development of Surplus Council Owned Land have been undertaken and are outlined in the body of this report for the Policy and Planning Committee’s consideration.

1.6 It is noted that investigations regarding the delivery of a homeless shelter (paragraph 1.4.3.4 above) will be reported on separately through the Community Development Department.

2. CITY PLAN CRITICAL ACTION

2.1 Provide at least 15% affordable housing through Council’s development projects.

3. CONSULTATION / COMMUNICATION

3.1 Internal

3.1.1 The draft Affordable and Community Housing Policy - Development of Surplus Council Owned Land has been reviewed by the Team Leader, Corporate Governance, Team Leader Council Governance, Team Leader, Strategic Urban Planning and Senior Social Planner - Wellbeing.

3.2 External

3.2.1 The draft policy has been reviewed by South Australian Housing Authority’s Affordable Housing and Market Solutions team and their input has been incorporated.

4. REPORT

4.1 The existing Affordable and Community Housing Policy - Development of Surplus Council Owned Land (contained in Attachment 2) has been reviewed.

4.2 Amendments to the Policy are proposed to reflect changes and maintain consistency with Council's new policy format, the policy context environment, new legislative requirements and increases to affordable housing price points.

4.3 It is proposed to amend the Policy to incorporate changes to the legislative framework to improve consistency and alignment. These include:

4.3.1 Planning, Development and Infrastructure (General) Regulations 2017, that provide further guidance to the Act; and

4.3.2 Planning and Design Code.

4.4 Affordable housing features in the State land use planning system. The *Planning and Design Code* for urban and regional councils came into effect on 19 March 2021 and includes an Affordable Housing Overlay. The Affordable Housing Overlay expects residential development comprised of 20 dwellings/residential allotments or more to include a minimum of 15% affordable housing.

- 4.5 Residential developments with less than 20 dwellings within the Affordable Housing Overlay can also provide affordable housing. The Overlay also provides planning incentives that encourage greater density and viability of projects, including smaller lot sizes and reduced carparking requirements.
- 4.6 Within the existing Policy, Council has committed to *providing a minimum of 15% affordable housing when developing surplus Council owned land for residential purposes, where a site is considered appropriate.*
- 4.7 In accordance with the new policy format, Council's corporate policy context that integrates affordable housing is proposed to be updated to include:
- 4.7.1 City Plan 2035: strategic projects critical action within the welcoming and liveable City direction confirms Council's commitment to *'provide at least 15% affordable housing through Council's development projects.'*
- 4.7.2 Age Friendly Strategy and Action Plan: strategy domain and housing goal include *'an age friendly Salisbury has appropriate and affordable housing options and supports to enable people to age well in place.'*
- 4.7.3 Salisbury Homelessness Strategy: strategic priority area 3 includes actions for the *'provision of affordable and low-cost housing.*
- 4.8 Further changes reflected in the draft Policy as a result of the review include:
- 4.8.1 The addition of the South Australian Housing Authority as an eligible buyer given the policy objectives contained within policy statements include:
- d) *Explore innovative solutions and partnership opportunities to deliver affordable housing for improved socio-economic outcomes;*
- e) *Explore delivery models that promote a commercial return to Council.*
- 4.8.2 An updated definition for community housing that *'means housing for people on a very low, low or moderate income or for people with additional needs that is delivered by non-government organisations.'* The update reflects the *South Australian Government Gazette dated 8 September 2022, No.62 p.5913.*
- 4.9 It is noted that in Section 161 of the *Local Government Act, 1999 (Version 9.3.2023)*, mandatory rates rebates of 75% are provided to community services organisations (including Community Housing Providers) that meet all of the criteria in S161(3). Community Housing Providers registered with the State Government are eligible for the rebate.
- 4.10 The South Australian Housing Authority is not eligible for any rebates under the Act. Additionally, S166 of the Act gives Council the power to grant discretionary rebates and in line with Council's Rate Rebate Policy, applications for exemption are available.
- 4.11 The policy statements have also been revised to better reflect the new policy format and legislation. Consultation with Governance determined the development of general principles within the policy statements does not require the level of detail currently contained in the existing policy. This detail is captured in Council's Affordable Housing Implementation Plan and Action Plan.

- 4.12 Since the last review was undertaken in June 2020 the impact of the economic shock from the COVID-19 pandemic accelerated financial stimulus from the Federal Government. The result of this action coupled with increased land costs, skill and materials shortages have seen significant increases in development costs. These constraints in addition to CPI increases have resulted in exponential growth in house and land values in Greater Adelaide during 2022-2023. Subsequent supply and demand pressures have, and will continue to, challenge housing affordability.
- 4.13 On 8 September 2022, the South Australian Government increased the gazetted affordability indicators for a dwelling, or house and land purchase (inclusive of GST), to \$417,000, and the land purchase price (inclusive of GST) to \$187,560.
- 4.14 The Government Gazette notice that determines the affordable housing criteria (8 September 2022), provides developers/land owners with an opportunity to seek approval from the South Australia Housing Authority to vary the price by up to 15% where a dwelling:
- 4.14.1 has features which make it more energy efficient and environmentally sustainable; or
 - 4.14.2 is on a small allotment within close proximity to public transport; or
 - 4.14.3 is offered for sale in conjunction with a financing product that increases an Eligible Home Buyer's purchasing capacity as outlined in the industry guidelines published from time to time by the South Australian Housing Trust.
- 4.15 Housing stress negatively impacts affordability and refers to "*households in prescribed income brackets, spending more than 30% of their gross household income on either rent or mortgage repayments. Income brackets are classified as Very Low (< 50% of median), Low (50% to 80% of median) and Moderate (80% to 120% of median)*" (profile.id, 2023, [Housing Stress & Need | City of Salisbury | housing monitor \(id.com.au\)](#)).
- 4.16 The 2021 Census data suggests 11.2% of residents in the City of Salisbury are experiencing housing stress. Although this figure is lower than the 15.6% figure from 2016, volatility from changes to interest rates is a compounding variable that contributes to housing stress. The review of the Policy has included this term as it contributes to Council's strategic agenda through the Affordable Housing Implementation Plan that was endorsed in 11 March 2020 (SPDSC2) and the associated Action Plan.
- 4.17 Census 2021 household income data was analysed and reviewed against the 2016 Census data. Subsequent proposed changes to the Policy include updated percentages for low to moderate income households earning less than \$1,250 per week that have decreased from 48% in 2016 to 42.9% in 2021.
- 4.18 The South Australian Housing Authority's Affordable Housing and Market Solutions team has advised that the City of Salisbury's calculated price point is 12% lower than the set Affordable Housing Price Point based on this years' wage figures using their standard calculation methodology. Therefore, changing the City of Salisbury specific Affordable House Price Point from 10% lower to 10-15% lower, is appropriate, as it is more reflective of affordability in the Salisbury market and socio-demographic context. Having a price point range provides

- flexibility to enable site specific issues to be considered when delivering affordable housing.
- 4.19 Further, the policy has been updated to include an increase of the percentage of affordable housing from a minimum of 15% to 15-20% where appropriate when developing surplus Council owned land for residential purposes.
- 4.20 In higher land value areas affordable housing is typically provided in the form of multi storey dwellings (various typologies) or very small allotments to meet the affordable housing price points (example Bowden, Oakden Rise). Meeting the State Government's or the City Salisbury's specific affordable housing price points for sale may not be possible in higher value areas in Salisbury where there are restrictions to allotment sizes or apartment construction does not fit within the existing character of an area.
- 4.21 Taking into consideration these higher land value areas and the ever-increasing construction costs, delivery of affordable housing may be dependent on taking advantage of State and Federal Government initiatives. For example, Homestart are currently offering a Shared Equity Loan of between 5-25% of the purchase price of a property, which allows eligible home buyers to purchase a house with a reduced initial deposit as well as decreased ongoing housing expenses, enabling low to middle-income earners to purchase a property sooner. This scheme would currently enable a homebuyer to purchase a \$400,000 home for \$300,000 taking advantage of the full 25% shared equity.
- 4.22 A new objective as per the Council resolution in April 2023, is included within the Policy Statements outlining that Council will seek to partner with Community Housing Providers to provide affordable housing outcomes including, when undertaking Council's process of identifying suitable land. This illustrates Council's position and commitment to the provision of affordable housing in future Council housing developments. Council has experience in this area and already undertakes this process, with examples including partnering with Habitat for Humanity in Greentree Walk and the Reserve projects, and the development of housing in the Emerald Green project in conjunction with Community Housing Limited.
- 4.23 It should be noted that the Commonwealth Government is anticipating the introduction of the Housing Affordability Future Fund which may provide additional budgetary support to work with community housing providers.
- 4.24 Proposed changes to the policy as resolved by Council on 24 April 2023 are provided as tracked changes in Attachment 1, Draft Affordable and Community Housing Policy - Development of Surplus Council Owned Land Item 1.1.1 Policy and Planning Committee, 19 June 2023.
- 4.25 As part of all business case feasibilities, 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 as well as seeking opportunities to collaborate across sectors and all levels of government 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 This report provides an overview of the research undertaken in the review of Council's Affordable and Community Housing Policy – Development of Surplus Council Owned Land and provides the rationale for the proposed amendments to update the Policy.
- 5.2 Proposed amendments have been made to the Policy to reflect changes and maintain consistency with:
 - 5.2.1 Council's new policy format;
 - 5.2.2 the policy context environment;
 - 5.2.3 new legislative requirements; and
 - 5.2.4 increases to affordable housing price points.
- 5.3 Further amendments to the Policy include:
 - 5.3.1 Increasing the percentage of affordable housing from a minimum of 15% to 15-20% where appropriate when developing surplus Council owned land for residential purposes.
 - 5.3.2 Increasing the City of Salisbury affordable housing from 10% below to 10-15% below the State Governments affordable housing price points.
 - 5.3.3 A new Policy Statement that Council will seek to partner with Community Housing Providers to provide affordable housing outcomes including through the identification of land.
- 5.4 It is proposed that Council adopts the draft Policy as contained in Attachment 1 - Draft Affordable and Community Housing Policy - Development of Surplus Council Owned Land.



City of Salisbury Values: Respectful, Accountable, Collaborative, Helpful

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

Adopted by: Council
Responsible Division: Strategic Development Projects
First Issued/Adopted: 26/06/2012
Last Reviewed: 17/06/2020
Next Review Date: July 2027

1. Purpose

Secure and affordable housing provides a fundamental basis for wellbeing and prosperity for our community. Council recognises market pressures continue to impact supply and demand resulting in the erosion of housing affordability for low to moderate income households earning less than \$1250.00 per week. In the City of Salisbury ('the City') this represents 42.9%¹ of households, compounded by 11.2%² of total households experiencing housing stress.

Council's commitment to develop a welcoming and liveable City in The City Plan 2035 includes facilitating housing choices and the provision of ~~between 15-20%~~ affordable housing through Council's development projects for the City's diverse population and those yet to call Salisbury home.

¹ ABS Census 2021, community profile.id Household income | City of Salisbury | Community profile (id.com.au)

² ABS Census 2021, housing monitor.id, Housing Stress & Need | City of Salisbury | housing monitor (id.com.au)

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Field Code Changed

Field Code Changed

Affordable Housing features in the State Land Use Planning system. The *Planning and Design Code*³ includes an Affordable Housing Overlay that ~~expects~~ development comprised of 20 dwellings/residential allotments or more to include ~~at least~~ 15% affordable housing.

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Council can contribute to the Code's ~~expectation~~ to deliver affordable housing through development of surplus Council owned land for residential purposes and continue to meet Council's values inclusive of being respectful, accountable, collaborative, helpful.

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2. Scope

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

3. Legislative Requirements and Corporate Policy Context

1. *Community Housing Providers (National Law) (South Australia) Act 2013*
2. *Planning Development and Infrastructure Act 2016*
3. *Planning, Development and Infrastructure (General) Regulations 2017*
4. *Planning and Design Code (Version 2023.2)*
5. *South Australian Housing Trust Act 1995*
6. *South Australian Housing Trust Regulations 2010*
7. *City Plan 2035*
8. *Affordable Housing Implementation Plan 2020*
9. *Age Friendly Strategy/Action Plan*
10. *Salisbury Homelessness Strategy*

4. Interpretation/Definitions

For the purposes of this Policy:

- 4.1 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*⁴. The current gazette⁴ contains the following criteria that must be met for land or a dwelling in a development to meet the affordable housing determination:
- a) The development must be subject to a legally enforceable obligation such as a Land Management Agreement ~~and/or condition of planning approval~~ to ensure the sale and/or purchase of the land or dwelling complies with the requirements of the notice, and either;
 - b) The land or a dwelling is offered for sale to an eligible home buyer at or below the Price (refer 4.2 below); or

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³ Government of South Australia 2023, *Planning and Design Code (Version 2023.2)*

⁴ Notice Dated 24 August 2022, *The South Australian Government Gazette* 8 September, 2022, No.62 p.5913

- c) A dwelling or land is provided for affordable lease or rent by an Eligible Rental Provider, which includes the SA Housing Authority and/or Registered Community Housing Provider;
- d) Developer/owner may seek approval from the South Australian Housing Authority for an increase to the Price by up to 10% for any one variance, and up to 15% for any two variances combined. Available variances include where the dwelling:
 - has features which make it more energy efficient and environmentally sustainable; or
 - Is on a small allotment within close proximity to public transport; or
 - Is offered for sale in conjunction with a financing product that increases an Eligible Home Buyer’s purchasing capacity as outlined in the industry guidelines published from time to time by the South Australian Housing Trust.

4.2 Price⁴ as gazetted 8 September 2022, means:

| Affordability Indicators (February 2021) | Greater Adelaide |
|---|------------------|
| Dwelling or house and land purchase price (inc GST) | \$417,000.00 |
| Land purchase price (Inc GST) | \$187,560.00 |

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4.3 **Community Housing** means housing for people on a very low, low or moderate income or for people with additional needs that is delivered by non-government organisations⁵.

4.4 **Housing Stress** is defined as households in prescribed income brackets, spending more than 30% of their gross household income on either rent or mortgage repayments. Income brackets are classified as Very Low (< 50% of median), Low (50% to 80% of median) and Moderate (80% to 120% of median)⁶.

4.5 An **Eligible Buyer** is:

- a) 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);
- b) A registered housing cooperative under the *Community Housing Providers (National Laws) (South Australia) Act 2013*;
- c) SA Housing Authority;
- d) A person (natural or corporate) approved to provide affordable rental

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⁵Community Housing Providers (National Law) (South Australia) Act 2013, Part 1-Preliminary Section 4 – Definitions

⁶Profile.id [Housing Stress & Need | City of Salisbury | housing_monitor \(id.com.au\)](https://www.cityofsalisbury.com.au/housing-monitor)

Field Code Changed

under the National Rental Affordability Scheme (noting the Scheme will end in 2026);
e) Defence Housing.

5. Policy Statements

5.1 Council commits to providing a minimum of 15-20% affordable housing when developing surplus Council owned land for residential purposes, through Strategic Development Projects, to comply with legislation and where the site is considered appropriate. Appropriate sites include those considered to have good access to public transport, activity centres and community services.

5.2 Where a site is not considered appropriate for provision of affordable housing, any shortfall in provision may be provided in subsequent developments.

5.3 In accordance with household income level of the City's community, Council commits to offering affordable homes for sale at or below the City of Salisbury specific price points, set at 10-15% below the State Government's affordable housing price points to cater for the demographic of the local community where the site is located.

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Deleted: Prices will be reviewed annually at the same as the Greater Adelaide's Affordable Housing Price Point

5.4 Council will seek every opportunity to partner with Community Housing Providers to provide affordable housing outcomes including, when undertaking Council's process of identifying suitable land.

5.4 The objectives of this policy guide Council's Affordable Housing Implementation Plan and include:

Deleted: Council commits to offering affordable homes 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. ¶

- a) Achieve quality housing outcomes for the City's diverse population;
- b) Facilitate delivery of inclusive communities where people of all ages, backgrounds and incomes have a place to call home;
- c) Advocate for increased low cost and affordable housing choices that are appropriate, sustainable and responsive to current and future needs of our community;
- d) Explore innovative solutions and partnership opportunities to deliver affordable housing for improved socio-economic outcomes;
- e) Explore delivery models that promote a commercial return to Council.

6. Related Policies and Procedures

6.1 None applicable

7. Approval and Change History

| Version | Approval Date | Approval By | Change |
|---------|---------------|-------------|--|
| 1 | 17 June 2020 | Council | Outcomes of Salisbury Homelessness Strategy |
| | 25 May 2020 | Council | Reviewed to align with Council's Affordable housing Implementation Plan, include Community housing component, and criteria to reflect State Government regulations and definitions |
| | 23 April 2018 | Council | Minor edits and changes |

8. Availability

- 8.1 The Policy is available to be downloaded, free of charge, from Council's website www.salisbury.sa.gov.au
- 8.2 The Policy will be available for inspection without charge at the Civic Centre during ordinary business hours and a copy may be purchased at a fee as set annually by Council.
- City of Salisbury Community Hub
 34 Church Street, Salisbury SA 5108
 Telephone: 84068222
 Email: city@salisbury.sa.gov.au

9. Review

- a) Every four years, within 12 months of a Council election; or
- b) Earlier in the event of changes to legislation or related policies and procedures; or
- c) If deemed necessary by Council

Further Information

For further information on this Policy please contact:

Responsible Officer: Manager, Strategic Development Projects
 Address: 34 Church Street, Salisbury SA 5108
 Telephone: 8406 8222
 Email: city@salisbury.sa.gov.au

Field Code Changed

Field Code Changed

Field Code Changed



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

| | | | |
|-----------------------|--------------------------------|--------------------------------|--|
| Policy Type: | Policy | | |
| Approved By: | Council | Decision No: | 0535/2020 |
| Approval Date: | 25/5/2020 | Last Reapproval Date: | 23 April 2018 |
| Review Date: | | Internal Reference No.: | |
| Department: | City Development | Division: | Strategic Development Projects |
| Function: | 3 - Development Control | Responsible Officer: | 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.

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 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 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.

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*.

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

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

| | |
|------------------------|--|
| Document ID | Affordable and Community Housing Policy – Development of Surplus Council Owned Land |
| Prepared by | Hiroe Terao |
| Release | 3.00 |
| Document Status | Endorsed |
| Date Printed | 16/06/2020 |

NOTICE OF MOTION

ITEM 1.3.1

POLICY AND PLANNING COMMITTEE

HEADING Motion on Notice: AFL Gather Round 2023-2026

Cr Beau Brug has submitted the following Motion on Notice:

That Council:

1. Notes the recent confirmation that the Australian Football League (AFL) Gather Round event will take place in South Australia until 2026.
2. Notes the potential for a Gather Round game in the Barossa Valley.
3. Notes that City of Salisbury is not well placed to host a Gather Round AFL game, as it is not home to an Australian Football League (AFL) or South Australian National Football League (SANFL) team and currently lacks the required AFL level of football infrastructure.
4. Requests the Administration to investigate and present a report with options to maximise the potential economic and other benefits of Gather Round for the City of Salisbury and the local region including:
 - 4.1 creation of a regional tourism map for visitors to the area, in consultation with relevant stakeholders and in collaboration with neighbouring councils.
 - 4.2 organisation of community and sporting themed activities to synergise with Gather Round.
5. Approves to provide in-principle support to any relevant bid from a Northern Council to host a Gather Round game, including The Barossa Council and/or the City of Playford, noting it is home to SANFL team, Centrals Districts Football Club.

Administration Response:

If this motion is carried, Administration will act accordingly.