

Draft Residential Housing and Growth Action Plan

Focus Area 1: Increase Demand for Housing in the City

Ensuring that the City benefits from accelerating the rate of population growth in South Australia, that there are sufficient jobs and people recognise the benefits of living in the City.

Initiative	Lead Program	Timeframe for delivery
<p>1. Advocate to the State and Federal Governments to:</p> <ul style="list-style-type: none"> • Increase the number of jobs in the City through the relocation of Commonwealth Government Agencies and services to Adelaide • Expand the City Deal to complement the existing investment in Lot 14 but expand its focus to stimulate further economic activity within the CBD • Review policy settings for skilled and business migrants to further incentivise their choice to locate in South Australia • Waive Foreign Investor Stamp Duty Surcharges for new and off the plan purchases for owner-occupiers of apartments. 	AEDA	End of 2022* subject to new State Government priorities
<p>2. Deliver a comprehensive marketing and communications campaign that promotes the liveability of Adelaide with a focus on attracting new residents to live in the city given its access to:</p> <ul style="list-style-type: none"> • High quality housing • Range of jobs • Cultural proximity • Experiences • The Park Lands • Walkability • Education and health. 	AEDA	Ongoing
<p>3. Partner with the State Government and/or deliver a comprehensive marketing campaign that promotes the city as a great place to do business with a focus on encouraging businesses to relocate to Adelaide and promote workforce relocation.</p>	AEDA	Ongoing
<p>4. Advocate to State Government to work with all stakeholders to reactivate the market for existing purpose-built student accommodation and support the enablers of growth including:</p> <ul style="list-style-type: none"> • Policy settings to enable easier entry into SA for overseas students • Promoting new source markets • Improving access and affordability for student housing in the city. 	AEDA	Advocate by end 2022

Initiative	Lead Program	Timeframe for delivery
5. Raise awareness of co-living options for city workers and young professionals within under-utilised purpose-built student accommodation, hotels and short stay accommodation facilities.	AEDA	End 2022
6. Provide a “residential concierge service” to support businesses who are looking to locate in Adelaide to inform and assist their workforce about accommodation options in the city.	AEDA	Mid 2023

Focus Area 2: Financial Considerations

Equalising the financial differential that developers and purchasers of dwellings in the city face due to State and/or Federal fees, charges and grants, that are designed for suburban contexts but applied to the city irrespective of its unique built environment and style of development.

Initiatives	Lead Program	Timeframe for Delivery
7. Advocate to the State Government to reform government fees and charges applied to residential development in the city to ensure it is not placed at a financial disadvantage to development elsewhere in metropolitan Adelaide.	AEDA	Advocate by mid – late 2022* subject to new State Government priorities
8. Advocate to the State Government to review the allocation of the Open Space Levy from multi-storey residential development in the city into coordinated upgrades of public realm and streets related to growth areas in the city.	AEDA	Advocate by mid – late 2022
9. Advocate to the State and Federal Government to design and deliver a significant financial stimulus package to develop at least 1,000 quality city dwellings .	AEDA	Mid – late 2022

Focus Area 3: New Housing Products and Models

Unlocking new land opportunities and ensuring the right structures are in place to accelerate a diversity of residential development.

Initiatives	Lead Program	Timeframe for Delivery
<p>10. Coordinate with State Government to unlock key State (or Federal) Government sites to create a public land development portfolio which is considered for residential and mixed-use development.</p> <p>Implement the Strategic Property Review including development opportunities on Council land and exploration of strategic acquisitions, including with the above portfolio to accelerate quality, residential or mixed-use development outcomes. Land within the Park Lands is excluded from consideration.</p>	<p>Strategic Property & Commercial</p>	<p>By end 2023</p>
<p>11. Advocate to the State Government to establish a new partnership entity between agencies of government, council, community housing providers, industry and development groups that can oversee and/or be vested with a key responsibility to deliver significant affordable, social and specialised housing in the city and activating and/or expanding existing joint project arrangements for the same.</p> <p>Advocate/Investigate for alternative housing models in the city to provide a range of housing options that deliver affordable living opportunities.</p>	<p>City Planning and Heritage</p>	<p>Advocate by end 2022</p>
<p>12. City of Adelaide and/or the State Government to work with the private sector to explore delivery of a significant Build To Rent development in the city as a demonstration project.</p> <p>State Government may also have opportunities via their land holdings.</p>	<p>Strategic Property and Commercial</p>	<p>By end 2023</p>
<p>13. Investigate competitive market demand drivers and interest and opportunities for housing for empty nesters/downsizers/aging in place.</p>	<p>City Culture City Planning and Heritage</p>	<p>By end 2022</p>

Focus Area 4: Council Processes

Ensuring that Council plays a proactive role in enhancing liveability around new developments, has a rating system that recognises the whole of life income generated by new developments and has a facilitatory role in aggregating land parcels.

Initiatives	Lead Program	Timeframe for Delivery
<p>14. Investigate mechanisms to utilise rate revenue generated from new residential and mixed use developments to fund public realm improvements and maintenance in the broader vicinity of these developments.</p> <p>Funding mechanisms to facilitate and align with broader masterplans, amenity upgrades and programed infrastructure improvements.</p>	Finance	22/23 at the earliest – small scale
<p>15. Prepare a matrix for assessment of requests to consider rating concessions, deferred payment arrangements or financial support programs for residential developments that involve:</p> <ul style="list-style-type: none"> • The adaptive reuse of existing buildings for city living, or • Shared cost arrangements for public realm upgrades or • Ground floor activation of multi-level apartment blocks or • Operators of purpose-built student housing. 	Finance	Ongoing
<p>16. Initiate a study of the city to establish a strategy for land and property purchases, including through the Future Fund, by the City of Adelaide which have the potential for residential and/or mixed use development.</p>	Strategic Property & Commercial	End 2022
<p>17. Develop a Homelessness, Social and Affordable Housing Policy to clarify Council's role in relation to homelessness, social (public and community) and affordable housing.</p>	City Planning and Heritage	By mid 2022

Focus Area 5: Policy and Regulatory Matters

Ensuring that planning regulations do not unreasonably restrict the development of new dwellings, the utilisation of vacant dwellings or the reuse of older buildings.

Initiatives	Lead Program	Timeframe for Delivery
18. Examine and prioritise potential Planning and Design Code Amendment opportunities that unlock opportunities for residential development, reinforce liveability or open up new opportunities.	City Planning and Heritage	Mid to late 2023
19. Investigate potential Planning and Design Code Amendments to ensure policies promote: <ul style="list-style-type: none">• Public realm, public greening and public art in new residential developments• Building sustainability• Incentivised policies for ageing in place.	City Planning and Heritage	Mid to late 2023
20. Advocate for improvements in the National Construction Code for class 1, 1b, 2, 3 and 4 buildings: <ul style="list-style-type: none">• To set a minimum of 7 Star NatHERS rating or above• To apply universal design principles.	City Planning and Heritage	Mid 2023
21. Identify ways to remove or address barriers to the repurposing of older and vacant buildings within the City of Adelaide with the potential to deliver an “ adaptive reuse trial”.	City Planning and Heritage	Mid to late 2023

Focus Area 6: Strategic Positioning of the City

Ensuring the City of Adelaide has a long-term spatial vision and the primacy of the city is recognised and informs State Government policy and program delivery.

Initiatives	Lead Program	Timeframe for Delivery
22. Develop a City Plan for the City of Adelaide to facilitate and guide future growth and development. The Plan should include a focus on enhancing the city's liveability as an attractor of residents ensuring future residential development.	City Planning and Heritage	By mid 2023
23. Develop a local housing plan to respond to the specific needs of the local community in relation to supply and demand and identify the manner, style and density of future residential developments in the city. The plan should include set outputs and targets in a short, mid and long term time frame.	City Planning and Heritage	By mid 2024
24. Advocate to the State Government for opportunities for public-sector residential development in the City of Adelaide through existing programs delivered through South Australian Housing Authority and Renewal SA such as the 1000 Homes Program.	City Planning and Heritage	By end 2022