

Deputy Lord Mayor, Councillor Noon - MoN - Residential Growth, Liveability and Governance in Apartment and Complex Living

Tuesday, 28 April 2026
Council

Council Member
Councillor Carmel Noon

Public

Contact Officer:
Iliia Houridis, Director City Shaping

MOTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council:

1. Notes that the City of Adelaide Housing Strategy 'Investing in our Future' has a target of Housing for All and references our City Plan to ensure that housing supply and growth is delivered with affordability, accessibility and liveability in mind.
2. Notes the success of the Homelessness Roundtables in bringing insight from across the sector to address issues and seeks to replicate that approach for Housing, with a focus on the particular challenges of density and apartment living.
3. Requests the Chief Executive Officer to organise a City Housing: Apartment and Complex-Living Round Table. Invitations to relevant stakeholders from the public and private sectors should include but not be limited to the Minister for the City of Adelaide, the State Planning Commission Members, the Commissioner for Consumer and Business Services, relevant property peak bodies, developers delivering apartment buildings in the city, strata/community title stakeholders, and precinct resident representatives.
4. Requests Administration provide a report back to Council that:
 - 4.1. summarises the outcomes and recommendations from of the Round Table
 - 4.2. can be used to inform future policy development and actions related to the City of Adelaide Housing Strategy; and
 - 4.3. to inform the review of that strategy for the new term of Council.'

ADMINISTRATION COMMENT

1. Council adopted the *Housing Strategy – Investing in our Housing Future* (Housing Strategy), on 13 February 2024 ([Link 1](#)). The Housing Strategy responds to Council's ambitious target to grow the residential population to 50,000 by 2036. It sets out two goals, and seven targets to drive housing outcomes that attract and retain residents in our city.
2. Council endorsed its spatial plan for the city, *City Plan – Adelaide 2036* (City Plan), on 10 September 2024 ([Link 2](#)). The City Plan is an urban design framework that communicates how the City of Adelaide will grow and develop to create a better experience for a growing resident, business and visitor population.
3. The City of Adelaide has used Roundtable events (and design studios in the case of City Plan) to assist in preparing and implementing Council's strategies.
4. There are currently two Roundtables that are in various stages of planning as follows:
 - 4.1. A Development Industry Roundtable to be held in May 2026 to discuss policy and barriers to adaptive reuse of buildings for residential living arising from seismic (earthquake) requirements.

- 4.2. The Lord Mayor’s Annual Homelessness Roundtable to be held in August 2026 as a commitment of the Council’s *Homelessness Strategy – Everyone’s Business* ([Link 3](#)).
5. Should Council resolve to support the proposed motion, Administration will:
- 5.1. Organise a City Housing: Apartment and Complex-Living Round Table in early 2027 involving relevant stakeholders from both the public and private sectors per part 3 of the Motion.
- 5.2. Report back to Council on the outcomes and recommendations of the Roundtable which can inform future policy development and actions relating to the Housing Strategy, including the annual review of the Strategy.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	This is a new activity and would require a new budget allocation and/or to be timed such that it can be managed within existing operating budgets and work programs. The approximate cost for a Roundtable event is \$6,000 to \$10,000 to cover costs such as speakers, venue arrangements, catering and technology (e.g. audio-visual).
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	The hosting of a Roundtable event requires a lead time of approximately 3 to 6 months to allow for research, venue arrangements, content curation, and connecting with proposed speakers and stakeholders. Based on similar past Roundtable events, the approximate staff time includes up to 20 working days for two staff members, and up to 6 hours for each of the facilitators.
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5.5 hours.

- END OF REPORT -