

Councillor Martin - QoN - Housing Initiatives

Tuesday, 27 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Tom McCreedy, Director City Infrastructure

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Could the Administration identify the number of housing opportunities that will be or have been generated or completed through the initiative, partnership or financial support of the City of Adelaide in the term of this Council including but not limited to developments at 88 O'Connell, the Central Market redevelopment, the Bus Station development and the Waymouth Street housing development?'

REPLY

1. The City of Adelaide 2024-2028 Strategic Plan sets a growth target of 50,000 residents by 2036.
2. The City of Adelaide Housing Strategy and Property Strategy support the above housing target through leadership and partnerships to facilitate housing opportunities.
3. Housing opportunities that will be or have been generated or completed during the current term are estimated at over 1,600 dwellings. These housing initiatives and projects are as follows:

City of Adelaide - Facilitated Housing Initiatives/ Projects either through land holdings or Private Developer	Number of Housing Outcomes
88 O'Connell (completed) – O'Connell Street	158 apartments delivered in August 2025 (Land Facilitation Agreement)
Market Square (under construction) – Grote Street	234 apartments late 2026 to early 2027 (Project Development Agreement)
Former Bus Station site - Franklin Street (Sale of Council land to Renewal SA for the Tapangka project)	392 apartments (targeted) (Direct Sale with supporting guiding principles)
City East project – Flinders Street – CoA / SA Government (Master Plan concept)	700 apartments (Unincorporated Joint Venture)

Adaptive Reuse City Housing Initiative (ARCHI)	<ul style="list-style-type: none"> • The ARCHI strategic target is to facilitate 200 housing outcomes over four years, equating to 50 dwellings per annum. • Since the scheme commenced in 2024/25, five projects have been completed, delivering seven dwellings and 14 beds. • A further 10 projects are currently in progress, expected to deliver 450 dwellings and 557 beds. • This includes 77 Grenfell Street, the first ARCHI-supported large-scale adaptive reuse project over five storeys, which will provide 429 purpose-built student accommodation units comprising 508 beds. • There are 45 projects in the ARCHI pipeline, with the potential to deliver approximately 140 dwellings and 250 beds. • Based on current Funding Agreements, ARCHI is on track to achieve and exceed its four-year target.
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Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 6.5 hours.
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