Councillor Martin – QoN - City of Adelaide Housing

Tuesday, 10 November 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Ilia Houridis, Director City Shaping

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Noting the Administration's response to Item 19.1 for the meeting of Council on October 27,2025, could the administration advise:

1. If the referenced 1600 dwellings included ARCHI dwellings generated or completed during the term of this Council.

2. Whether the total dwellings at 1 make the City of Adelaide one of the City's major forces for housing development.

3. What other ways the City of Adelaide is helping to generate housing outcomes in the City of Adelaide.'

REPLY

If the referenced 1,600 dwellings included ARCHI dwellings generated or completed during the term of this Council.

1. The referenced 1,600 dwellings included Council's 4-year ARCHI dwelling target of 50 dwellings per year (200 total dwellings).
2. Total dwellings delivered and in progress through the ARCHI program, exceeds the target and currently equates to 597 dwellings.
3. When the total ARCHI dwellings are included with the total dwellings through our Strategic Property program the total number of dwellings being contributed to housing supply either built or in progress by the City of Adelaide is 2,081.

Whether the total dwellings at 1 make the City of Adelaide one of the City's major forces for housing development.

4. While the City of Adelaide is not a housing developer, it plays a significant role in facilitating housing supply through project facilitation, planning services, advocacy, infrastructure investment and strategic development partnerships. Council is both delivering and enabling housing supply in the city.
5. During this term of Council total dwelling completions in the City of Adelaide are in the order of 1,170 dwellings.
6. Council's contribution to dwelling completions over the same period was 165 dwellings (comprising 158 dwellings delivered in August 2025 as part of the 88 O'Connell Street development and seven ARCHI dwellings).

7. As previously reported, Market Square is under construction delivering a further 234 dwellings. The former Bus Station at Franklin Street and the City East Project at Flinders East, being facilitated through partnerships, are targeting a further 1,092 dwellings.

What other ways the City of Adelaide is helping to generate housing outcomes in the City of Adelaide.

8. The City of Adelaide supports housing delivery through a range of complementary initiatives, including project facilitation, strategic partnerships, planning services, research, investment attraction, advocacy, and investment in public infrastructure. Examples include:

    8.1. Housing outcomes are considered as part of any site acquisition investigations undertaken by the Strategic Property and Commercial program.

    8.2. Strategic partnerships such as the ARCHI program with the State Government through the Capital City Committee and the Apartment Living Think Tank on 5 November 2026 with Apartment Advocacy Australia.

    8.3. Pre-lodgement advice and pragmatic application of the Planning and Design Code, helping to facilitate diverse housing outcomes, particularly complex adaptive reuse projects.

    8.4. Research into housing barriers such as the Vacant and Underutilised Sites Assessment and Seismic Regulatory Barriers investigations completed in 2025/26.

    8.5. Release of the City Plan Residential Development Prospectus and targeted engagement with developers, landowners and real estate agents to encourage housing investment and project delivery via the City of Adelaide and the Adelaide Economic Development Agency.

    8.6. Multiple submissions to State and Federal Governments to influence planning policy and regulatory reform such as Parliamentary Inquiries into housing, rental reforms, and short-stay accommodation.

    8.7. Significant investment in the public realm including more than $100 million for new and upgrade and renewal works across five main streets to create attractive, walkable and amenity-rich neighbourhoods that support housing growth, encourage private investment and make inner-city living a more desirable choice.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 9.5 hours.

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