

His Worship the Mayor
Councillors
CITY OF MARION

NOTICE OF URBAN PLANNING COMMITTEE MEETING

Virtual Meeting Room - Zoom
Tuesday, 05 May 2020 at 06:30 PM

The CEO hereby gives Notice pursuant to the provisions under Section 83 of the Local Government Act 1999 that a Urban Planning Committee meeting will be held.

A copy of the Agenda for this meeting is attached in accordance with Section 83 of the Act.

Meetings of the Council are open to the public. Due to COVID-19 interested members of this community are welcome to attend by electronic means. Access to the meeting is via the link published on the City of Marion website (<https://www.marion.sa.gov.au/about-council/council-meetings/council-meeting-live-stream>) on the day of the meeting.



Adrian Skull
Chief Executive Officer



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OPEN MEETING

KAURNA ACKNOWLEDGEMENT

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

ELECTED MEMBERS DECLARATION (if any)

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Urban Planning Committee Meeting held on 3 March 2020

Originating Officer Governance Officer - Angela Porter

Corporate Manager Manager Corporate Governance - Kate McKenzie

Report Reference: UPC200505R01

RECOMMENDATION:

That the minutes of the Urban Planning Committee Meeting held on 3 March 2020 be taken as read and confirmed.

ATTACHMENTS:

#	Attachment	Type
1	UPC200303 - Final Minutes	PDF File



MINUTES OF THE UPC200303-URBAN PLANNING COMMITTEE MEETING

Tuesday, 03 March 2020 at 06:30 PM

Committee Room 1



ATTENDANCE

Committee Members

Councillor – Ian Crossland (Presiding Member)

Mayor – Kris Hanna

Councillor – Nathan Prior

Councillor – Maggie Duncan

Other Elected Members

Nil

Other Attendees

General Manager City Development – Ilia Houridis

Manager Corporate Governance: Kate McKenzie

Manager Development and Regulatory Services: Warwick Deller-Coombs

Senior Policy Planner: David Melhuish

Team Leader – Planning: Alex Wright

Development Officer - Planning: Kristen Sheffield

Unit Manager Economic Development: Donna Griffiths

OPEN MEETING

Councillor Crossland opened the meeting at 06:30 PM

KAURNA ACKNOWLEDGEMENT

We acknowledge the Kaurna people, the traditional custodians of this land and pay our respects to their elders past and present.

ELECTED MEMBERS DECLARATION (if any)

The Chair asked if any Member wished to disclose an interest in relation to any item being considered at the meeting.

No declarations were made.

CONFIRMATION OF MINUTES

Confirmation of the minutes for the Special Urban Planning Committee Meeting held on 4 February 2020

Report Reference: UPC200303R01

Moved Mayor Hanna, Seconded Councillor Prior

That the minutes of the Special Urban Planning Committee Meeting held on 4 February 2020 be taken as read and confirmed.

Carried Unanimously

Moved Councillor Crossland, Seconded Councillor Prior

The Chair sought and was granted leave of the meeting to amend the order of agenda items and consider the item 'Verbal Update on Edwardstown Employment Precinct Project' next on the agenda.

WORKSHOP / PRESENTATION ITEMS

Verbal update on Edwardstown Employment Precinct Project

Report Reference: UPC200303R03

The Unit Manager Economic Development provided a verbal update on the Edwardstown Employment Precinct Project.

The Urban Planning Committee sought clarification on some of the items listed in the Action Plan (as attached).

The Committee asked a question to Administration surrounding governance of the Consultative Committee for North-South Road Corridor' and the involvement of former Councillor Pfeiffer. Administration responded that a resolution will be brought back to Council to clarify the appointment of an Elected Member to that Committee.

The Committee continued discussions in relation to this item.

The Committee asked about further updates on this project and noted that the next update is scheduled for the May Elected Member forum.

7.25PM- Donna Griffiths left the meeting.

BUSINESS ARISING - Nil

CONFIDENTIAL ITEMS – Nil

REPORTS FOR DISCUSSION

**Urban Planning Committee Terms of Reference Review
Report Reference: UPC200303R02**

7.27PM – Alex Wright left the meeting

The Committee held discussions in relation to this item.

Moved Mayor Hanna, Seconded Councillor Prior

It is recommended that the Urban Planning Committee notes this report and recommends that the future of the Urban Planning Committee be discussed at an Elected Member Forum, with consideration of a new committee focused on topics such as sustainability, economic development and environment.

Carried Unanimously

REPORTS FOR NOTING - Nil

OTHER BUSINESS

The Committee held discussions in relation to Council's submission regarding the draft Planning and Design Code.

MEETING CLOSURE

Meeting Declared Closed at 08.15 PM

CONFIRMED THIS xx DAY OF xx

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CHAIRPERSON

BUSINESS ARISING

CONFIDENTIAL ITEMS - Nil

REPORTS FOR DISCUSSION

Planning Reforms Update

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200505R02

REPORT OBJECTIVE

To update members of the Urban Planning Committee on the progress of the State Planning Reforms.

EXECUTIVE SUMMARY

In summary:

- City of Marion staff recently had a phone meeting with the new DPTI Director of Planning Reforms, Mr. Ray Partridge. Mr Partridge and other DPTI staff ran through an overview of the status of the reforms. A summary of the meeting is included in this report.
- The City of Marion has not received any confirmed updates on the progress of the issues raised in our submission on the Draft Planning and Design Code (P&D Code).
- DPTI is planning to implement the P&D Code to Phase 2 Councils (e.g. outer metro) in June 2020 and Phase 3 Councils (including CoM) in September 2020 - although there is still no resolution by Parliament to enable this to occur.

RECOMMENDATION

That the Urban Planning Committee note this report.

DISCUSSION

Summary of phone meeting with DPTI 22 April 2020:

Attendees:

City of Marion - Ilia Houridis, Warwick Deller-Coombs, David Melhuish, Alex Wright
DPTI Director or Planning Reforms, Mr Ray Partridge
DPTI A/Team Leader, Council Liaison
DPTI Council Liaison officer

1. Mr Partridge gave an update on the program and provided an overview of business readiness activities. The LGA is co-governing business readiness and training programs.
2. Timing - the aim is 1 July 2020 for Phase 2 and 1 September 2020 for Phase 3 for go-live. This will be reassessed as things progress.

Mr Partridge suggested they were on track but that if the Phase 2 roll-out is delayed, they are likely to commensurately delay the Phase 3 roll-out. They did not indicate the legislative mechanisms they would use to enact this. As it stands legally under the Planning, Development and Infrastructure Act, the P&D Code goes live for everyone on 1 July 2020.

3. Current key issues raised by councils:

3.1 Submissions

Councils are enquiring about issues raised in submissions. Effectively no Phase 3 issues have been dealt with or resolved by the State Planning Commission (SPC) as they attempt to solve Phase 2 issues. Issues are being dealt with at a staff level by DPTI. Senior Managers at DPTI are due to contact Councils in the next fortnight to start the 'policy discussions'.

3.2 Fees + Charges Regulations

These Regulations will be drafted and will go to Cabinet soon (no date supplied). It should be noted that there is no requirement for the State Government to consult on Regulations. These will set the fees and charges for planning applications. DPTI noted that the urgency of this requirement to help Councils set budgets for next financial year. DPTI committed to keep us updated.

3.3 ePlanning contribution

DPTI will send letters to councils soon and a 50% discount is likely to be applied this year. DPTI are to clarify if this relates to this financial year or next financial year. To remind members, each LGA is required to contribute to the ePlanning system. CoM's contribution is \$58,000 annually. So far, CoM has made 1 contribution payment of \$27,000 to the ePlanning system - a payment made last financial year.

3.4 Integration of solution with existing council systems

Mr Partridge gave an overview of work happening in this space. Council currently uses Civica. CoM also noted that we are undergoing a digital transformation and the integration solution will need to be kept front of mind for any future need to adjust to any new systems. Staff in Planning are liaising with Corporate Services on this issue.

3.5 Mutual liability and Regional Assessment Panels (RAP)

DPTI are investigating a solution to ensure that staff, Elected Members and Council Assessment Panel (CAP) members are protected by Council (instead of being personally liable) for decisions made by the CAP.

Current advice remains that Regional Assessment Panels are more suited to rural areas, however CoM would be welcome to investigate this further if a metro-based RAP was desired.

3.6 Code amendment process

DPTI will be providing more information on this process soon (no date provided).

3.7 Flood mapping

SPC recently wrote to CoM Administration to request flood mapping information. CoM responded and both letters are attached for your information (Attachments 1 and 2).

4. CoM reiterated interest in sending someone into DPTI to assist with the program of ePlanning testing and code development. This would be mutually beneficial and could allow CoM to influence the finalisation of the system and code policy. DPTI will be in touch with a proposal of how this could work.
5. CoM reiterated the request for certainty about Code content. Mr Partridge assured council that familiarisation and testing will occur well ahead of go live date.
6. CoM submission - at the meeting the status of the CoM submission was raised with staff seeking visibility of progress against the issues raised. We have been advised that our DPTI Council Liaison will provide an update to us shortly and Mr Partridge indicated he would speak to Mr Lennon about Marion General Neighbourhood Zone issues.

Attachment

#	Attachment	Type
1	Attachment 1- Letter to City of Marion from State Planning Commission	PDF File
2	Attachment 2 - Letter to Michael Lennon re Availability of Flood Mapping and Spatial Data	PDF File



9 April 2020

Mr Skull
Chief Executive Officer
Corporation of the City of Marion
OAKLANDS PARK SA 5046

Via email to adrian.skull@marion.sa.gov.au

State Planning Commission

Level 5
50 Flinders Street
Adelaide SA 5000

GPO Box 1815
Adelaide SA 5001

08 7109 7466

Dear Adrian

AVAILABILITY OF FLOOD MAPPING AND SPATIAL DATA

As we continue to implement South Australia's new planning system, opportunities exist to modernise the way we use and present spatial data and planning information in the Planning and Design Code (the Code), and through South Australia's new ePlanning platform. In this regard, I write to invite your council to make any spatial data or information relating to flood risk in your area, available to the State Planning Commission (via the Department) for consideration as we continue to implement the Code.

The Commission is working collaboratively with the Department of Planning, Transport and Infrastructure (DPTI) and the Department of Environment and Water (DEW) to ensure the management of flood issues based upon a consistent scope and methodology for developing flooding spatial information, together with appropriate policy for development assessment purposes.

The rationale for seeking this information is fundamentally to assist our broader understanding of flooding information across local government, to inform the Commission's strategic consideration of this important topic going forward. In some cases, where information is current and of a high quality, the Commission may consider this for inclusion in the Code at your request.

Should you wish to provide this information, I also recommend you include the following details:

- any available GIS / mapping metadata
- the age and origin of the mapping / data
- the methodology used to create the mapping
- whether the mapping is currently publically available
- whether it has been subject to any public consultation
- how the mapping is currently used by Council in assessment practices.

#15122314

In relation to proposed flood management and adaptation for development assessment purposes, the draft Planning and Design Code currently includes the following measures:

- A Hazard (Flooding) Overlay which transitions flood mapping information from 17 development plans into the draft Code. Policies in the Overlay seek performance assessment of flooding issues against a consistent set of assessment criteria.
- Urban Areas General Development policies which requires dwellings to be constructed 300mm above the top-of-kerb to manage storm water flood risk.

Please confirm whether you would like this information as it relates to your Council to be used in the Code. If suitable, this would be subject to further discussions with Council about any required formal data sharing arrangements.

If you are happy to proceed, Council staff can forward the mapping information and details onto your assigned DPTI Council Liaison Officer (for which your planning staff have contact details for).

Should you wish to discuss the above information further, please don't hesitate to contact Ms Anita Allen, Director, Planning and Development on 7109 7099.

Yours sincerely

A handwritten signature in black ink that reads "Michael Lennon". The signature is written in a cursive style with a horizontal line underneath the name.

Michael Lennon
Chair

17 April 2020

Mr Michael Lennon
Chair
State Planning Commission
GPO Box 1815
ADELAIDE SA 5000
Email: saplanningcommission@sa.gov.au

PO Box 21, Oaklands Park
South Australia 5046
245 Sturt Road, Sturt
South Australia 5047
T (08) 8375 6600
F (08) 8375 6699
E council@marion.sa.gov.au

Michael
Dear ~~Mr~~ Lennon,

Availability of Flood Mapping and Spatial Data

In response to your letter dated 9 April 2020, Council advises that it is happy to provide spatial data and other relevant information relating to flood risk in our area, available to the State Planning Commission (via the Department) for consideration as part of the implementation of the Code.

Furthermore, Council wishes to take this opportunity reiterate comments made in our submission on the Draft Planning and Design Code relating to our concerns with the proposed storm water criteria.

Council can provide the following details:

- *any available GIS / mapping metadata*

Council has flood data in the following form, and consisting of the following layers:

- Floodplain Extents (coloured thematic images)
- Allotment Data (the affected properties)
- Flood Contours (lines)
- Velocity Arrows (showing flow direction)
- Flood points

The 'Allotment data' contains dcdb_id and pcl numbers for each property. It also contains data on the flood rating, depth and velocity for each affected property.

The above data was previously forwarded to DPTI for the Housing Diversity DPA.

Through our DPTI Council Transition Officer, we have been informed we do not need to provide this data to DPTI as it is already integrated into our existing Council Development Plan.

- *the age and origin of the mapping / data*

The Flood Data was created by Tonkin Consulting in 2012 as part of the Marion/Holdfast Stormwater Management Study. The data only relates to the section of the council area, west of the Sturt River channel and generally north of Seacombe Road.

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.

A Sturt Urban Catchment Stormwater Management Plan is being undertaken by the Cities of Marion, Mitcham, Unley and West Torrens. It is currently in draft form with a number of elements requiring further detail. This data will cover the council area east of the Sturt River channel. Once completed and endorsed the mapping and other details can be forwarded to DPTI for inclusion in the Code.

- *the methodology used to create the mapping*

As above

- *whether the mapping is currently publically available*

The mapping has been publicly available as an interactive map via Marion's website since 2013.

The mapping is also included in the City of Marion Development Plan (Housing Diversity DPA – August 2019).

- *whether it has been subject to any public consultation*

The mapping was included in the version of the Housing Diversity DPA for public consultation.

- *how the mapping is currently used by Council in assessment practices*

The mapping is included in the City of Marion Development Plan. Development on any property affected by potential flooding is required to meet specific criteria outlined in the Development Plan.

You have advised that in relation to proposed flood management and adaptation for development assessment purposes, the draft Planning and Design Code currently includes the following measures:

- *A Hazard (Flooding) Overlay which transitions flood mapping information from 17 development plans into the draft Code. Policies in the overlay seek performance assessment of flooding issues against a consistent set of assessment criteria.*
- *Urban Areas General Development policies which requires dwellings to be constructed 300mm above the top-of-kerb to manage storm water flood risk.*

In response to the measures listed above, and as reflected in our submission on the Draft Planning and Design Code, Council advises the following:

Council has undertaken extensive flood inundation studies and developed policies and principles to ensure potential flood inundation on future development is appropriately mitigated, without adversely impacting on the proposed owners, or owners of adjacent properties. The current Development Plan, as recently amended, provides for greater stormwater controls in response to urban renewal/intensification.

The spatial data, and accompanying policies (developed by the Council) should be included into the Code and accompanying spatial mapping.

Council's existing flood inundation studies recommend mitigations solutions that contradict the general requirements of the Code. It is unclear if the mitigation recommendations of an adopted Flood Study will supersede the Code requirements. Reference should be made to the best practice requirement to prepare local Stormwater Management Plans (SMP) based on detailed catchment modelling.

Outcomes or recommendations contained within SMPs should feed through to the Code via way of overlay and subsequently supersede any general flood mitigation requirements. The inclusion of a 'Deemed To Satisfy' provision requiring a dwelling's finished floor level to be a minimum 300mm above Top of Kerb (TOK) will result in unreasonable and unnecessary filling and retaining throughout the flatter areas of the Council and would lead to an inconsistent approach to development. This is of particular concern for allotments which slope away from the street and acknowledging the Sloping Land Overlay does not apply to the majority of land south of Seacombe Road. A general reference to setting FFL's a minimum, for example 250mm above Finished Paving Level, should be included for allotments that fall away from the road at a grade of greater than 0.5%. This scenario will reduce potential fill/retaining impacts on adjacent allotments.

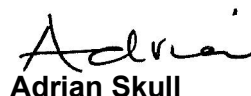
Council is happy to discuss the matter further if required, to ensure that appropriate stormwater/flood management measures are included in the Code.

Finally, on 31 March 2020 Council wrote to the Minister for Planning, seeking greater clarity on the progress and timelines of the implementation of the Planning and Design Code, as well as seeking advice on particular planning provisions to be followed due to the impact of COVID-19. A copy of that correspondence was forwarded to you.

Are you able to provide Council with an update on the issues raised in the letter, in particular the implementation of the Planning and Design Code?

We are pleased to continue supporting the State Planning Commission with the implementation of the State Planning Reforms.

Yours sincerely



Adrian Skull

Chief Executive Officer

The City of Marion acknowledges it is part of Kaurna land and recognises the Kaurna people as the traditional and continuing custodians of the land.



City of Marion



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REPORTS FOR NOTING

Development Plan Amendments Update

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200505R03

REPORT OBJECTIVE

To provide members an update on all active Development Plan Amendments

EXECUTIVE SUMMARY

The Development Plan Amendments that are in progress and their current status is outlined in the table below.

RECOMMENDATION

That the Urban Planning Committee notes this report.

Discussion

The following table outlines the Development Plan Amendments that are in progress and their current status.

Ministerial-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Purpose	Status
<i>Morphettville Racecourse Ministerial DPA</i>	<p>The South Australian Jockey Club seeks to redevelop surplus land on the northern part of the racecourse for a mixed use development including residential, retail and commercial land uses.</p> <p>Development will involve land located in both the City of Marion and the City of West Torrens.</p>	<p>The DPA was initiated by the Minister and open for public/agency consultation between 5 September 2017 and 3 November 2017.</p> <p>The Commission has provided its advice to the Minister.</p> <p>A decision is expected by end of May.</p>

<i>Lonsdale Residential DPA</i>	A vacant 12 ha site in Hallett Cove/ Lonsdale (located in Marion and Onkaparinga Councils) previously acting as a buffer to industrial uses (in particular the former oil refinery) to the south is proposed to be rezoned for residential purposes.	<p>Council considered and resolved to support the DPA on 10 December 2019.</p> <p>The State Planning Commission were advised of this resolution.</p> <p>A decision is expected by end of May</p>
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Council-Initiated Development Plan Amendments:

Development Plan Amendment (DPA)	Purpose	Status
<i>Seacliff Park Residential & Activity Centre DPA (Cities of Marion & Holdfast Bay)</i>	The DPA proposes to create a Suburban Neighbourhood zone to facilitate the appropriate development of a site on Scholefield Road Seacliff Park for a neighbourhood activity centre, medium density residential development and open space.	<p>The DPA was approved by the Cities of Marion and Holdfast Bay and was forwarded to the Minister for Approval in February 2020.</p> <p>The State Planning Commission were advised of this resolution.</p> <p>The DPA is currently being reviewed by DPTI. DPTI are also awaiting finalisation of the haulage road relocation deed, prior to sending the DPA to the Minister for Approval.</p>
<i>Housing Diversity DPA (Parts 1 and 2)</i>	The proposed DPA reviews the residential densities envisaged in the existing Policy Areas of the Residential Zone to assess opportunities for increased housing diversity/density, and to identify areas that warrant preservation, including Character areas.	<p>Part 1 was approved by the Minister in August 2019 prior to the release of the Draft P&D Code.</p> <p>Part 2 is on-hold pending the P&D Code.</p> <p>DPTI have so far commented that the proposed Marion Road Urban Corridor component is not being transitioned to the Code and is likely to remain predominantly in a residential type zone for at least the short term.</p>

With the Planning and Design Code still evolving following consultation, DPTI has not progressed the transition plan for the zones created by the above DPAs further at this stage, as it may be premature.

WORKSHOP / PRESENTATION ITEMS

Presentation from the Adelaide Benevolent Society

Originating Officer	Manager Development and Regulatory Services - Warwick Deller-Coombs
Corporate Manager	N/A
General Manager	General Manager City Development - Ilia Houridis
Report Reference	UPC200505R04

REPORT OBJECTIVE

To introduce a presentation by the Adelaide Benevolent Society on their property assets in City of Marion.

EXECUTIVE SUMMARY

The Urban Planning Committee provides advice to Council regarding orderly and efficient urban planning and development within the City of Marion, including: Reviewing the Development Plan for the City of Marion, addressing aggregated planning matters or concerns raised by the community, fulfilling Council's responsibilities pursuant to section 101A of the Development Act 1993 regarding strategic planning and development policy for the City of Marion.

The Adelaide Benevolent Society is an organisation which is seeking to progress renewal of assets it owns within the City of Marion.

The Adelaide Benevolent Society (ABS) is South Australia's oldest charity and they run non-government supported affordable housing options through rental subsidy.

The ABS own property assets in City of Marion and they would like the opportunity to present some of their future planning ideas to sites that are due for renewal. A brief Powerpoint slide presentation will be emailed to members on Monday 4 April 2020.

A summary from the ABS regarding its history, purpose and portfolio is provided in Attachment 1.

A map showing their properties in City of Marion is included in Attachment2.

RECOMMENDATION

That the Urban Planning Committee note the presentation from the Adelaide Benevolent Society.

Attachment

#	Attachment	Type
1	Attachment 1- Letter to City of Marion from State Planning Commission	PDF File
2	Attachment 2 - Adelaide Benevolent Society Properties in CoM	PDF File



Our History

The Adelaide Benevolent & Strangers' Friend Society Incorporated (the Society) is the oldest charity in South Australia, formed in 1849 by a concerned group of citizens in response to the growing social need of the colony and its newly arrived migrants. The Society's history is intertwined with that of the state and the names of its benefactors are synonymous with the history of South Australia.

The Society's office at 17 Morialta Street, Adelaide, was completed in 1898 and named Elder Hall in honour of Sir Thomas Elder, whose bequest of £1000 enabled its construction.

The primary objective of the Society has always been to assist those in need and as the Society developed it saw the growing need for stable and affordable accommodation for the disadvantaged in South Australia. The Society began providing low cost accommodation in 1869 and now owns approximately 260 homes spread across metropolitan Adelaide and as far as Tailem Bend and Mount Gambier. Our properties are rented at significantly below market rents to a diverse group of tenants who have found themselves in need.

The Society has, ever since it was established, also provided direct financial aid to the disadvantaged. During 2018, the program was named the 'Bill Cossey AM Grants Program', to honour the memory of Bill Cossey, a former Board Member of the Adelaide Benevolent Society. This financial year more than \$52,000 in financial assistance grants will be distributed.

The Society is established as an incorporated association and has full charitable and deductible gift recipient status. It is governed by a dedicated volunteer Board that consists of members with a strong commitment to the community and a blend of complimentary professional expertise. Members have backgrounds in accounting, investment banking, land agency, senior company management, government, community health, law and the building industry.

Through careful management the Society has been able to build a strong financial base, it is not reliant on government funding nor does it conduct any public fundraising. The Society reinvests surpluses to steadily and sustainably expand and improve its housing stock.

The Society's rents are set at no more than 74.9% of the market rate and special consideration is given in certain circumstances where rent of 30% of gross income is charged. In addition, the Society pays the full water bills of all tenants. The Society undertakes the role of a normal landlord, self-managing its portfolio of properties. The Society does not provide other services, beyond housing, to its tenants.

The Society works in partnership with many organisations including the WC Rigby Trust, The Susanne Collins Angas Memorial Fund and with Baptist Care where the Society provides housing for Baptist Care's services to young people at risk and under the guardianship of the Minister. Tenant applications and financial assistance requests come both directly to the Society as well as through referrals from major charities and government instrumentalities such as Catherine House, Anglicare and HousingSA.



Our Purpose

We believe that stable housing is fundamental and life changing, so our primary purpose is the provision of more affordable housing to people in need. We aim to sustainably increase our housing stock over time.

The Adelaide Benevolent Society also recognises that the environment it provides for tenants has a significant impact on their well-being and we are committed to re-investing in our existing housing stock.

Our independence and prudent financial management give us the capability to explore new and innovative ways of funding and developing projects that aim to produce an economic return and social benefit.

Since our inception we have provided direct emergency financial assistance to people in need, we will continue this work through our Bill Cossey Grants Program, with the aim to grow this program over time.

Property portfolio in the City of Marion

The Adelaide Benevolent Society owns 33 Homes within the Council area at four separate sites.

The largest of these sites sits between Franklin Street and 9 Embert Street in Sturt, a site which was developed in 1969 with 22 single bedroom units. At the time these developments were considered 'cottage flats'. The site has had minor upgrades as well as a more substantial improvement to the common areas in the early 2000s with drainage upgrades and some additional common area facilities added.

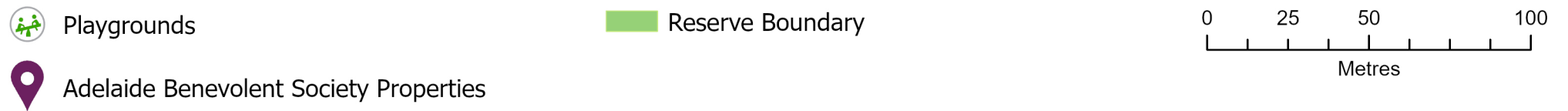
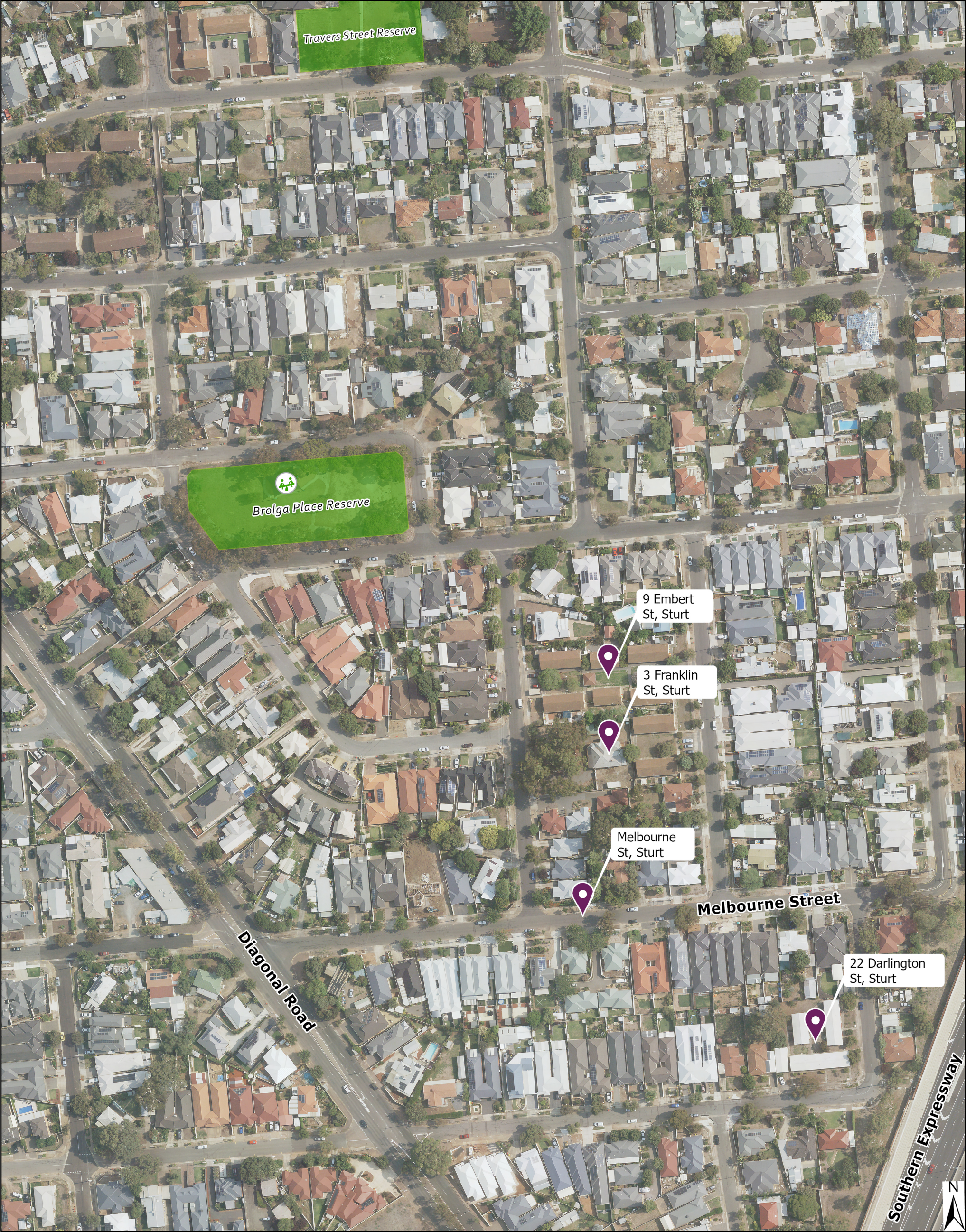
Recently the Society purchased a large adjacent allotment at 3 Franklin Street, this had an old home on the site which was unfortunately well beyond repair and was recently demolished.

The third site is at 22 Darlington Street Sturt, it has also been owned by the Society since the 1960s and was developed at around the same time as the Embert Street site, this is a smaller location with 9 single bedroom units.

At Melbourne Street, Sturt, the Society owns two three bedroom homes, these are more recent builds and are rented to an agency that provides care for children under guardianship.

The sites in the Marion Council area are some of the Society's oldest housing stock and are now in need of significant renovations or redevelopment. While the accommodation is not the most modern on offer from the Society, they are very affordable units, with the median rent being around \$150 per week at these locations.

Adelaide Benevolent Society Properties in City of Marion



OTHER BUSINESS

MEETING CLOSURE