

13.2. DEVELOPMENT AND HOUSING FORUM

REPORT PURPOSE

The purpose of this report is to provide Council with an update on the Development and Housing Forum, held 30 April 2024 at the Port Lincoln Hotel.

RECOMMENDATION

That Council receives this report and notes the successful completion of the Developer and Housing Forum an outcome of the Housing Strategy 2024-2029.

13.3. PORT LINCOLN – AIRPORT NEW ARRIVALS APPROACH TO RUNWAY 01 – ADDITIONAL INFORMATION

REPORT PURPOSE

The purpose of this report is to provide Council with the additional information received from Airservices Australia, regarding Councils initial concerns around the proposed changes to a new arrivals approach on Runway 01.

RECOMMENDATION

That Council notes the additional information received from Air Services Australia, addressing initial concerns regarding Port Lincoln Airport New Arrivals Approach Runway 01.

13.4. COUNTRY CABINET MEETING 9-10 MAY 2024

REPORT PURPOSE

The purpose of this report is to provide Council with an overview of meetings attended by the Mayor and CEO on behalf of Council, and overall outcomes from the Country Cabinet visit to Port Lincoln on 9-10 April 2024.

RECOMMENDATION

That Council notes and receives the report providing an overview of the Country Cabinet meeting held in Port Lincoln 9-10 May 2024.

13.2 DEVELOPMENT AND HOUSING FORUM

REPORT INFORMATION								
Report Title	Development and Housing Forum							
Document ID	29281							
Organisational Unit	Environment & Infrastructure							
Responsible Officer	General Manager Environment & Infrastructure - Mark Marziale							
Report Attachment/s	Yes 29147 Program 29146 Presentation 29148 Survey Responses							
REPORT PURPOSE								
The purpose of this report is to provide Council with an update on the Development and Housing Forum, held 30 April 2024 at the Port Lincoln Hotel.								
REPORT DECISION MAKING CONSIDERATIONS								
Council Role	Promote/Educate - Develop resources to promote a common understanding; Provide information; Distribute and display information produced by others; Refer others to information, programs or organisations that might assist							
Strategic Alignment	SDP GOAL: Goal 1: Economic Growth and Opportunity SDP ACTION: Not Applicable							
Annual Business Plan 2023/24	ABP INITIATIVE: Housing strategy ABP PROJECT: Not Applicable							
Legislation	Planning, Development and Infrastructure Act 106							
Policy	Not Applicable							
Budget Implications	Not Applicable							
	<table border="1"> <thead> <tr> <th>DESCRIPTION</th> <th>BUDGET AMOUNT \$</th> <th>YTD \$</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DESCRIPTION	BUDGET AMOUNT \$	YTD \$			
DESCRIPTION	BUDGET AMOUNT \$	YTD \$						
	Budget assessment comments:							
Risk Implications	Low Risk							
Resource Implications	Moderate Variation > 5 hours < 20 hours							
Public Consultation	Not Applicable							
IAP2 Commitment	INVOLVE - We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.							

OFFICER'S RECOMMENDATION

That Council receives this report and notes the successful completion of the Developer and Housing Forum an outcome of the Housing Strategy 2024-2029.

REPORT DETAIL

One of the key recommendations stemming from the Port Lincoln Housing Strategy 2024-29 was that Council hold a Development and Housing Forum open to the community.

The Development and Housing Forum, held on Tuesday 30 April 2024, at the Port Lincoln Hotel, marked a significant milestone in our ongoing efforts to address the pressing issues surrounding housing and development in our community.

With nearly 60 attendees, comprising of stakeholders from various sectors, the evening showcased an exchange of ideas and insights from five guest speakers, a copy of their presentations can be found in attachment 2.

Guest speakers and topics:

- **Victoria Shute, Lawyer – Kelledy Jones Lawyers**
 - Topic: *Planning Development and Infrastructure Act 2016*, Key processes, and opportunities for Development Applications
- **Chris Wiltshire, Assistant Director – Housing Industry Association**
 - Topic: The Supply Side: What's happening in the building industry?
- **Ryan Viney CEO – Regional Development Australia Eyre Peninsula**
 - Topic: Demographics, development and issues facing businesses
- **David Petruzzella, Senior Consultant – URPS**
 - Topic: The City of Port Lincoln Housing Strategy
- **Mark Marziale, General Manager Environment and Infrastructure**
 - Topic: Development Facilitation and Property Investment Advice

Following the individual presentations, the forum concluded with an open panel discussion with active participation from the crowd.

Subsequent to the event, a short survey was distributed to gather feedback from attendees. A total of 10 responses were received, responses can be viewed in attachment 3.

Photos from the Development and Housing Forum.



From left to right: Mark Marziale, Ryan Viney, Victoria Shute, David Petruzzella and Chris Wiltshire.



DOC ID 29147

CITY OF PORT LINCOLN

**DEVELOPMENT
AND
HOUSING FORUM**

30 April 2024

Port Lincoln Hotel

5:00pm – 8:00pm

Please join us for the
City of Port Lincoln Development and Housing Forum
Tuesday 30 April 2024

Development, Infrastructure and Housing

The City of Port Lincoln supports business, development and investment to ensure ongoing growth and opportunity, contributing to community wellbeing and prosperity.

There are multiple factors which influence the development of the City, including the timely and affordable provision of primary infrastructure, financial liquidity conditions, Commonwealth taxation policy, land use planning regulations, labour supply in the construction sector and demographics, all requiring detailed understanding.

This Development Forum will present key issues influencing land use planning and development in the City, shared subject experts addressing the City's development patterns and strategies, relationships and processes it can adopt or improve, to ensure the ongoing growth and progress of the City and its communities.

Local Government plays a significant role in supporting social and economic development as well as supporting urban growth.

Councils work with the State Planning Authorities, utility providers, investors, and the development industry to achieve good quality development outcomes and to create attractive, well services communities.

Venue

The Forum will be held in the function room at the Port Lincoln Hotel.
1 Lincoln Highway, Port Lincoln



Who should attend?

We are encouraging a wide range of persons with direct interests in development and property investment in the City of Port Lincoln to join together to discuss issues and opportunities, both current and strategic, for progressing development, infrastructure and housing in the City.

How to register

Register via Eventbrite:

copldevelopmentforum.eventbrite.com.au

Registrations close 5pm 23rd April

Keynote Speakers

Victoria Shute – *Kelley Jones Lawyers*

Planning Development and Infrastructure Act 2016 - Key processes and opportunities for Development Applications

Ryan Viney – *Regional Development Australia*

Demographics, development and issues facing businesses

Chris Wiltshire – *Housing Industry Association*

The Supply Side: What's happening in the building industry?

David Petruzzella – *URPS*

The City of Port Lincoln Housing Strategy

Theo Theodosiou – *Manager Development & Regulatory*

Mark Marziale – *General Manager Environment & Infrastructure*

Development Facilitation and Property Investment Advice

Any questions please contact:

Sophie Clement

sophie.clement@plcc.sa.gov.au

08 8621 2308

Mark Marziale

mark.marziale@plcc.sa.gov.au

TUESDAY 30 APRIL | 5:00PM – 8:00PM

PROGRAM

5:00 – 5:30PM	Arrival, networking, and light refreshments
5:30 – 5:40pm	Mayor Diana Mislov Welcome Keynote Development Initiatives of the City of Port Lincoln
5:40pm – 5:55pm	Victoria Shute – <i>Kelley Jones Lawyers</i> <i>Planning Development and Infrastructure Act 2016</i> Key processes and opportunities for Development Applications
5:55 – 6:10pm	Chris Wiltshire – <i>Housing Industry Association</i> The Supply Side: What’s happening in the building industry?
6:10 – 6:25pm	Ryan Viney - <i>Regional Development Australia, Eyre Peninsula</i> Demographics, development and issues facing businesses
6:25 – 6:40pm	David Petruzella – <i>URPS Consultants</i> The City of Port Lincoln Housing Strategy
6:40 – 6:50pm	Mark Marziale – <i>General Manager Environment & Infrastructure</i> Theo Theodosiou – <i>Manager Development & Regulatory</i> Development Facilitation and Property Investment Advice
6:50 – 7:00pm	Panel discussions and questions
7:00 – 8:00pm	Networking

DOC ID 29146

City of Port Lincoln

Development and Housing Forum

30 April 2024



544/666

Kelley Jones

Victoria Shute - Lawyer

30 April 2024

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- *Planning, Development and Infrastructure Act 2016*
- State Planning Policies
- Regional Plans
- Planning Rules (assessment criteria) – Planning and Design Code and Design Standards
- Code Amendments

- Development application processes and requirements
- State Planning Commission
 - State Commission Assessment Panel
- Eyre Peninsula Regional Assessment Panel
- Eyre Peninsula Regional Assessment Manager

- New Housing
- Infrastructure / service requirements
- Role of the Council
- Options under the PDI Act



**you're in
good hands**

**Chris Wiltshire
Assistant Director**

Residential builder obligations



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Topics covered

- 1) Licencing requirements for builders.**
- 2) Elements critical for dwelling occupation.**
- 3) Issues relevant to Infrastructure delivery.**



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Registration of builders

Licencing

To operate as a builder, an entity must obtain a licence from Consumer Business Services (CBS), formerly OCBA.

Builders are required to provide the following

a warranty that the building work and any materials used in performing the building work will be reasonably fit for that purpose or of such a nature and quality that they might reasonably be expected to achieve that result.

Where do responsibilities lie? An agreement (contract) outlines the conditions relating to the employment.



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Domestic contracts

Part 5 – Building Work Contractors Act

s27(3) - Terms of payment are made in a domestic building work contract.

Domestic building work is defined as works valued over \$12 000 and should include the following details within the contract.

- the business name and licence number of the contractor and any partners
- be signed by the contractor and owner – or their agents
- state a fixed price and payment terms – can include a 'rise and fall' clause

*Minor domestic building work is defined as works valued at \$12 000 and under.

Deposits



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Building Work Contractors Regulations

r17(d)(i) – a deposit of not more than \$1 000 can be requested if the price stipulated in the contract for the performance of the building work is less than \$20 000.

r17(d)(ii) – a deposit of not more than 5% of the contract price can be requested if the price stipulated in the contract for the performance of the building work is \$20 000 or greater.

Pre-payments can be requested to third parties for engineering, drawing, surveying or other professional services.

Developer verses builder



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Contract arrangements

- There is no definition for *Developer* under the building work contractors act or the Planning Development and Infrastructure Act.
- A builder is a contractor who can perform works either for themselves or client.
- A builder can be a developer or can work for a developer.
- The level of liability is determined by the extent of works they undertake.

Infrastructure pitfalls



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Felmeri Collapse

The development was originally approved in 2015 by the City of Marion as the planning and development authority. Subsequent approvals were provided by council in 2019 and 2020.



In this case, the order in which development took place was open ended.

The State Government is examining mechanisms to prevent future instances where a council allows subdivision to occur prior to the construction of necessary infrastructure without requiring financial security.



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Critical elements for building occupation

Statement of compliance – elements to be completed

- Has required fire separation between the adjacent building(s) or adjoining building(s) and allotment boundaries to ensure setbacks are achieved.
- Has all construction associated with fire separation in place as required by the building rules.
- Has downpipes connected to avoid surface water damaging or entering the building. Surface water must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property.
- Has all relevant bushfire protection requirements installed and operational as approved, including on-site water supply, pumps, pipework, hoses and fittings as applicable.



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Critical elements for building occupation

Statement of compliance – elements to be completed

- Is structurally sound and weatherproof, with all major structural components completed, including any barriers required to prevent falls as applicable.
- Has all approved health and amenity facilities installed, including a working kitchen, bathroom, water closet and laundry as a minimum
- Has all required service connections made in accordance with the requirements of the relevant service provider and relevant regulating authority under regulation 104(8) excluding internet connections
- has downpipes connected to avoid surface water damaging or entering the building. Surface water must be disposed of in a way that avoids the likelihood of damage or nuisance to any other property.

These tasks can be either completed by the builder or the owner.



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Issuing of Certificate of Occupancies

New requirement coming in from 1 October 2024 for dwellings

- A duly completed Statement of Compliance shall be submitted to the relevant authority.
- Non-conformance issues with the building during construction are addressed.
- Bushfire protection is installed where the property is in a High-risk area.
- Smoke alarms are installed
- Remediation of a site is completed as required under a site contamination assessment.
- A Certificate of Occupancy can be issued if other items nominated on the Statement of Compliance are outstanding, but such items need to be addressed within six months of the issuing of a certificate.



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Amenity and infrastructure

Developer contribution

Where an application for a development authorisation provides for the division of land into more than 20 allotments, and 1 or more allotments is less than 1 hectare in area, it MAY require

- up to 12.5% in area of the relevant area be vested in the council or the Crown (as the case requires) to be held as open space; or
- The applicant makes a contribution. The PDI (fees, charges and contributions) Regulations states funds be provided as follows
 - 1) Within Greater Adelaide, \$7 761 for each new allotment or strata lot delineated by the relevant plan that does not exceed 1 hectare in area.
 - 2) Outside Greater Adelaide, \$3 116 for each new allotment or strata lot delineated by the relevant plan that does not exceed 1 hectare in area.



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Issues around delivery of services

SA water

- A fee is obtained by SA Water from an applicant during land divisions application process.
- For large developments, a Developer Agreement Formal Instrument (DAFI) facilitates the implementation of water services.
- SA Water has a designated amount of money attributed to service delivery.
- Issues have arisen that have reduced the speed of infrastructure delivery, readiness and strategic implementation.
- Currently, a stakeholder group involving leading industry bodies has been formed to offer advice and consultation on service delivery.

Thank you.



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An Australian Government Initiative



REGIONAL DEVELOPMENT AUSTRALIA EYRE
PENINSULA

City of Port Lincoln Development and Housing Forum

Presented by Regional Development Australia Eyre Peninsula

30 April 2024

562/666

Local people creating local opportunities rda.gov.au

What is RDA?

Regional Development Australia (RDA) is a **national initiative**, involving funding contributions from Federal, State and Local Government's designed to boost regional economic growth.

RDA Boards in South Australia (SA) are a unique **tripartite partnership** between the Australian and SA Governments, and the Local Government Association of South Australia on behalf of its members. They are administered by the Australian Government Department of Infrastructure, Transport, Regional Development and Communications, Department of Primary Industries and Regions SA, and the Local Government Association of South Australia.

RDA – Eyre Peninsula (RDAEP) is part of network of **fifty (50)** Committees across Australia made up of local leaders who work with all levels of government, business and community groups to support the economic development of their regions.

There are **eight (8)** other RDA Committees in South Australia (including an Adelaide committee) that serve a diverse regional economy: from agriculture, fishing, aquaculture and wine to horticulture, forestry, mining, manufacturing as well as the service industries.

RDA Committees have an active and **facilitative role** in their communities with a clear focus on growing strong and confident regional economies that harness their competitive advantages, seize economic opportunities and attract investment.

RDA Eyre Peninsula and our Partners

RDA Eyre Peninsula is the lead regional agency that brings together all levels of government, business, industry, community groups and individuals to grow economic, business and tourism development for the region.

In collaboration with our partners, we have a clear focus on achieving a strong and confident regional economy by facilitating economic opportunities and attracting investment.

In addition to core funding, RDAEP has been able to leverage a further **\$2 million** in funding from Government to deliver services across the region.



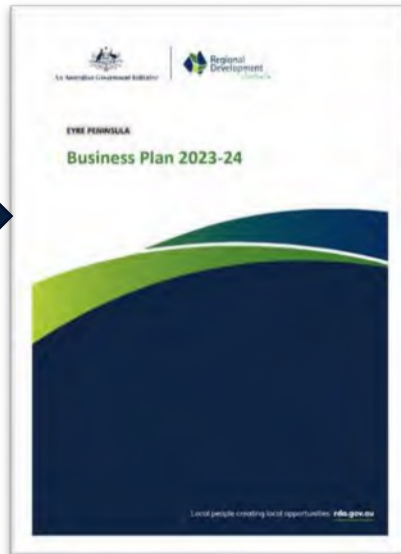
Our Board Members



Strategic Regional Plan 2023-26



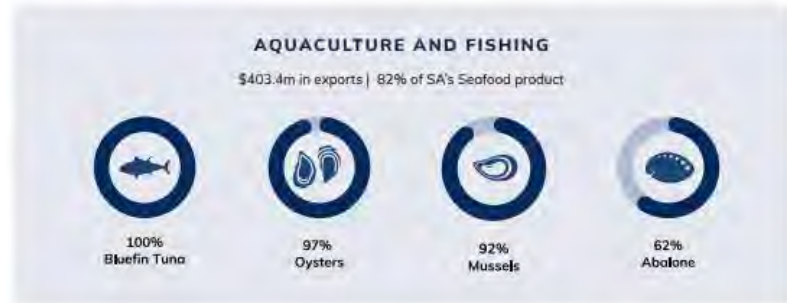
Business Plan 2023-24



RDAEP's top 5 key business priorities

1. **Childcare Services** - Facilitate greater access to aged, and childcare services to drive greater workforce participation in the region. (advocate)
2. **Housing** - Increase housing supply, mix and choice to support population growth. (advocate)
3. **Workforce Development and Training** - Expand educational and training opportunities to develop the skills needed to meet workforce shortage. (facilitate)
4. **Water Security** - Secure scalable sources of non-climate dependent water to support population and industry growth. (advocate)
5. **Business Diversification** - Support the development of new and emerging high value industries (including Tourism) to diversify the regional economy. (facilitate)

Our Region



Our Economy

Economic Statistic	Figure	
Time Series Analysis (2020 v 2021) – EP – Source: REMPLAN	2020	2021
Total Exports	\$3.07 billion	\$3.41 billion
Total Imports	\$1.98 billion	\$2.16 billion
Average Productivity (value-added per worker) in EP	\$0.14 million	\$0.15 million
Value of G&S produced in EP (local sales)	\$1.71 billion	\$1.77 billion

Gross Regional Product – EP	
Total GRP for EP	\$4.05 billion
% of Gross State Product (SA)	3.44%
Total Exports	\$3.41 billion
Top Exports by Industry – EP	
Mining	\$1,114,318,000
Agriculture, Forestry & Fishing	\$961,797,000
Manufacturing	\$873,323,000
Construction	\$89,925,000

Economic Statistic	Figure
Employment – EP	
Labour Force	33,353
Unemployed	1,712
Unemployment Rate	5.1% (5.0% SA) (4.6% AUS)
Top Employment by Industry – EP	
Agriculture, Forestry and Fishing	3,494 (16.5%)
Construction	2,331 (11.0%)
Health Care and Social Assistance	2,115 (10.0%)
Manufacturing	1,865 (8.8%)
Education and Training	1,790 (8.5%)
Mining	1,689 (8.0%)

Our Demographics

Economic Statistic	Figure
Population – EP	
EP Population	58,872
% of Males	50.5%
% of Females	49.5%
% Aboriginal and Torres Strait Islander	6.7%
% Born overseas	11.1%
% Eligible Votes	68.9%

Income – EP	
Median Weekly Household Income – EP	\$1,245
Median Weekly Household Income – SA	\$1,455
Median Weekly Household Income – AUS	\$1,746
Age – EP	
% of people aged 60+ in Eyre Peninsula	15,908 (27.9%)
Median Age Eyre Peninsula	43
Median Age South Australia	41
Median Age Australia	38

Project Pipeline

We have a pipeline of projects valued at over **\$28 billion**, capable of creating over **25,000 new jobs** in new and emerging industries.

This reflects unprecedented levels of symbiotic business activity intent on leveraging the region's substantial and natural competitive advantage to diversify the economy.



Major Projects

Northern Water Project – State Government

A new, climate independent water source at Cape Hardy servicing the Eastern Eyre Peninsula, Upper Spencer Gulf and Far North of the State enabling the growth of crucial mining activities essential in achieving net-zero goals. 260ML/day seawater desalination plant connected to the Far North via up to 600km of pipeline. Expected to create around 792 new jobs across the Far North, Upper Spencer Gulf and Eyre Peninsula regions.

Desalination Plant – SA Water

By the end of 2026, the desalination plant will at produce 0.016 gigalitres of fresh, clean drinking water per day – which is approximately 6 Olympic-sized swimming pools per day. It would have the capacity to be expanded to around 0.024 gigalitres per day.

Up to 230 jobs would be supported each year over the life of the project via construction and new supply chain opportunities for local businesses.

Major Projects cont.

Green Hydrogen and Ammonia Facility - AMP Energy

AMP Energy have signed an agreement to develop green hydrogen at scale at the Cape Hardy Port Precinct with Iron Road.

5 GW of electrolyser delivering over 5 million tonne per annum of green ammonia.

4,800 construction jobs and 250 operations jobs are expected to be created.

CH4 Global – EcoPark (Seaweed production)

CH4 Global is building a \$20 million full-scale EcoPark at Louth Bay, where it plans to grow and process *Asparagopsis* seaweed to supply up to 30,000 cattle per day. Reduces methane emissions from cows and sheep by up to 90 percent. Additional 20 ongoing jobs.

Major Projects cont.

Southern Launch – Launch Facility

Covering 1,200 hectares, the Whalers Way site, if approved, will be the only commercial site that offers proximity to established industry and infrastructure that can support rocket launches year-round with southward launch trajectories across unpopulated areas with low density air and nautical traffic.

Campona Wind Farm – Vestas/Tactix

Earmarked to comprise of 500 turbines, producing in the order of 6MW per turbine.

Major Projects cont.

Central Eyre Iron Project - Iron Road

Australia's largest magnetite Ore Reserve. Iron Road has received a mining lease and development approval for a \$4.5 billion project.

It is expected that the project will create nearly 500 jobs during construction and 250 jobs over the 25-year life of the mine, estimated to produce 21.5 million tonne each year.

The project also includes the construction of a new 145km transport corridor and deep-sea port at Cape Hardy (proposed multi-commodity/multi-user export facility).

Yadnarie Solar Farm - Photon Energy

300 MWp of solar generation, 150 MWp grid connection and 3.6 GWh of energy storage, equivalent to 24 hours of dispatchable energy.

\$750 million with over 200 construction and 60 ongoing jobs.

Housing and Infrastructure Options Paper

RDAEP has funded and engaged URPS to undertake a housing and infrastructure options paper.

- Highlight key issues facing the building industry.
- Used as an advocacy piece to support well informed discussions.
- Build on work already undertaken by the State Government and Councils.
- Land supply is not the key barrier to housing provision.
- The following matters are impacting on private sector investment in housing:
 - Cost of infrastructure augmentation (particularly head works)
 - Cost of native vegetation clearance
 - Holding costs – Financial institutions/land tax
 - Strict lending criteria in regional areas.



Thank You

ACKNOWLEDGEMENTS

Regional Development Australia Eyre Peninsula acknowledges the Traditional Custodians of the land on which we work, live and play and their continuing connection to land, sea, culture and community.

We pay respect to Elders past, present and emerging, and extend that respect to other Aboriginal and Torres Strait Islander people in our community.

Regional Development Australia Eyre Peninsula would also like to acknowledge the support of our funding partners:

- The Australian Government
- The South Australian Government through the Department of Primary Industries and Regions SA
- Local Councils



An Australian Government Initiative



An Initiative of
**Government of
South Australia**

LOCAL GOVERNMENT PARTNERS: District Council of Ceduna | District Council of Cleve | District Council of Elliston | District Council of Franklin Harbour | District Council of Kimba | Lower Eyre Council | City of Port Lincoln | District Council of Streaky Bay | District Council of Tumby Bay | City of Whyalla | Wudinna District Council



DRAFT Port Lincoln Housing Strategy 2024 -2029



Development & Housing Forum – 30 April 2024



URPS

SHAPING
GREAT
COMMUNITIES

578/666

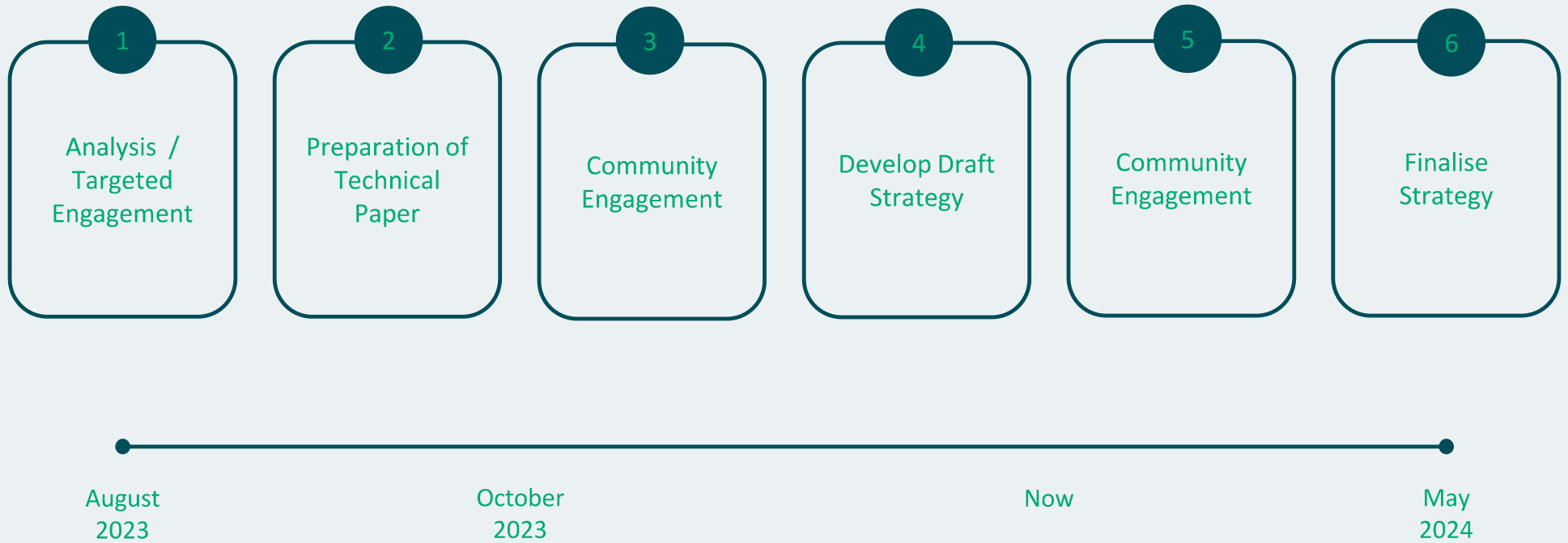
Who is URPS?

- A diverse firm of town planners and allied professionals.
- South Australia's largest planning consultancy, working in a range of regional areas.
- National presence – offices in Adelaide and Melbourne.
- Specialist Development, Policy, Environment, Design and Engagement teams.

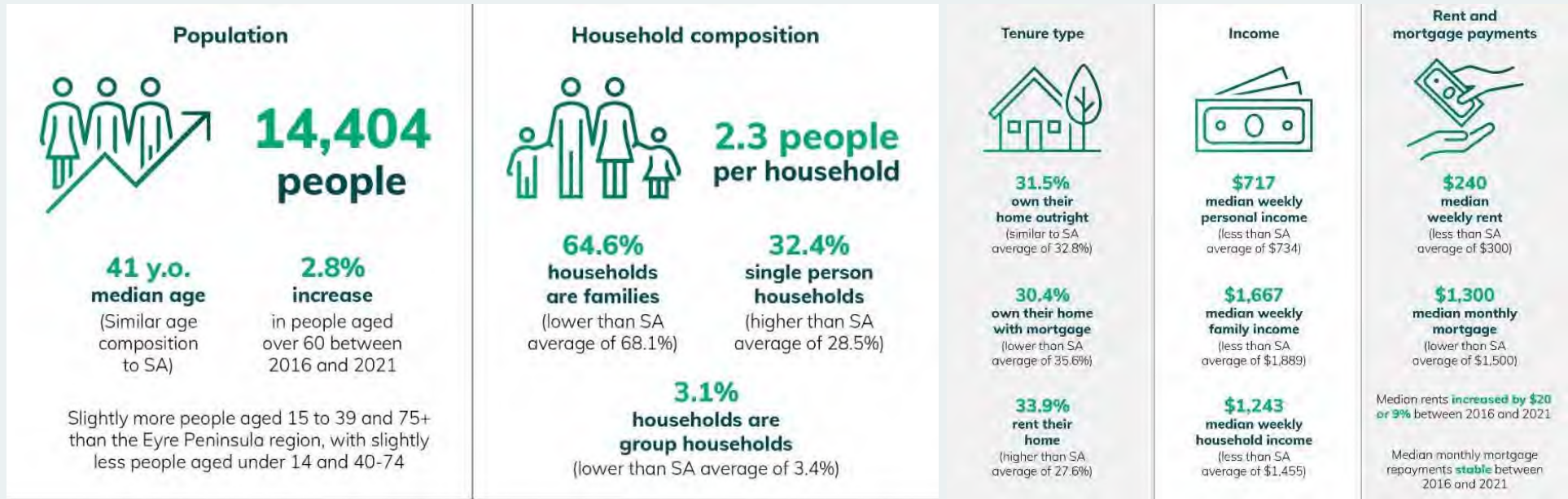
Why a Housing Strategy?

- A key deliverable identified in Council's economic development strategy.
- Pt Lincoln is grappling with a housing shortage.
- Increasing housing supply will have social and economic benefits.
- Demand has and continues to be strong. So why is their market failure?

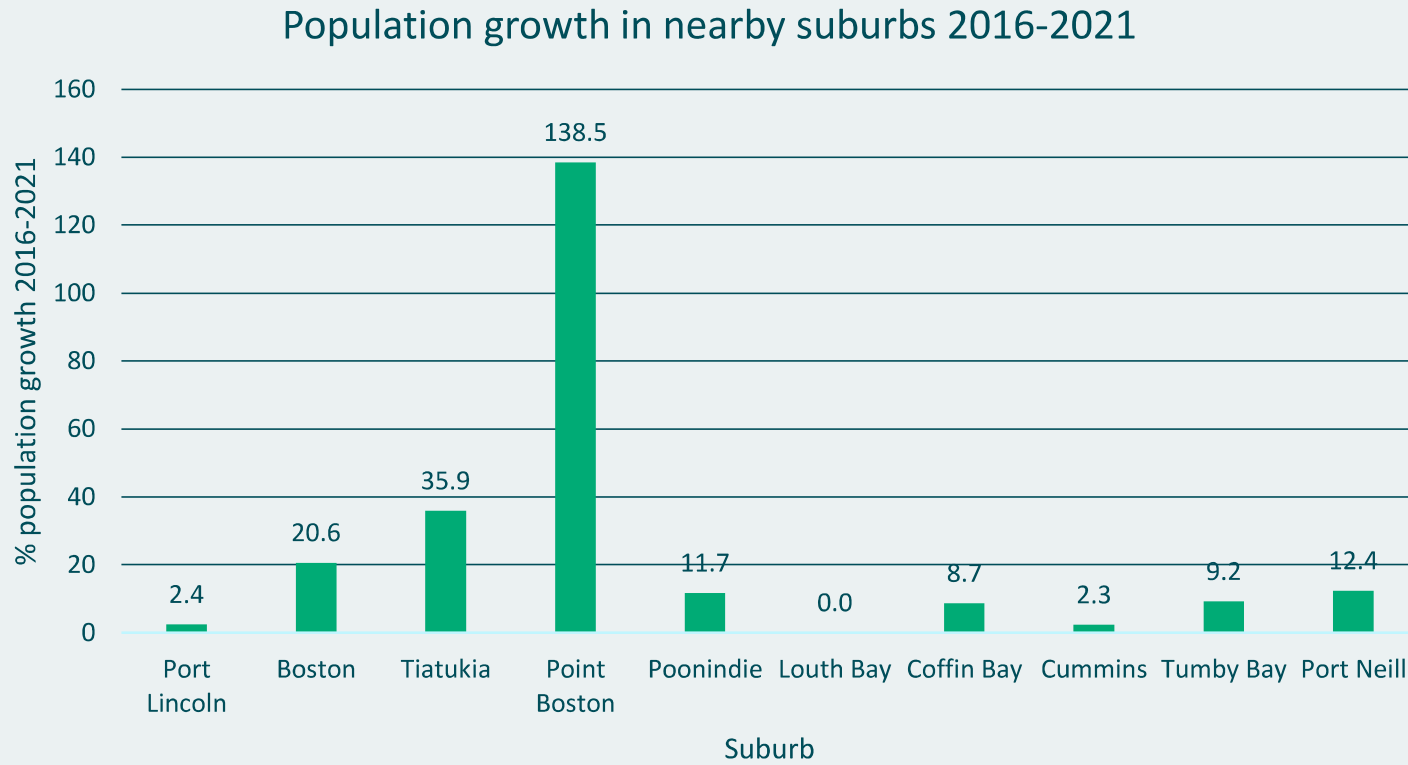
Process / Timeframes



Context - Population



Context - Population



Context - Supply & Demand

Housing supply

- 88.5% of dwellings are occupied and 11.5% are unoccupied (Air BnB).
- Property listings and vacancy rates at their lowest in over a decade.
- 21/22 financial year - lowest value of building approvals of past decade.
- SA Housing Authority is working to bring 40 dormant properties online.

Context - Supply & Demand

Land supply

- Currently 530 vacant allotments or 696 hectares of vacant land in the City of Port Lincoln.
- Infill opportunities exist in the Suburban Neighbourhood Zone.
- Rural Living Zoned land in the District Council of Lower Eyre Peninsula may provide further growth opportunities on the fringe of Council.

Technical Paper - Key Findings

1. Demand for housing exceeding supply.
2. A lack of housing preventing growth.
3. New housing is constrained by various factors.
4. Lack of available land not a major constraint.
5. There is a need for a variety of housing types.
6. Demand for housing is expected to continue to rise.
7. Various approaches Council can take to support additional housing.

Technical Paper - Themes

Affordability



Capacity



Efficiency



Collaboration



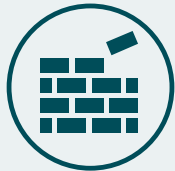
Project Vision

Promote orderly development to alleviate housing stress, facilitate economic development and enable population growth in the City of Port Lincoln.

Four Focus Areas



Increase supply, affordability and diversity of housing



Improve capacity and incentivize development



Promote Council planning efficiencies



Enhance regional advocacy and collaboration

Focus Area 1



Increase supply, affordability and diversity of housing

Goal 1:

Increase the supply of diverse and affordable dwellings to provide long-term housing for the local community.

Focus Area 1

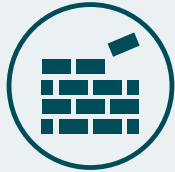


Increase supply, affordability and diversity of housing

Actions

1. Prepare town centre urban design framework.
2. Investigate alternative zoning options to support housing diversity.
3. Investigate locations for dedicated workers accommodation.
4. Encourage aged care, worker housing and short-term accommodation in proximity to activity centres.
5. Explore incentivising long-term accommodation via rating system.
6. Support SAHA in reactivating social housing.
7. Streamline assessment of granny flats and contemporary accommodation.
8. Explore opportunities with registered housing providers to deliver housing on surplus council land.

Focus Area 2

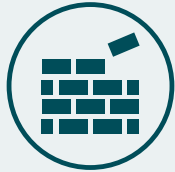


Improve capacity and incentivise development

Goal 2:

Improve the capacity of Port Lincoln's building industry, help combat high development costs and guide development through strategic planning.

Focus Area 2



Improve capacity and incentivise development

Actions

1. Investigate options to provide rate concessions when land division occurs.
2. Undertake strategic and structure planning to identify long term residential growth areas.
3. Prepare a suite of growth management plans.
4. Explore implementing a basic infrastructure scheme .
5. Promote more efficient developments which use alternative construction methods and materials.
6. Collaborate with TAFE SA and the SA Skills Commission to incentivise study.

Focus Area 3



Promote Council planning efficiencies

Goal 3:

Improve administrative efficiency and productivity while building industry confidence.

Focus Area 3



Promote Council planning efficiencies

Actions

1. Develop engineering standards - SW, road and open space.
2. Update Council's Open Space Strategy.
3. Undertake a capital value / site value analysis.
4. Prepare structure plans for key residential growth areas.
5. Continue to refine internal processes to streamline development assessment timeframes.
6. Host annual developer forum.

Focus Area 4



Enhance regional advocacy and collaboration

Goal 4:

Provide leadership through collaboration with government and the development industry.

Focus Area 4



Enhance regional advocacy and collaboration

Actions

- Advocate to the State Government to reduce/defer fees, charges, and other infrastructure connection costs for new housing.
- Collaborate with the DCLEP and PLUS to prepare a wider Port Lincoln Structure Plan.
- Collaborate with the Plan SA manage native vegetation within urban growth areas.
- Collaborate with the Office for Regional Housing to explore contemporary infrastructure funding models.

Next Steps

- Consultation on Draft Housing Strategy
February - April 2024
- Finalise Housing Strategy
May 2024

Further Information

David Petruzzella

Senior Consultant

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Phone: 08 8333 7999

E-mail: dpetruzzella@urps.com.au



Development and Housing Forum

April 2024

**Development
Services**

City of Port Lincoln

600/666



**Development
Services**

**Investment
Facilitation**

**Infrastructure
Provision and
Coordination**

**Strategy and
Advocacy**

Development Services

Strategic Planning – Planning Code Amendments

Statutory Planning – Planning Code Approvals

Land Division

Building Code Assessments-
National Construction Codes

Australian Standards
State Policy Objectives – All Agencies
Council's Economic and Land Use development policies

Externalisation of Costs?

Conflict Prevention and Mitigation?



Investment Facilitation

PDI Act 2012

Pre-Lodgement Advice

Pre-Purchase Advice

Draft Budget 2024-25FY additional
professional planning resources

Confidence
Risk Management
Defendability
Opportunity

**Land and Business (Sale and
Conveyancing) Act 1994**

**S. 7 Particulars to be provided to
the Purchaser - Interpretation**



Strategy and Advocacy

Strategic Planning – Planning Code Amendments

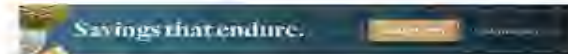
Draft Budget 2024-25FY proposes
\$120,000 - subject to Community
Consultation.

Housing Strategy 2023-24FY

Native Vegetation Policy Review –
May 2024



606/666



Total Australian Credit

\$9,486,729,958,300

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Helping Australian's gain a greater understanding around the circumstances of money and debt in the Australian economy in order to prepare and endure against the next financial crisis.

Total Australian Credit

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Total Government Debt

\$1,887,149,401,036

[LESS INFORMATION](#)

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Total Government Debt is the gross sum of liabilities across federal, state and local Government in Australia.

Total Australian Government Debt increased by over 13.5% from December 1989 to December 2007, from AU\$61.2 billion to AU\$92.3 billion.

However, from December 2008 to December 2017, Total Australian Government debt increased by over \$209, from AU\$16.4 billion to AU\$726.8 billion.

Latest

RBA very unlikely to move today.

October cash rate cut most unlikely.

September rate cut not completely out of question.



Australian government debt in historical and international perspective

Gregory O'Brien, Statistics and Mapping

Key issue

Australian Government debt has increased to levels not experienced since the 1950s as economic support during the COVID-19 pandemic led to increased budget deficits. As interest rates in Australia and globally have started to increase in response to recent inflationary pressures, both the size and servicing of this debt will be an issue for future Australian governments.

In Australia, and in countries around the world, government economic support packages in response to the COVID-19 pandemic have led to large increases in government debt, continuing a trend of increasing government debt since the global financial crisis (GFC). Over the pandemic, Australian Government gross debt increased from \$534.4 billion in March 2019 to \$885.5 billion in April 2022 and is now at the highest level relative to GDP (gross domestic product) since the 1950s when debt accrued during the Second World War was still on the Australian Government balance sheet (p. 8).

South Australia's budget shows the state's debt will rise to \$37 billion. Here's why it's growing

By Stephanie Schemm

Posted Sat 17 Jun 2023 at 4:58am



Total Australian Credit

\$9,486,732,250,303

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Total Australian Credit

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Total Government Debt

\$1,887,150,206,189

[LESS INFORMATION](#)

AUD

benefits to the state.

So what's the problem with the debt?

The debt also means the state must pay increasing interest bills.

SA is set to pay \$1.2 billion in interest charges next financial year, rising to \$1.7 billion by 2026-27.

To put that into perspective, that is more than triple the amount the government is spending on its cost-of-living package next financial year.

And as global interest rates go up, that cost spikes significantly.

Debt levels could also limit the government's ability to respond to if financial shocks hit the state in the future.



Monetary Policy Market Operations Payments & Infrastructure Financial Stability Banknotes Financial Services

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Home > Publications > Bulletin > 2023 > March > Renters, Rent Inflation and Renter Stress

In Bulletin

- 2021–2024
- 2024
- 2023
- September
- June
- March**
- 2022
- 2021
- 2011–2020
- 2001–2010
- 1991–2000
- 1985–1990

Topics

- Australian Economy
- Global Economy
- Finance
- Financial Stability

Bulletin – March 2023 | Australian Economy

Renters, Rent Inflation and Renter Stress

16 March 2023

Nalini Agarwal, Robert Gao and Megan Garner ^[*]

Download [PDF](#) 1.02MB

[households](#) [housing](#) [inflation](#) [risk and uncertainty](#)



1. Did you attend the Development and Housing Forum held at the Port Lincoln Hotel on Tuesday, 30 April 2024

[More Details](#)

- Yes 7
- No 3



2. What did you find most valuable about the Development and Housing Forum?

7 Responses

ID	Name	Responses
1	Madini Blackler	Native veg discussion Housing strategy presentation
2	anonymous	The legal discourse and the presentation from URPS
3	anonymous	Was a great insight into the challenges faced in the region
4	anonymous	Discussion re Native Veg Restrictions stopping development
5	anonymous	the fact that there is very little land available within the town limits young people want to buy land and build their forever homes and there is no affordable land available to buy older people want to downsize and Pt Lincoln needs to increase its 2 bedroom unit stock the city would grow if there was suitable housing available
6	anonymous	I left shortly after arrival
7	anonymous	Likeminded people in the room - future development projects on the EF Interesting that PLCC offers free advice - this is not widely known

3. Which guest speaker and topic did you find most informative and valuable?

[More Details](#)

- Victoria Shure - Killeedy Jones Ca... 2
- Ryan Vimey - Regional Developm... 4
- Chris Wilschke - Housing Industr... 1
- David Retruzzella (URPS) - Port L... 3
- Other 3



3. Which guest speaker and topic did you find most informative and valuable?

7 Responses

ID #	Name	Responses
1	Naomi Blaever	["David Petruzzella, URPS - Fort Lincoln Housing Strategy"/"CEO advising developers can have an pre-development interview"]
2	anonymous	["David Petruzzella, URPS - Fort Lincoln Housing Strategy"/"Chris Wiltshire Housing Industry Association - The Supply Side: What is happening in the building industry?"/"Ryan Viney, Regional Development Australia Eyre Peninsula - Demographics, development and issues facing businesses"/"Victoria Shute, Kelly Jones Lawyers - Planning, Development and Infrastructure Act 2016"]
3	anonymous	["Ryan Viney, Regional Development Australia Eyre Peninsula - Demographics, development and issues facing businesses"]
4	anonymous	["Victoria Shute, Kelly Jones Lawyers - Planning, Development and Infrastructure Act 2016"/"Ryan Viney, Regional Development Australia Eyre Peninsula - Demographics, development and issues facing businesses"]
5	anonymous	["David Petruzzella, URPS - Fort Lincoln Housing Strategy"/"the fact that there are 40 vacant sa housing buildings and Pt Lincoln has homelessness"]
6	anonymous	["Mixed it"]
7	anonymous	["Ryan Viney, Regional Development Australia Eyre Peninsula - Demographics, development and issues facing businesses"]

4. Are there any topics you would like to see covered in the future?

7 Responses

ID #	Name	Responses
1	Naomi Blaever	None I can think of
2	anonymous	The Renewal SA Regional Housing Initiative Program and what is required to submit a successful application
3	anonymous	No
4	anonymous	Follow up: Native Veg discussion and future zoning
5	anonymous	a partnership between local government and state government and the private building sector to see those 40 empty sa housing houses refurbished and available for rent to vulnerable people
6	anonymous	Professional (independent) Hazard analysis from industries inside 'city boundary area' sadly still within and also going right through the heart of Port Lincoln from both sides
7	anonymous	Continued future plans and what does Fort Lincoln look like into the future?

5. Council intends to make these development/housing forums an annual event. Are you likely to attend future development/housing forums held by the City of Port Lincoln?

