

Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 4 November 2025

Tuesday, 11 November 2025
Council

Strategic Alignment – Our Corporation

Program Contact:
Rebecca Hayes, Associate
Director Governance and
Strategy

Confidential - s 90(3) (b) & (d) commercial advantage/prejudice commercial position of council/commercial information of a confidential nature

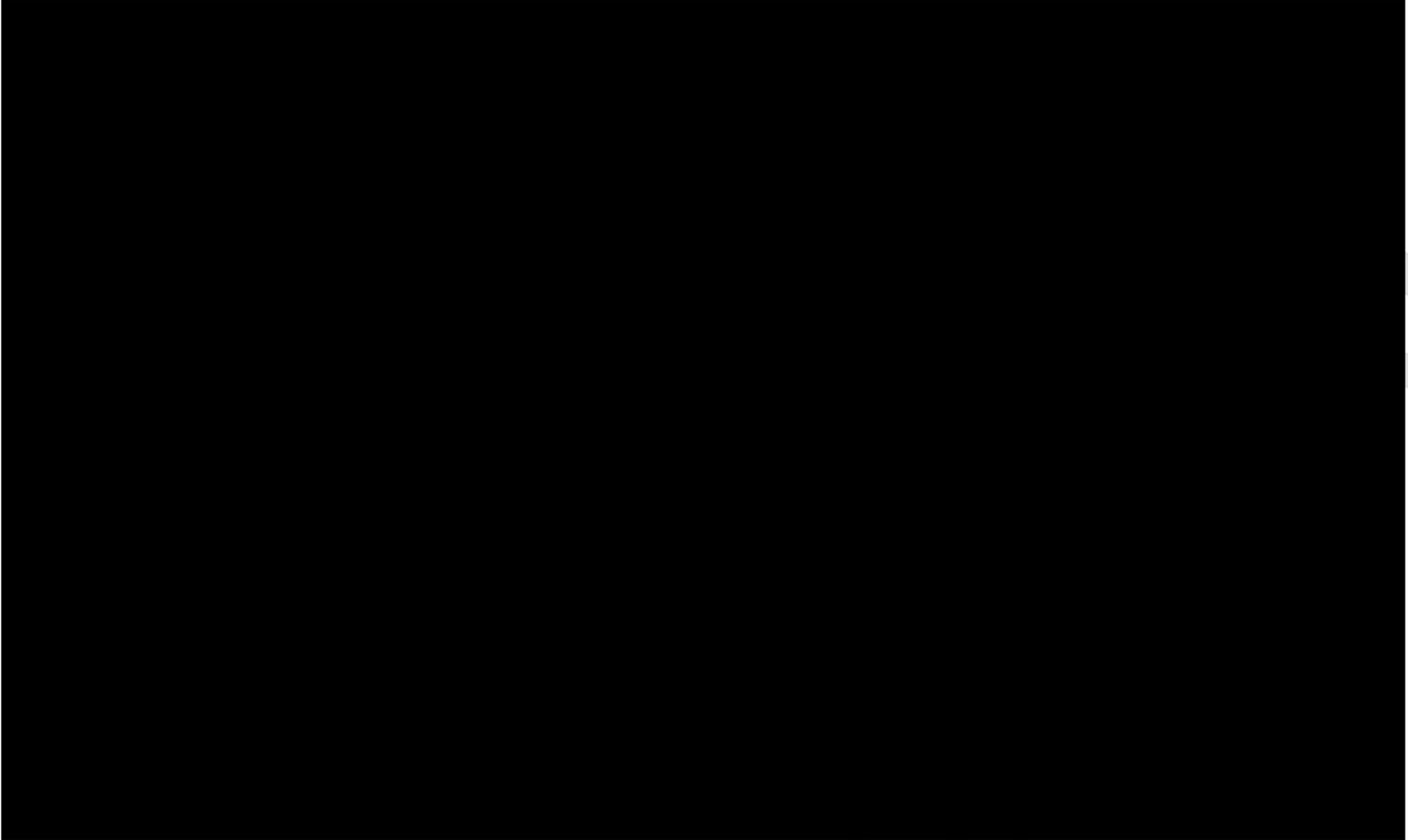
Approving Officer:
Anthony Spartalis, Chief
Operating Officer

Confidential - s 90(3) (h) legal advice

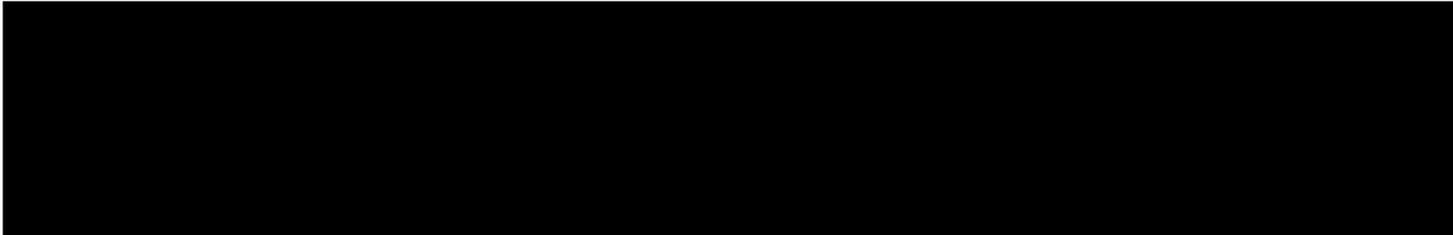
EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Item at its meeting held on 4 November 2025 and resolved to present to Council the following recommendation for determination in confidence:

- Item 10.1 – City East Housing Project



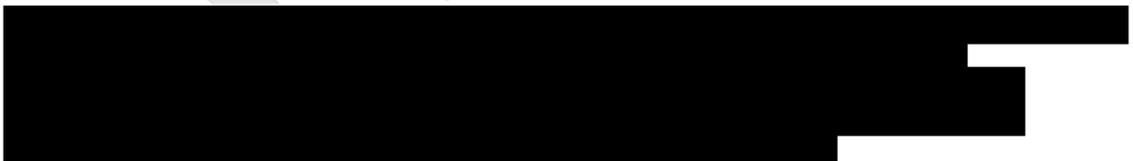
DISCUSSION



3.1. Item 10.1 – City East Housing Project

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL:

1. 
2. Approves the Draft Guiding Principles as contained in Attachment A to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025 noting that they have formed the basis for Council's input into the City East Housing Project.
3. Approves commencing a road process pursuant to section 5 of the Roads (Opening & Closing) Act 1991 (SA) to close and transfer the portion of Worsnop Avenue marked A as contained in Attachment B to Item 10.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.
4. Approves the Structure Plan as contained in Attachment C to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025, noting that delivery of the Structure Plan will result in the removal of the cottages at 25-29 Worsnop Avenue.
5. 
6. Approves the Ownership and Project Governance Structure as contained in Attachment E to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025.
7. Approves the appointment of the Chief Executive Officer (or delegate) as Council's representative to the City East Project SPV Board.
8. 
9. 
10. 
11. 
12. 
13. 

[REDACTED]

DATA AND SUPPORTING INFORMATION

[Link 1 – Confidential City Community Services and Culture Committee Agenda](#)

ATTACHMENTS

Nil

- END OF REPORT -



DRAFT GUIDING PRINCIPLES

Housing

A high-quality development with a focus on residential outcomes including affordable housing. A minimum of 40% of homes are to be affordable for low to moderate income households, with a priority towards rental housing.

Public Value

Integrate high quality public open space, pedestrian linkages, and community land uses within the development.

Amenity

Provide excellent amenity for residents and minimise impact on the amenity of neighbouring properties. Potential impacts and opportunities such as traffic, noise, overshadowing, must be addressed through site configuration and appropriate built form.

Built Form

Maximise development on the land in accordance with the Planning Code whilst having due regard to its context. Ensure that car parking is located at upper levels where possible with access via rear or side lanes. Minimise vehicular access points off major roads.

Financial

Development return to be equal to or greater than land value plus costs. Innovative housing delivery models should be implemented to minimise financial impact to Council. Development outcomes should provide Council with the potential for an on-going revenue stream.

Activation

Create activity and interest in the public realm, with high-quality street frontages and active ground level uses to Flinders Street. Ensure that the Flinders Street frontage comprises retail, hospitality, or community uses.

Sustainability

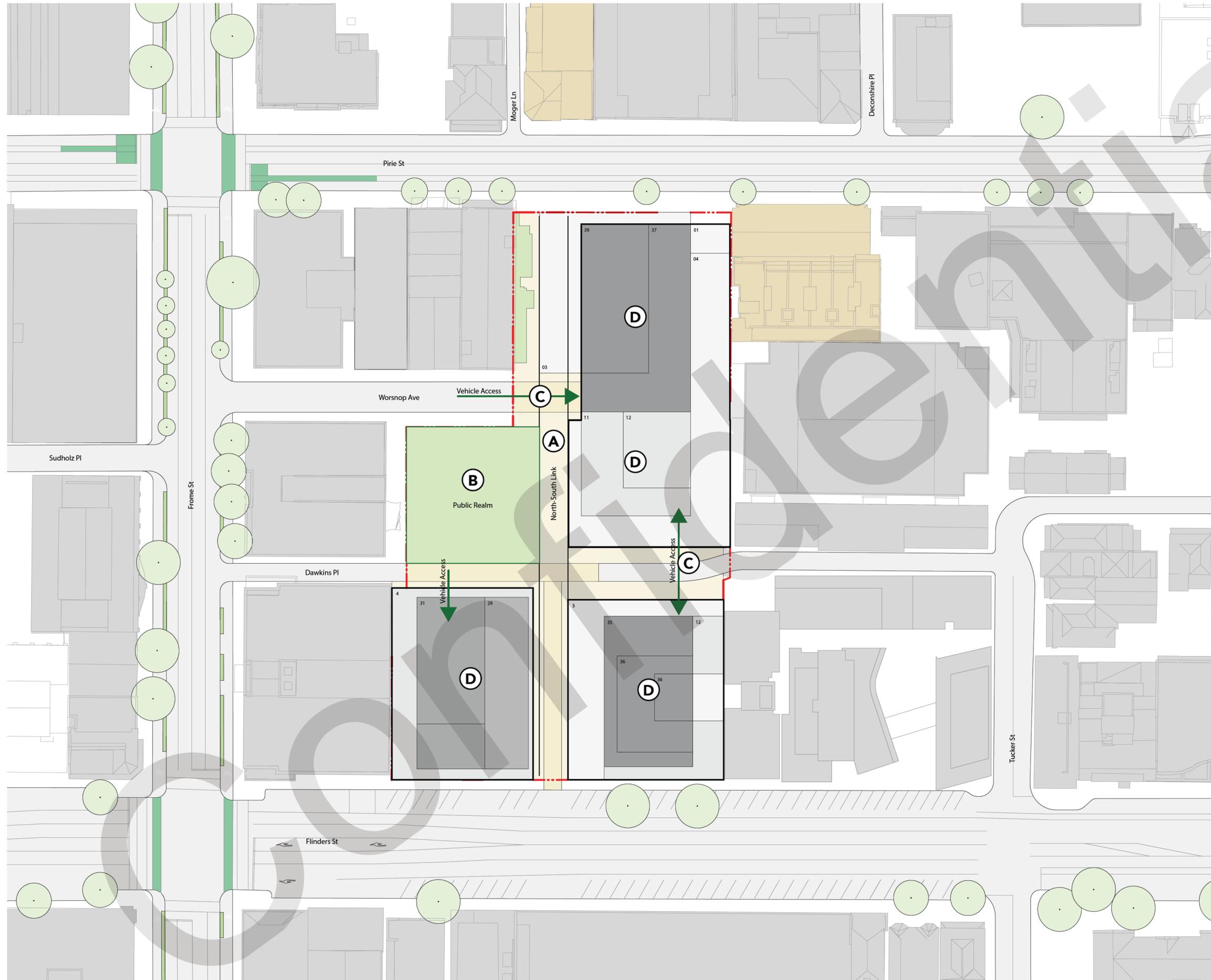
Integration of sustainability through passive design and built-in measures which respond to minimising the impacts on climate change. Sustainability standards to be considered are outlined below:

- Minimum 7 Star NatHERS Rating.
- Incorporate greening where possible.
- Incorporate solar power and/or access to a community battery.
- All homes are fully electric for heating, cooking, and hot water generation.
- Buildings are constructed with lower up-front emissions, through design and material use considerations.
- Incorporate secure bicycle parking facilities and Electric Vehicle charging infrastructure.
- Whole of building and individual tenancies waste management requirements for convenient and accessible management for a minimum of four waste streams, food/organics, landfill, recycling, and hard rubbish.

City East Project Site – Proposed Road Closure – Worsnop Avenue



Structure Plan



Legend

- (A)** New North-South pedestrian link connecting Flinders Street and Pirie Street.
- (B)** Public Open Space
- (C)** Vehicular access points to be located off Dawkins Place and Worsnop Avenue.
- (D)** Building envelopes that deliver best practice design principles to ensure a high level of amenity for occupants.

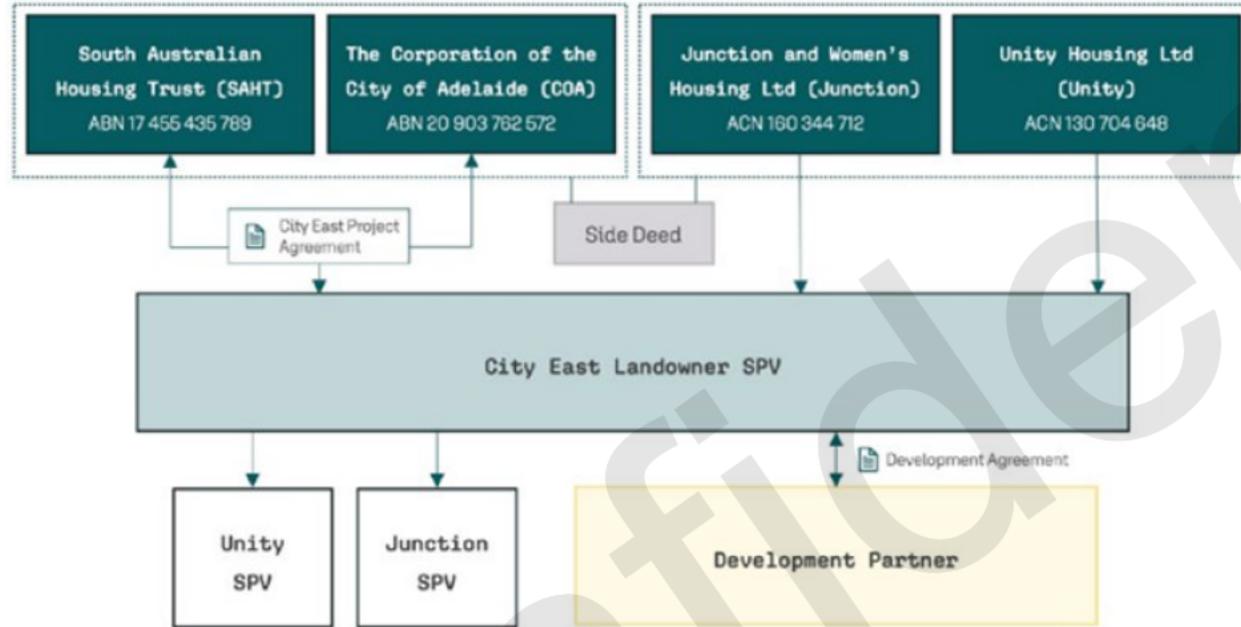




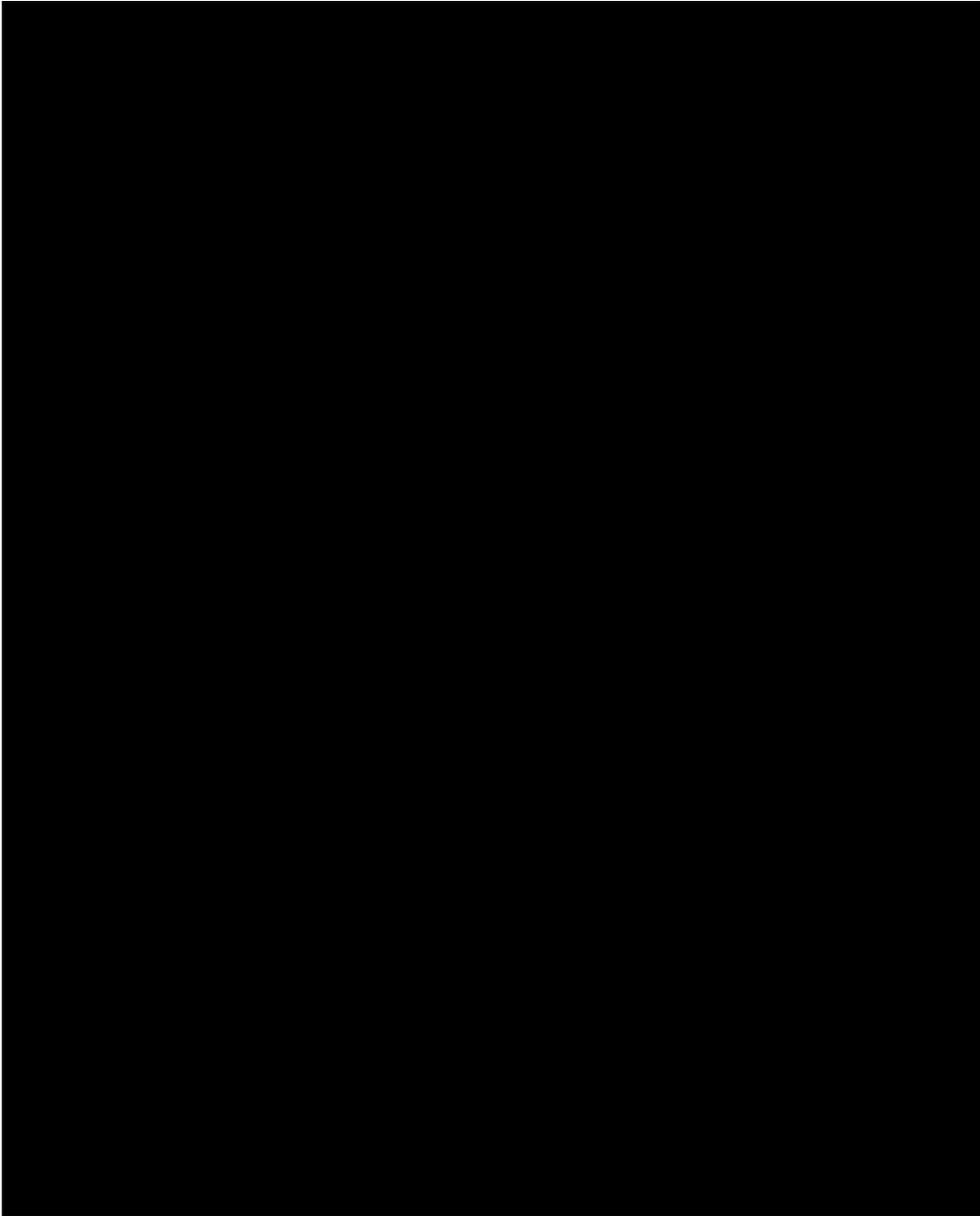


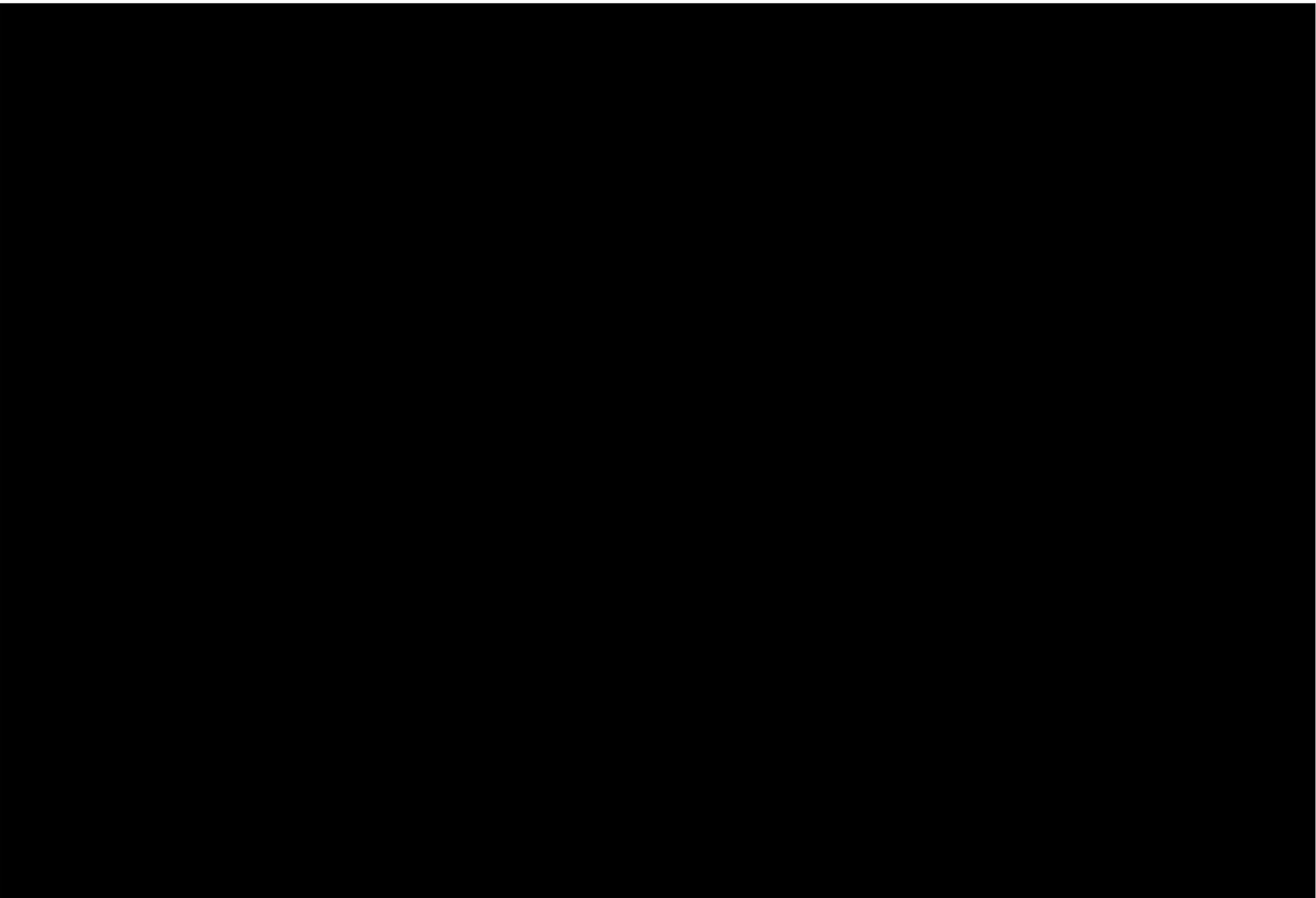
Ownership and Project Governance Model

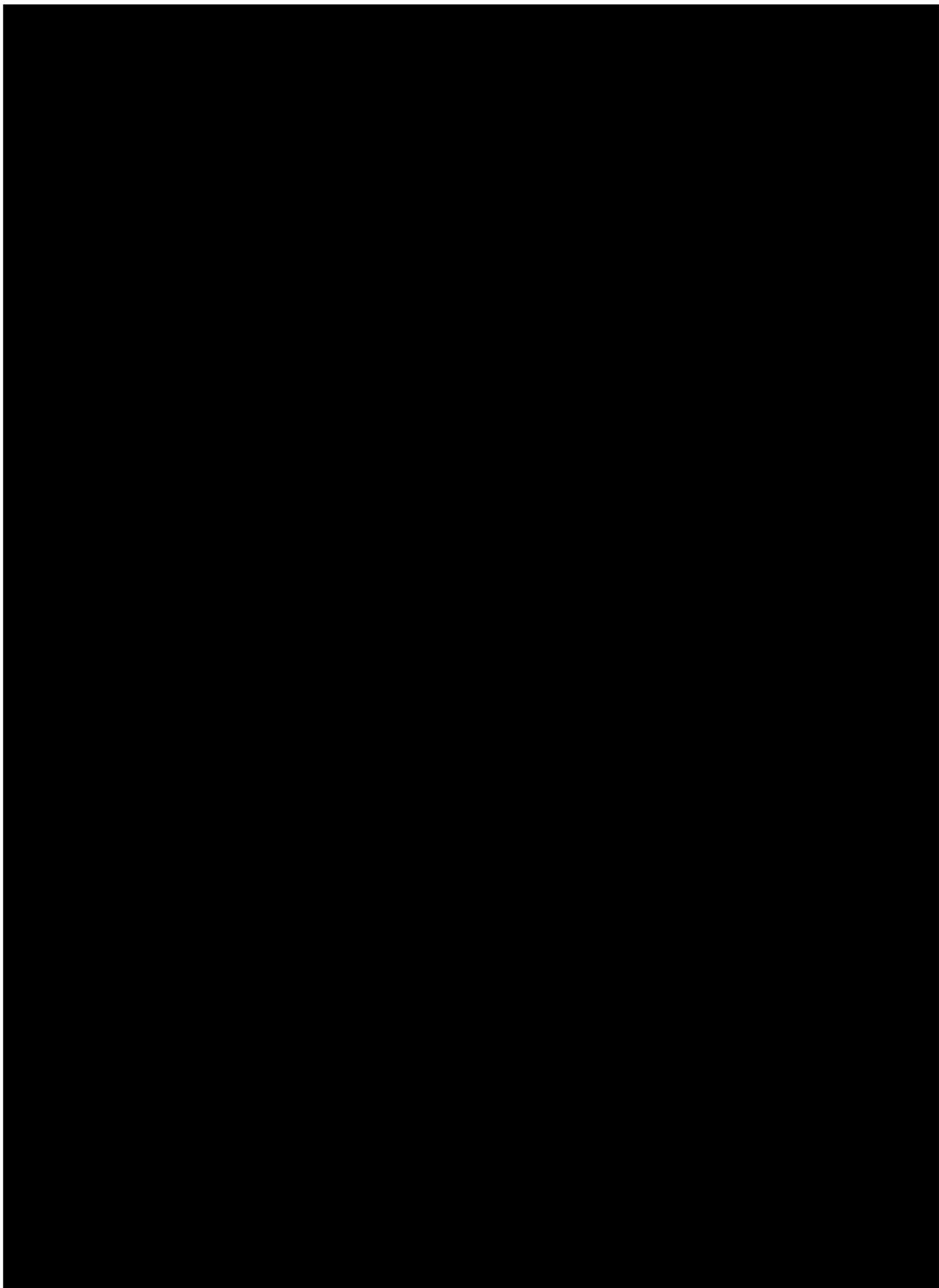
Joint Special Purpose Vehicle with Development Agreement

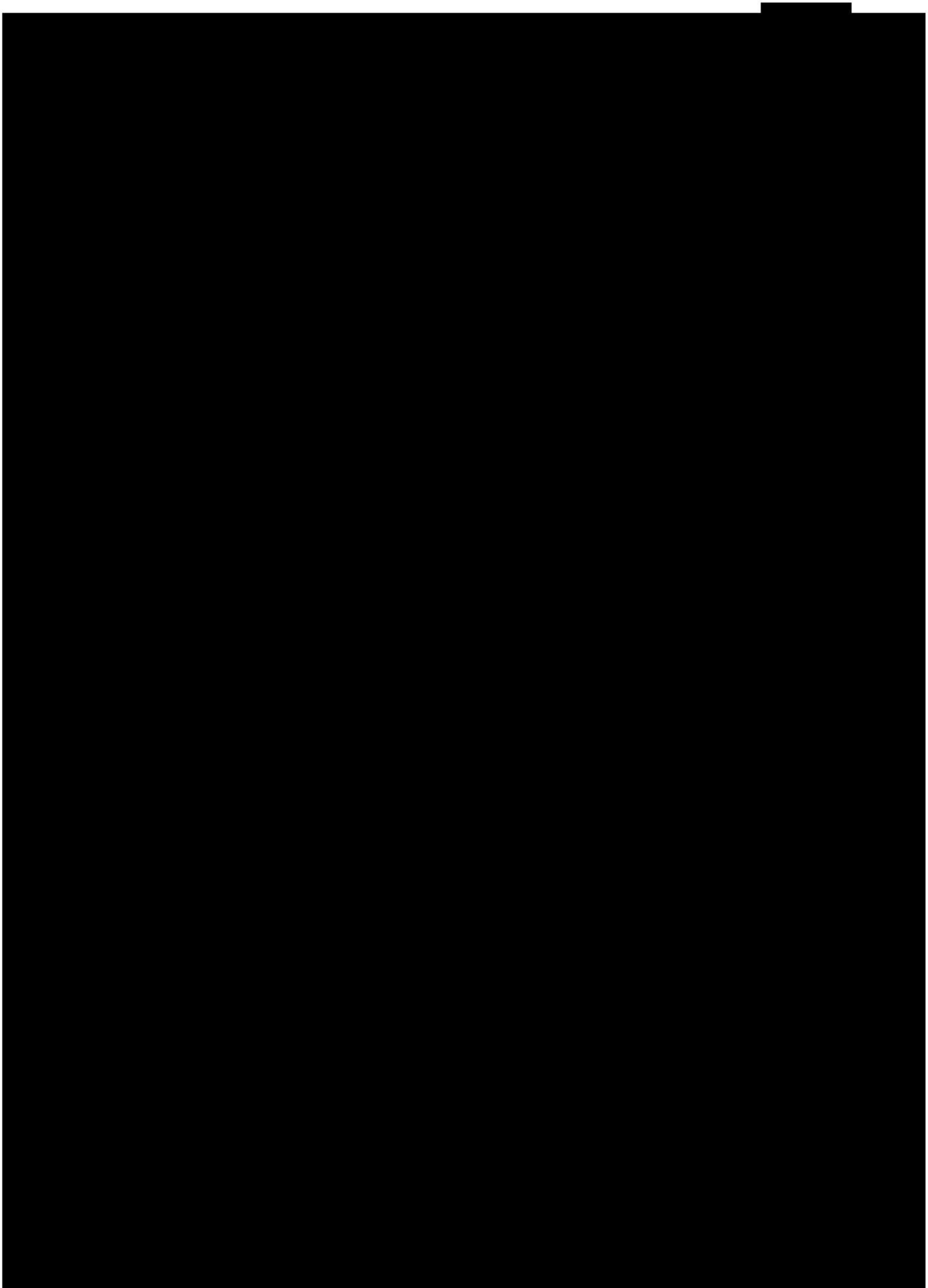


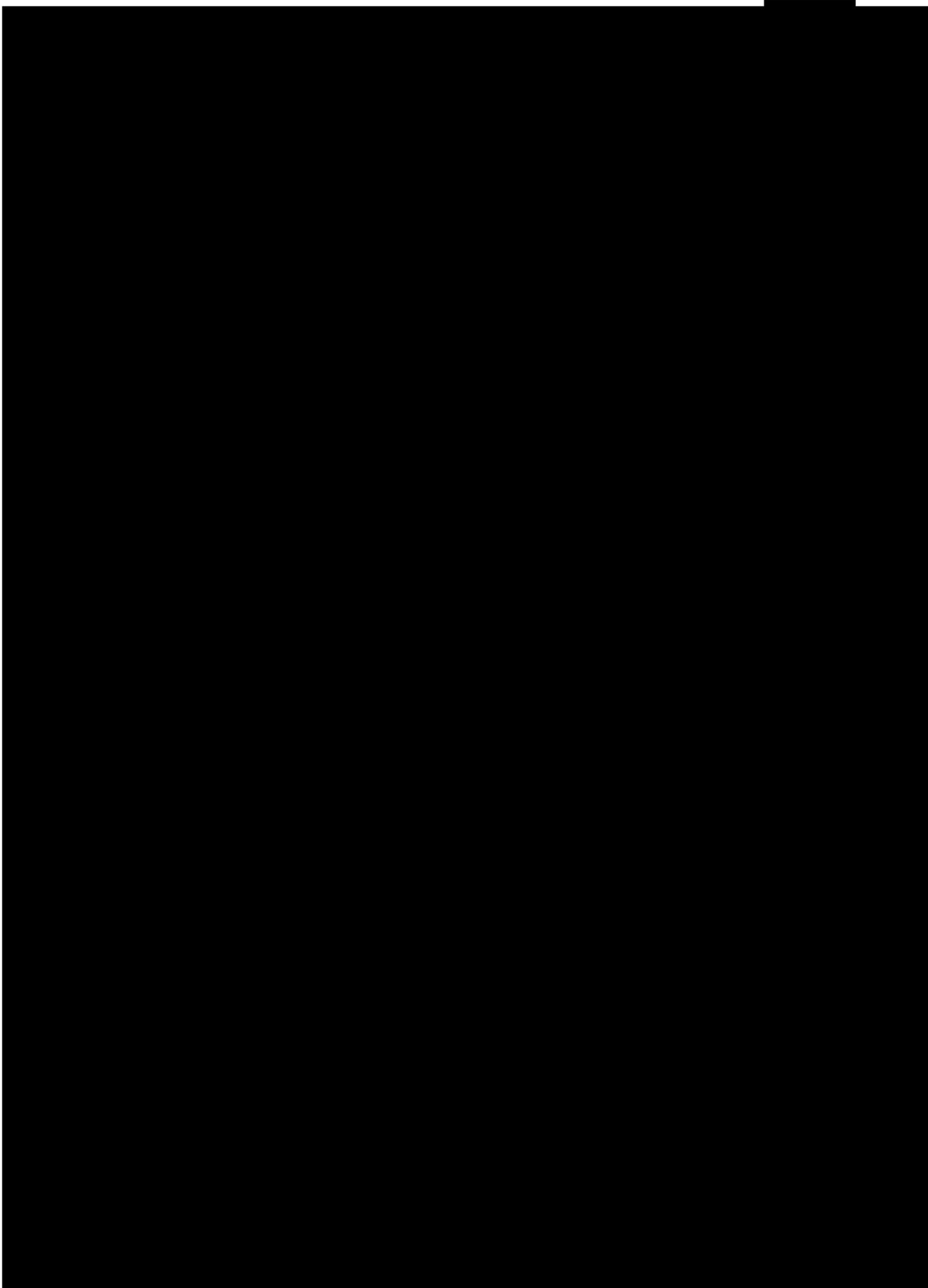
- Consortium Entities
- Delivery & Operational SPV
- Development Partner (contracting with SPV via Development Agreement)
- Retention of Completed Product
- 📄 City East Project Agreement
- 📄 City East Landowner SPV
- 📄 Development Agreement

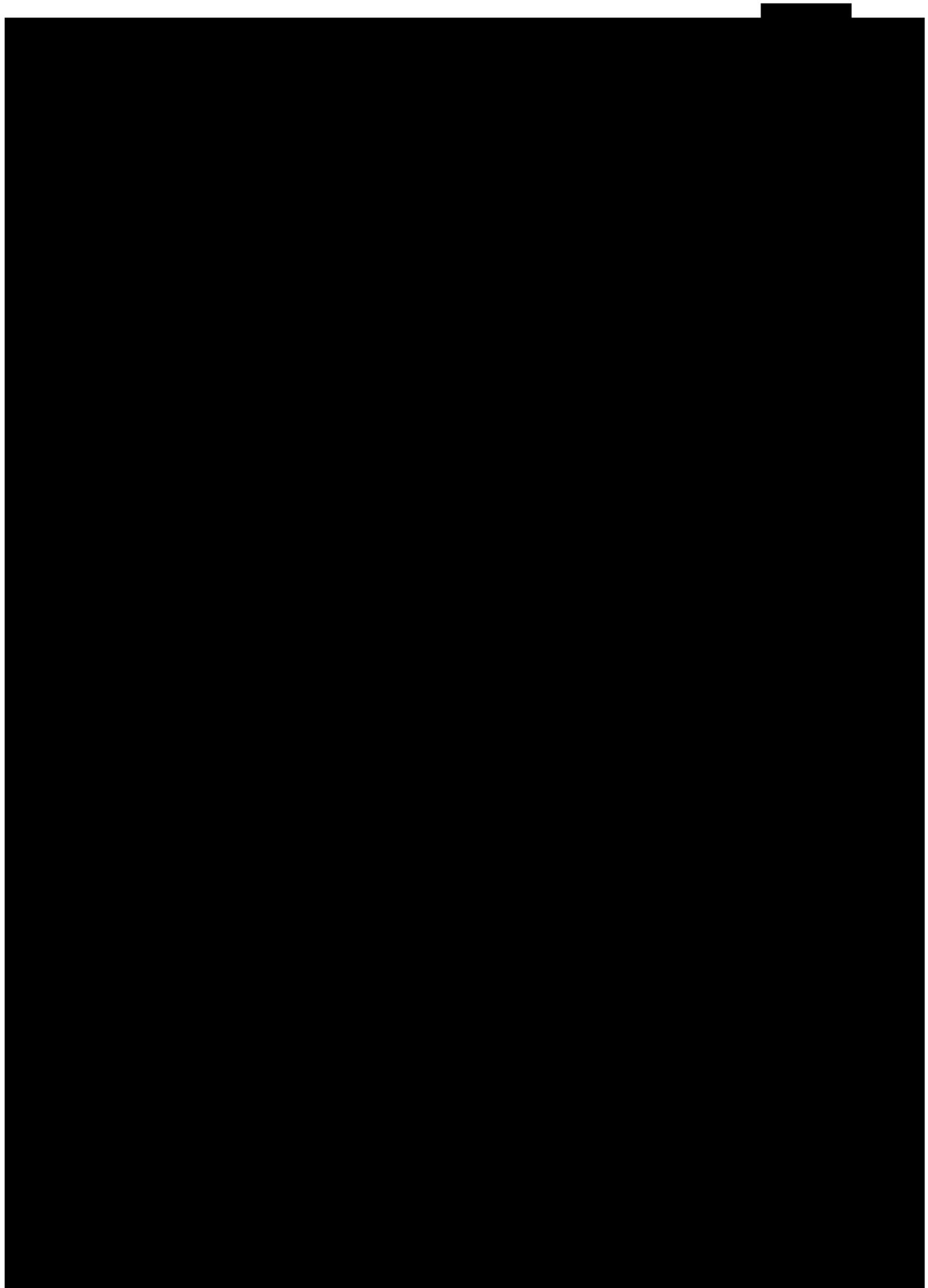


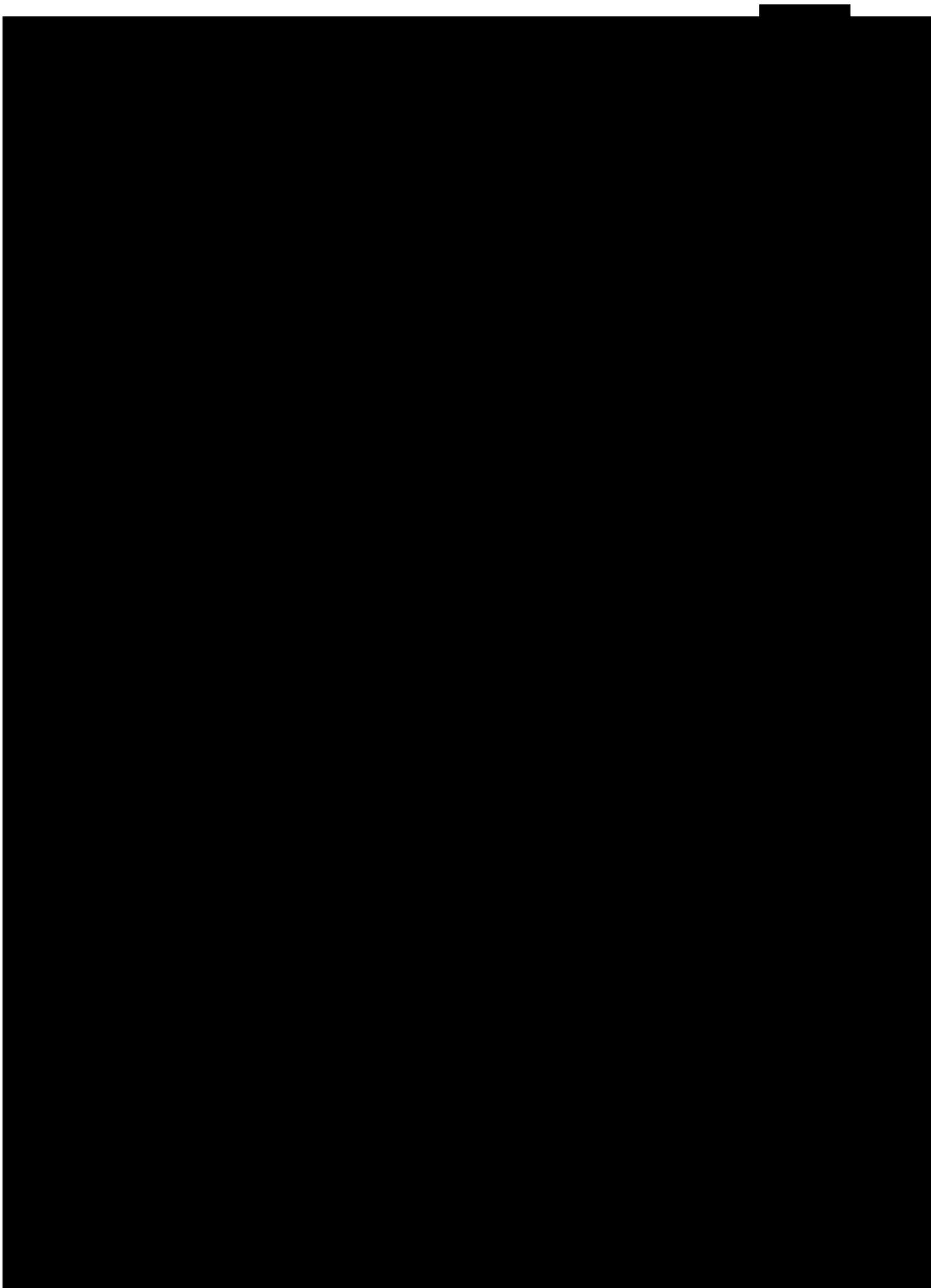


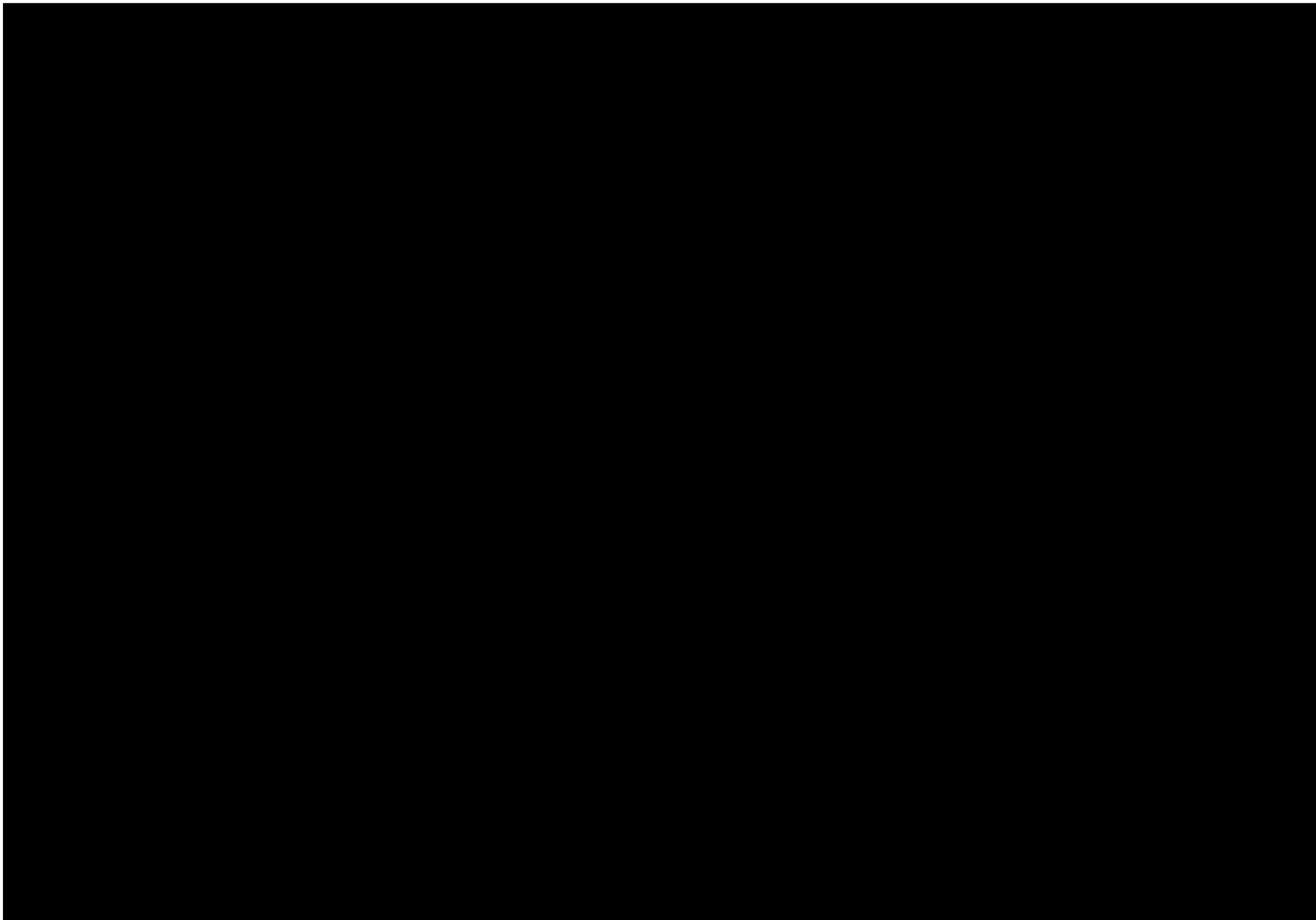


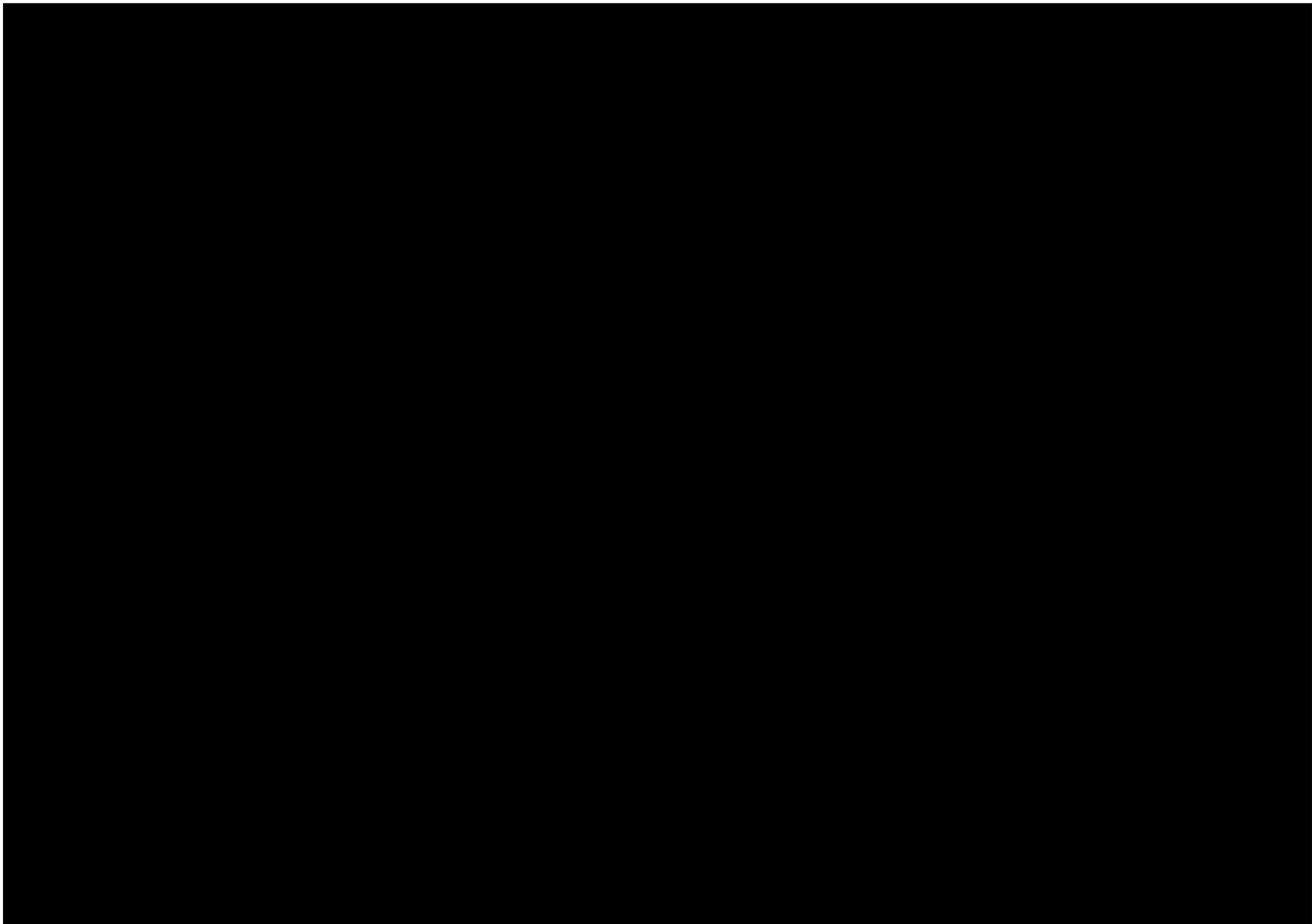


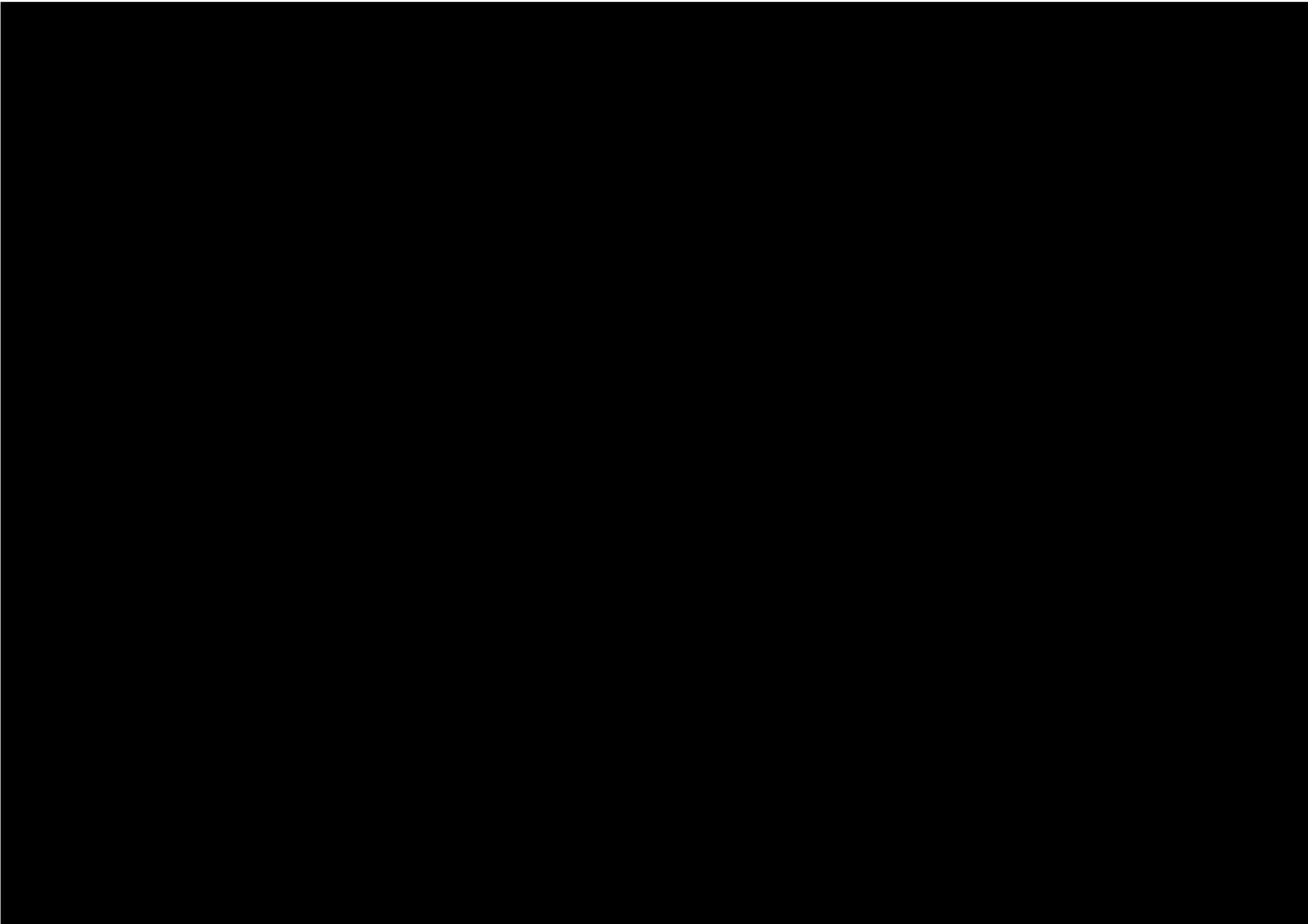


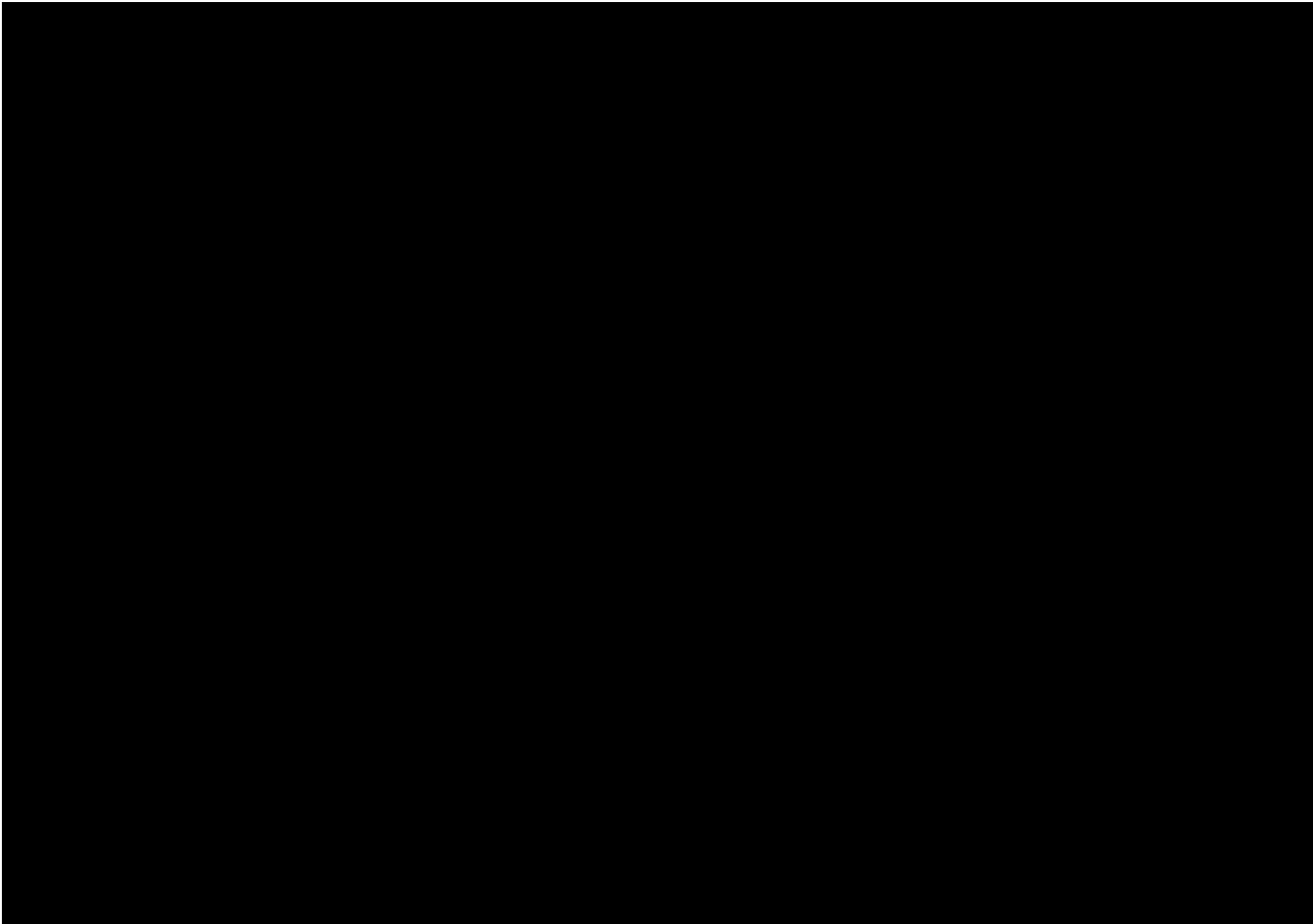


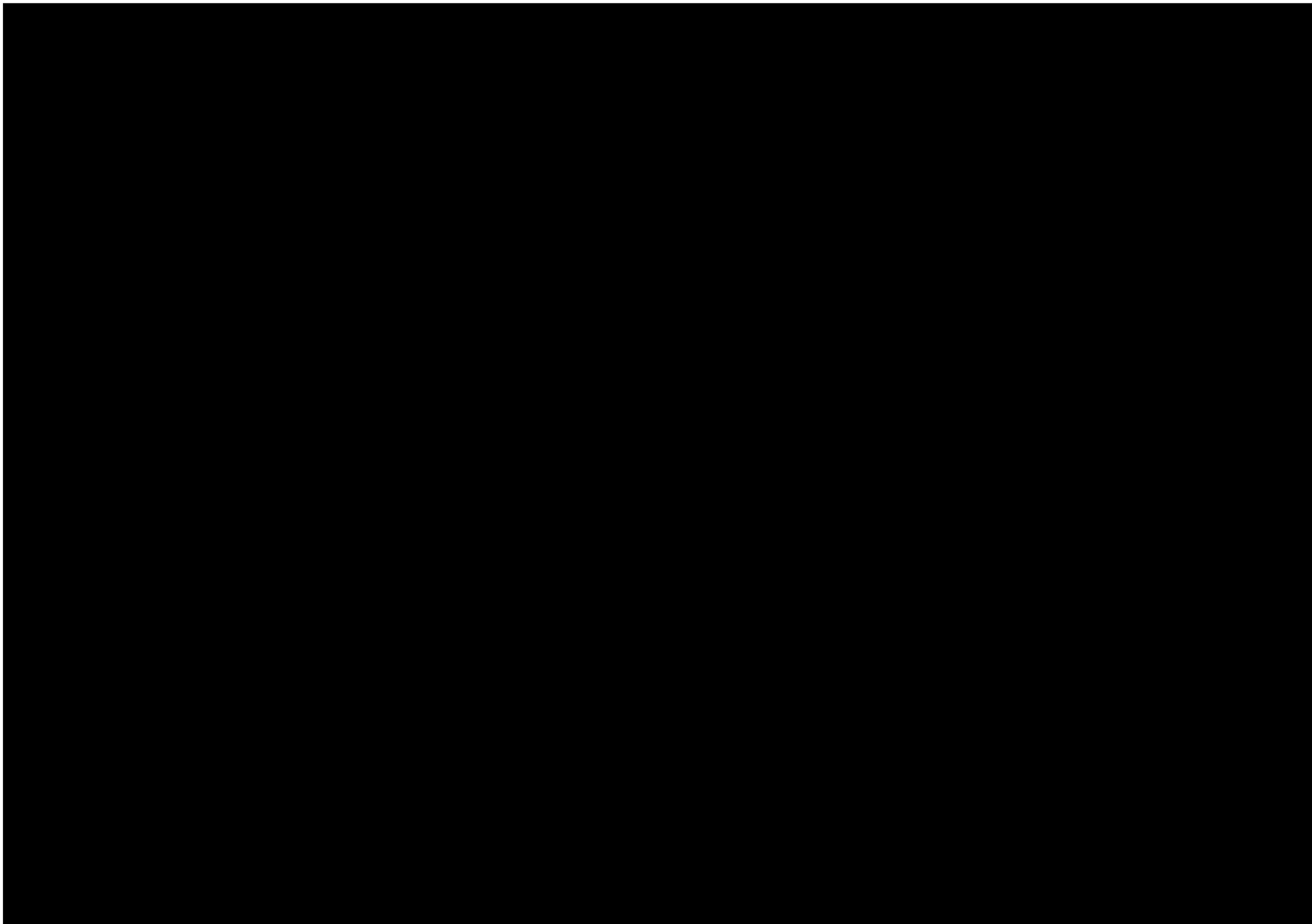


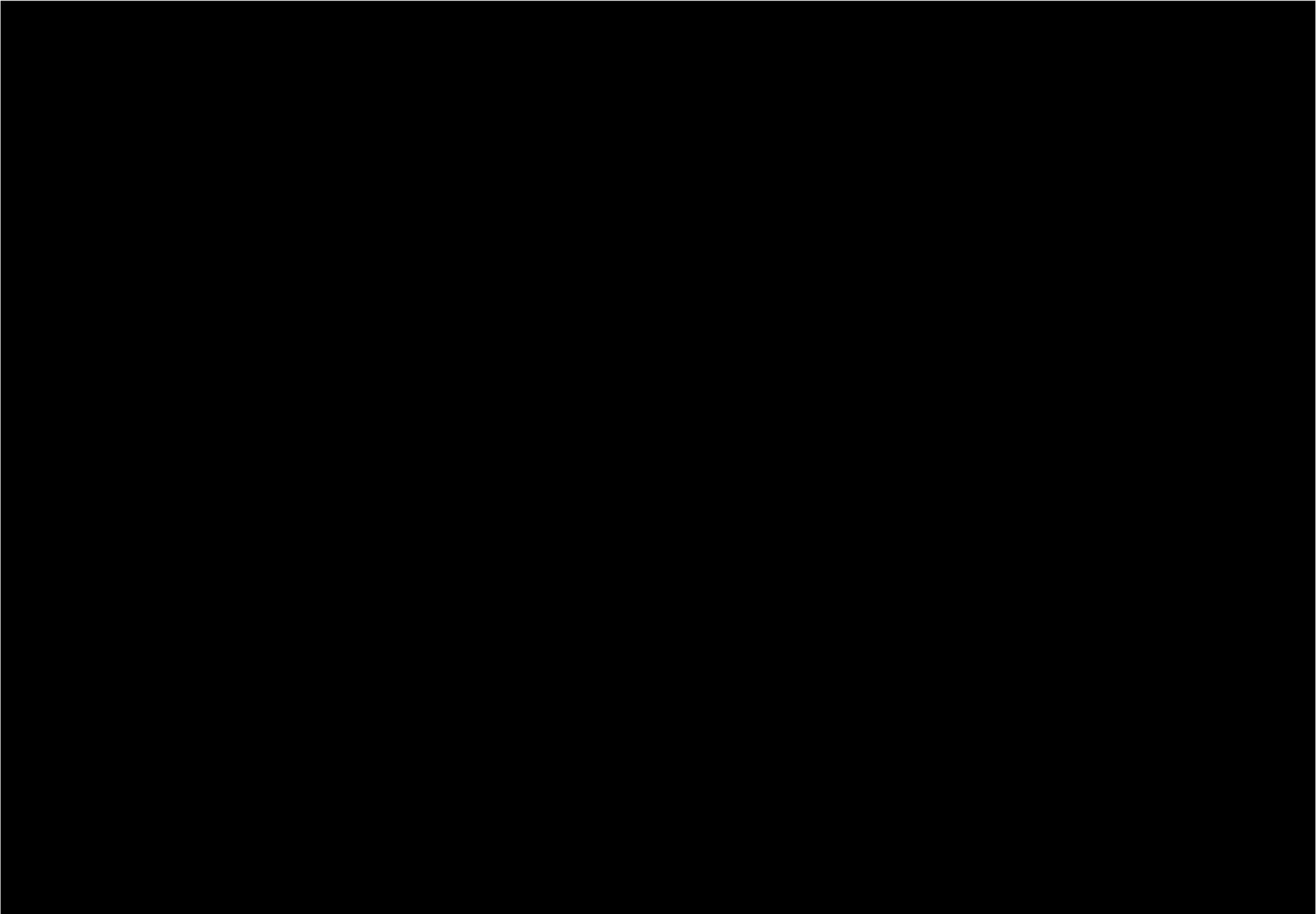


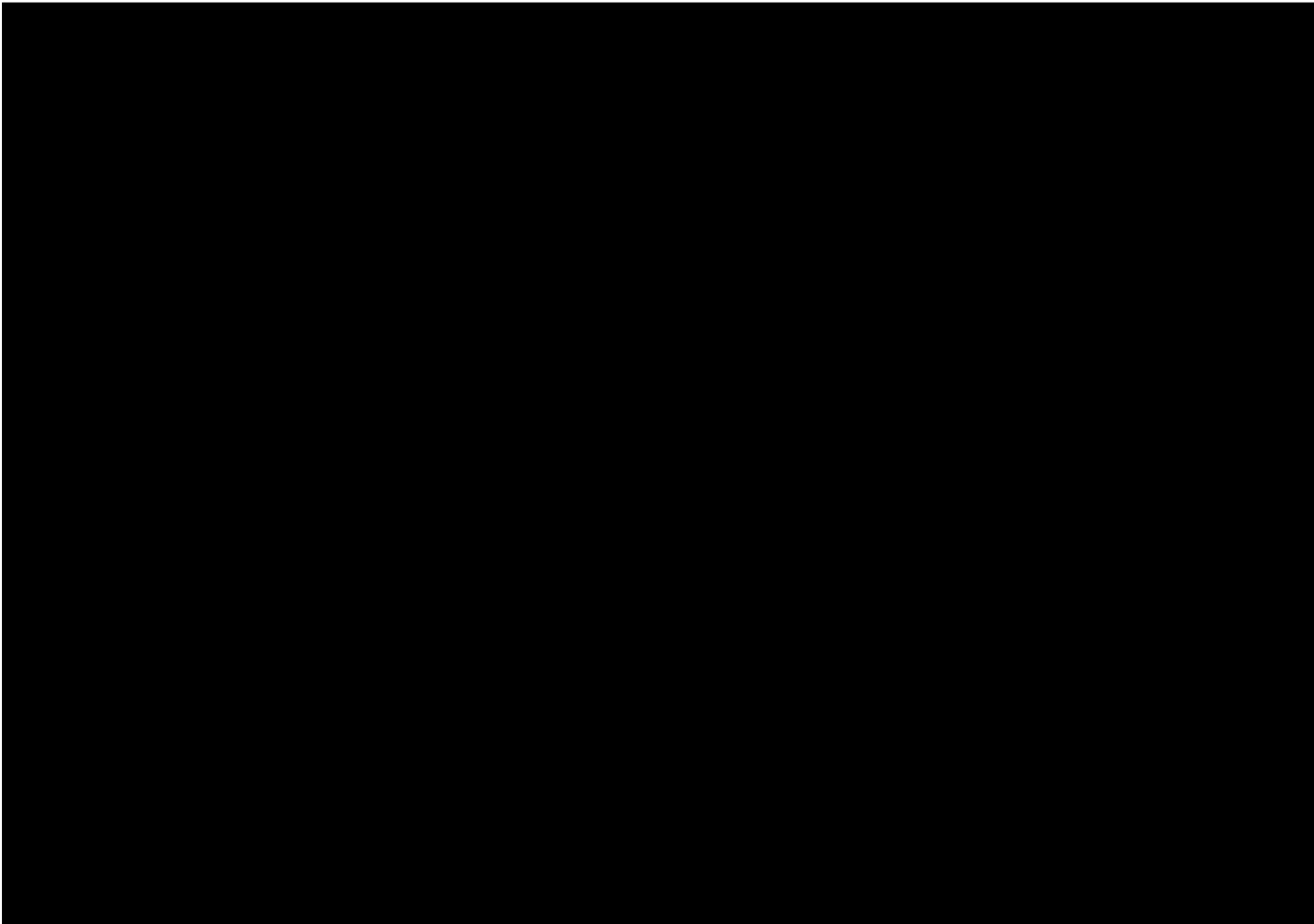


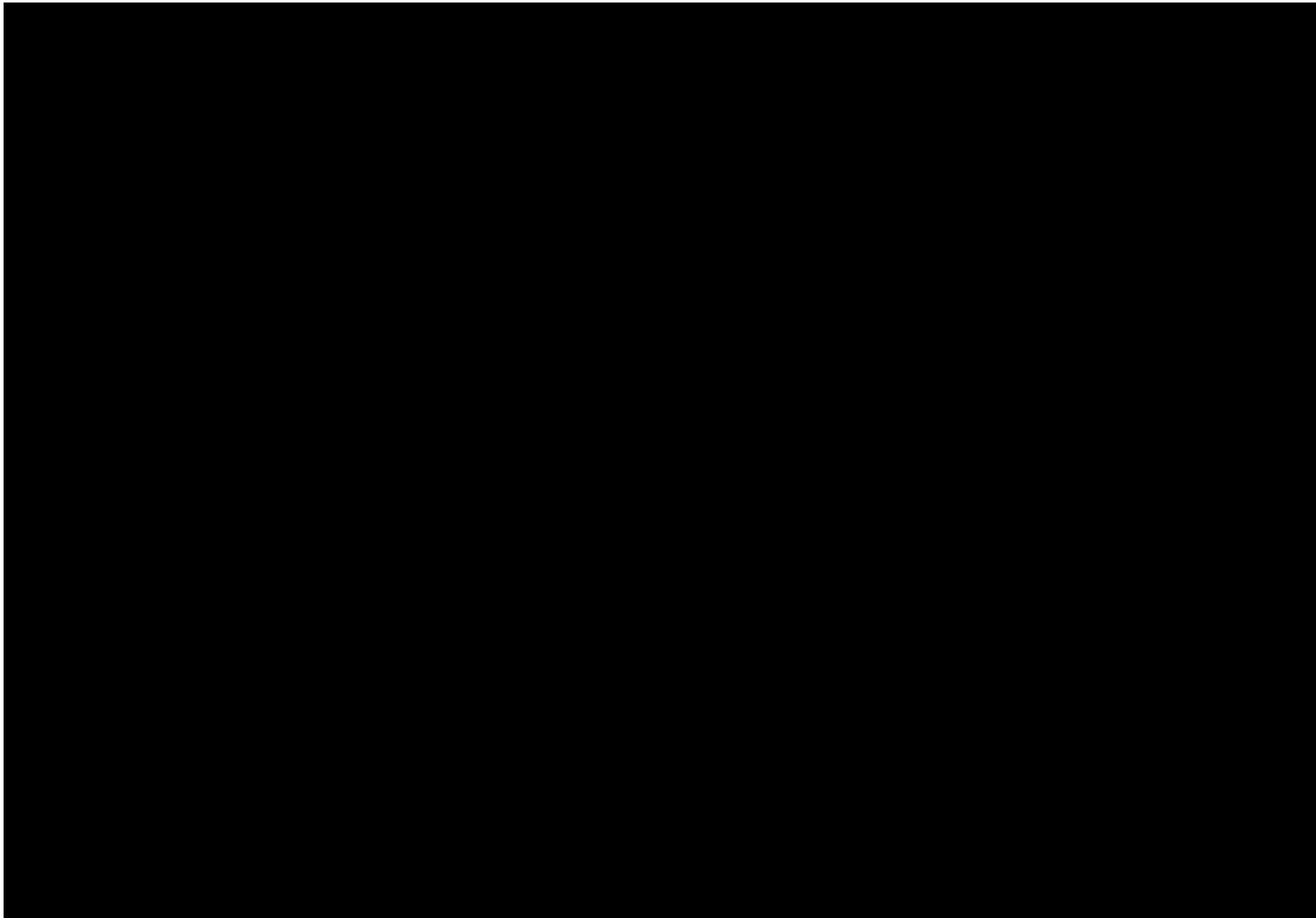


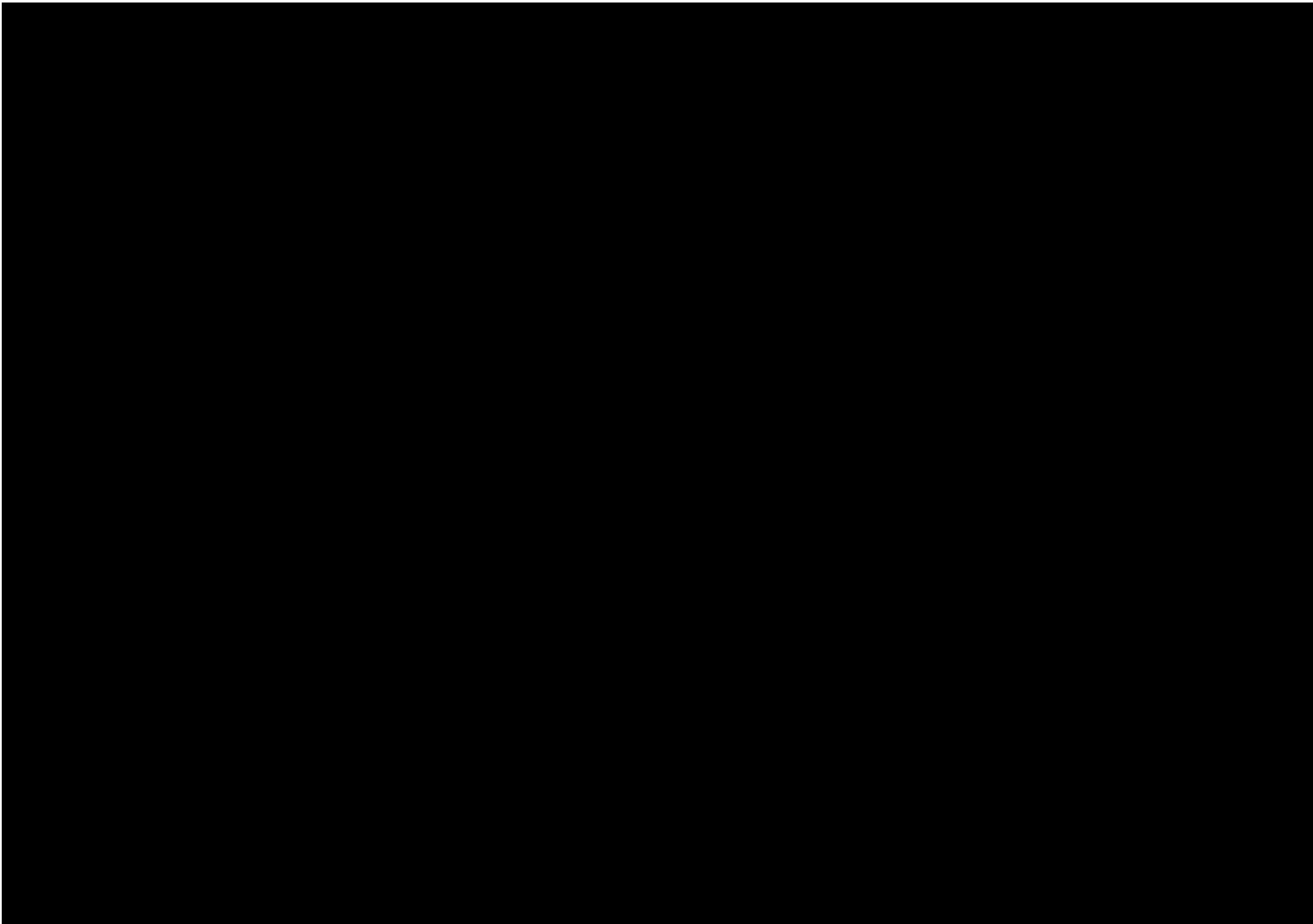


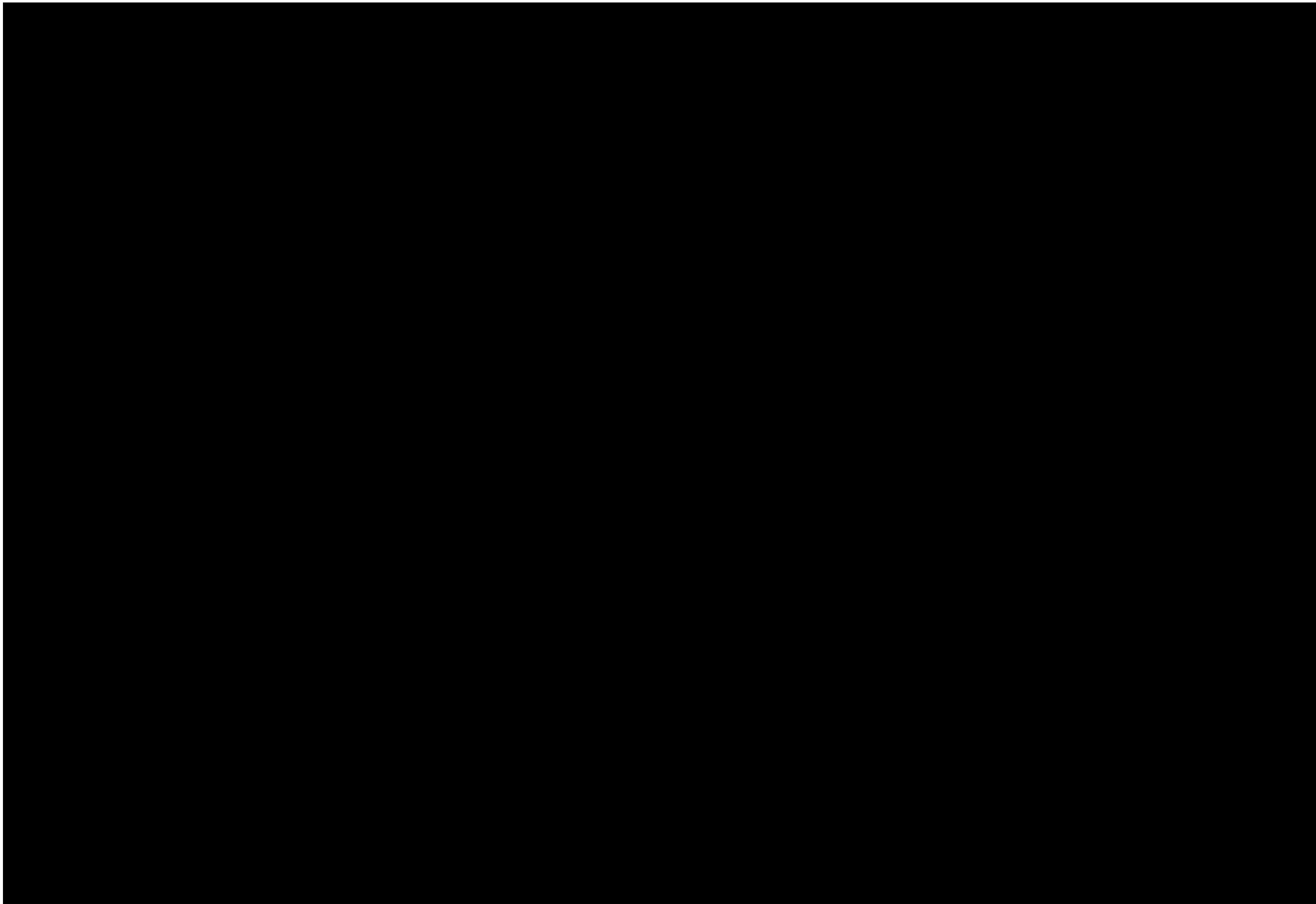


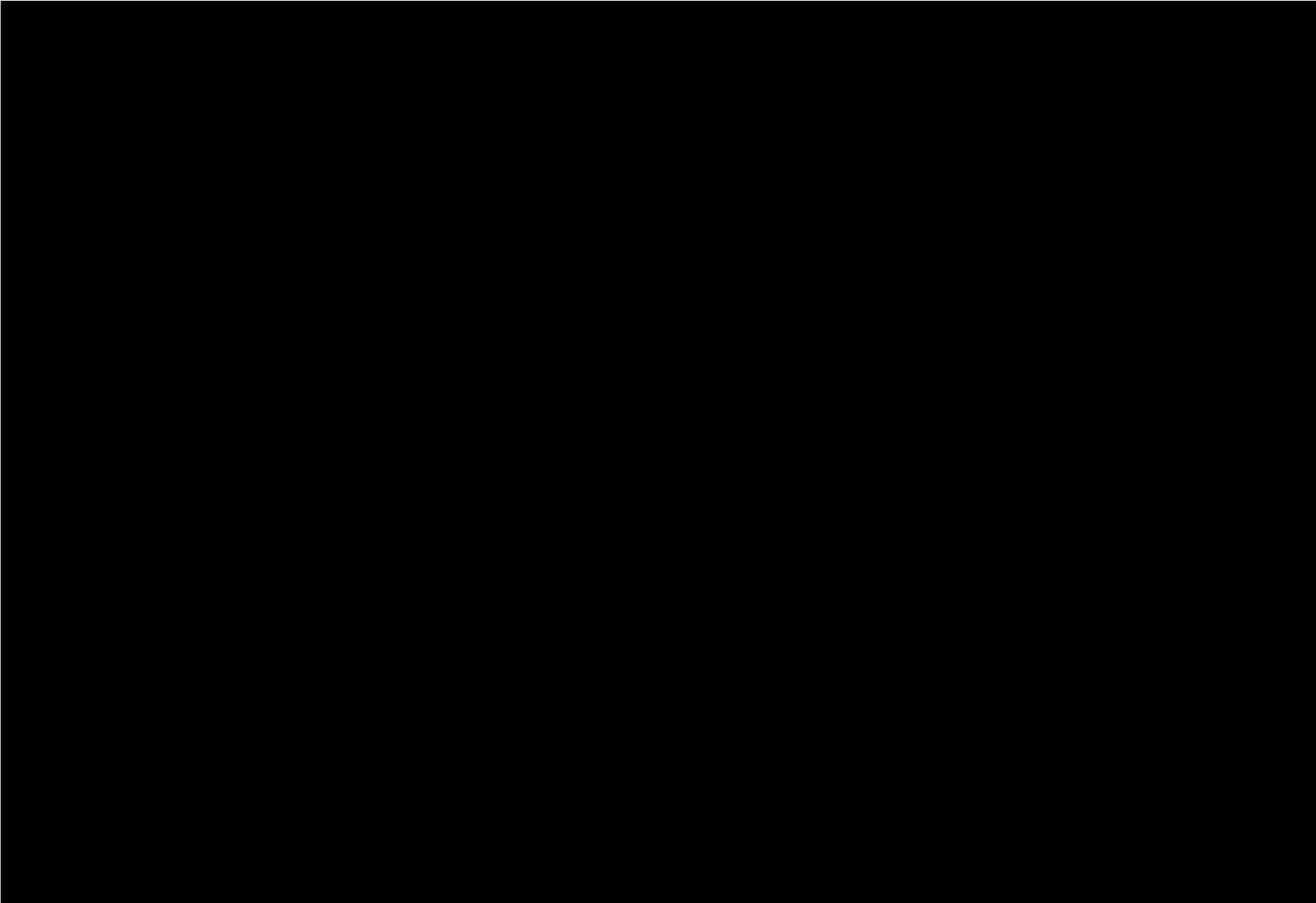


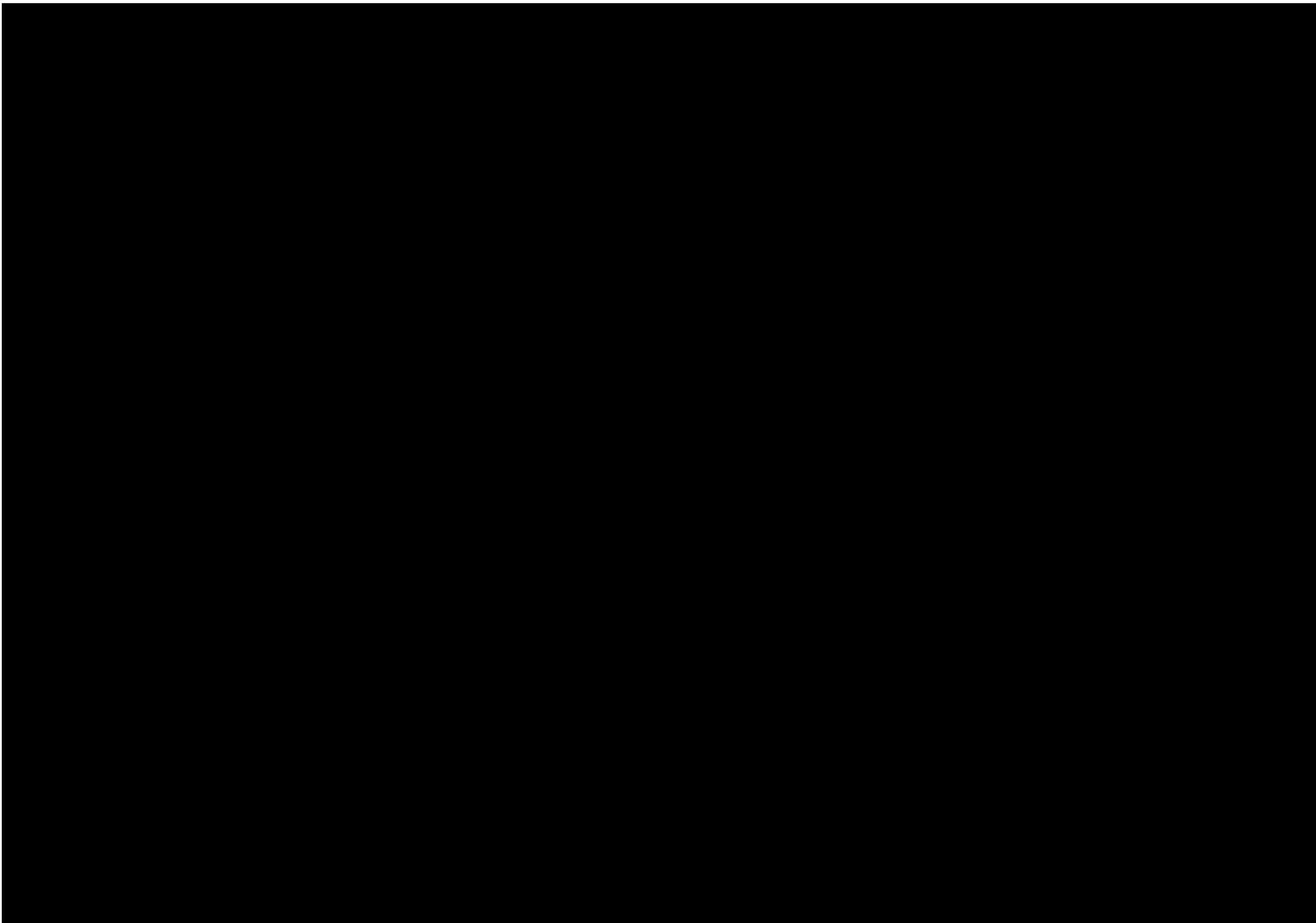


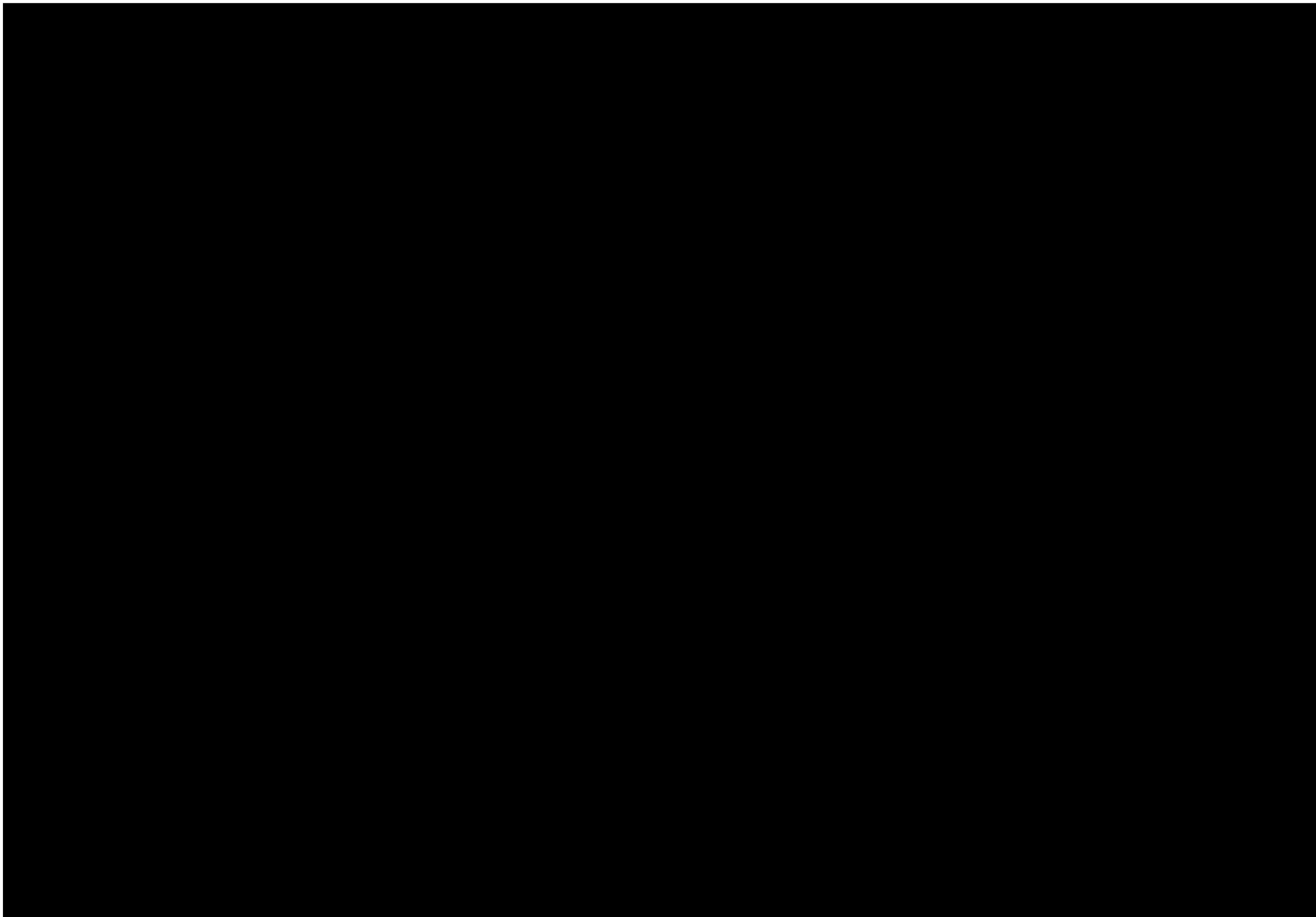


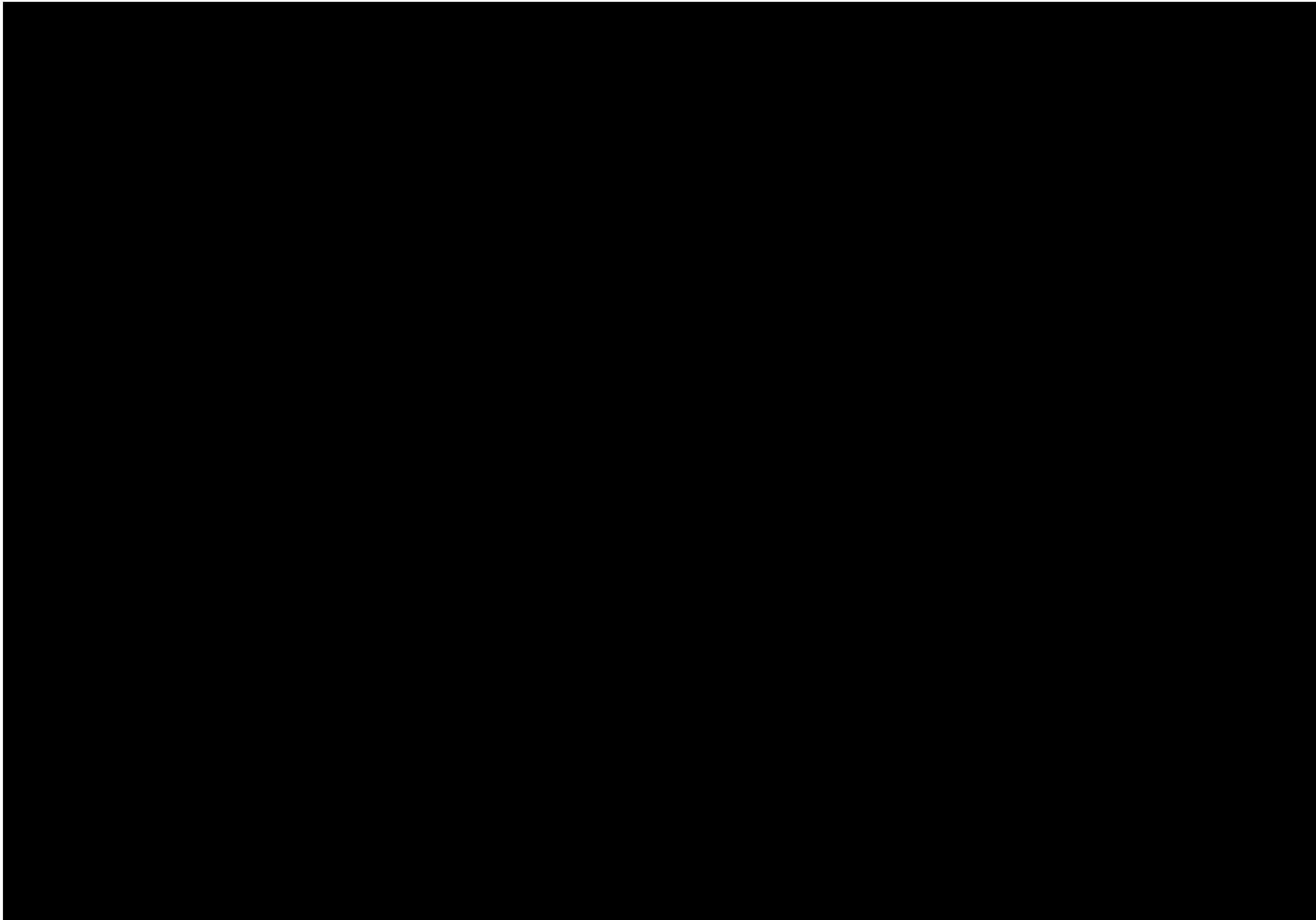


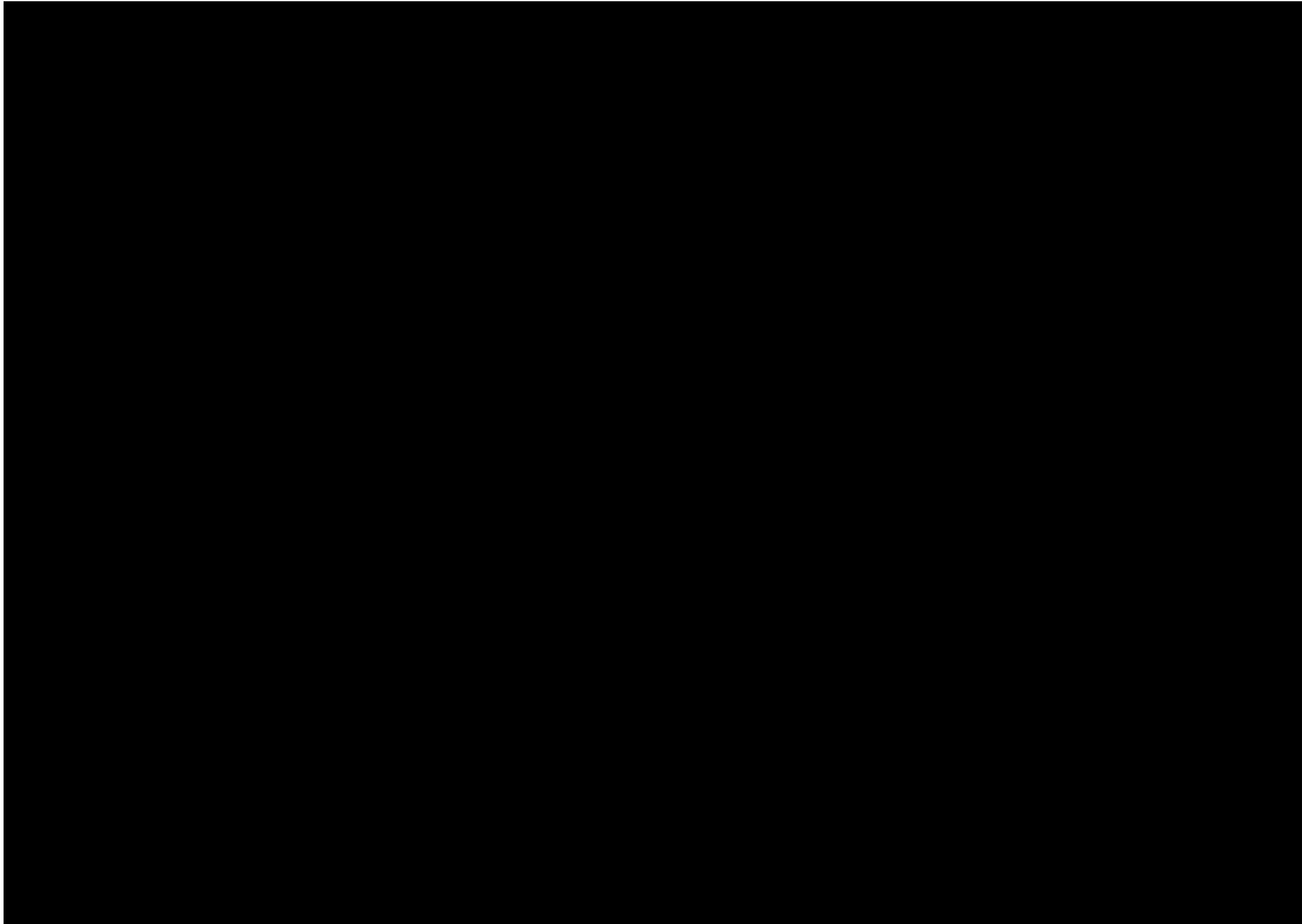


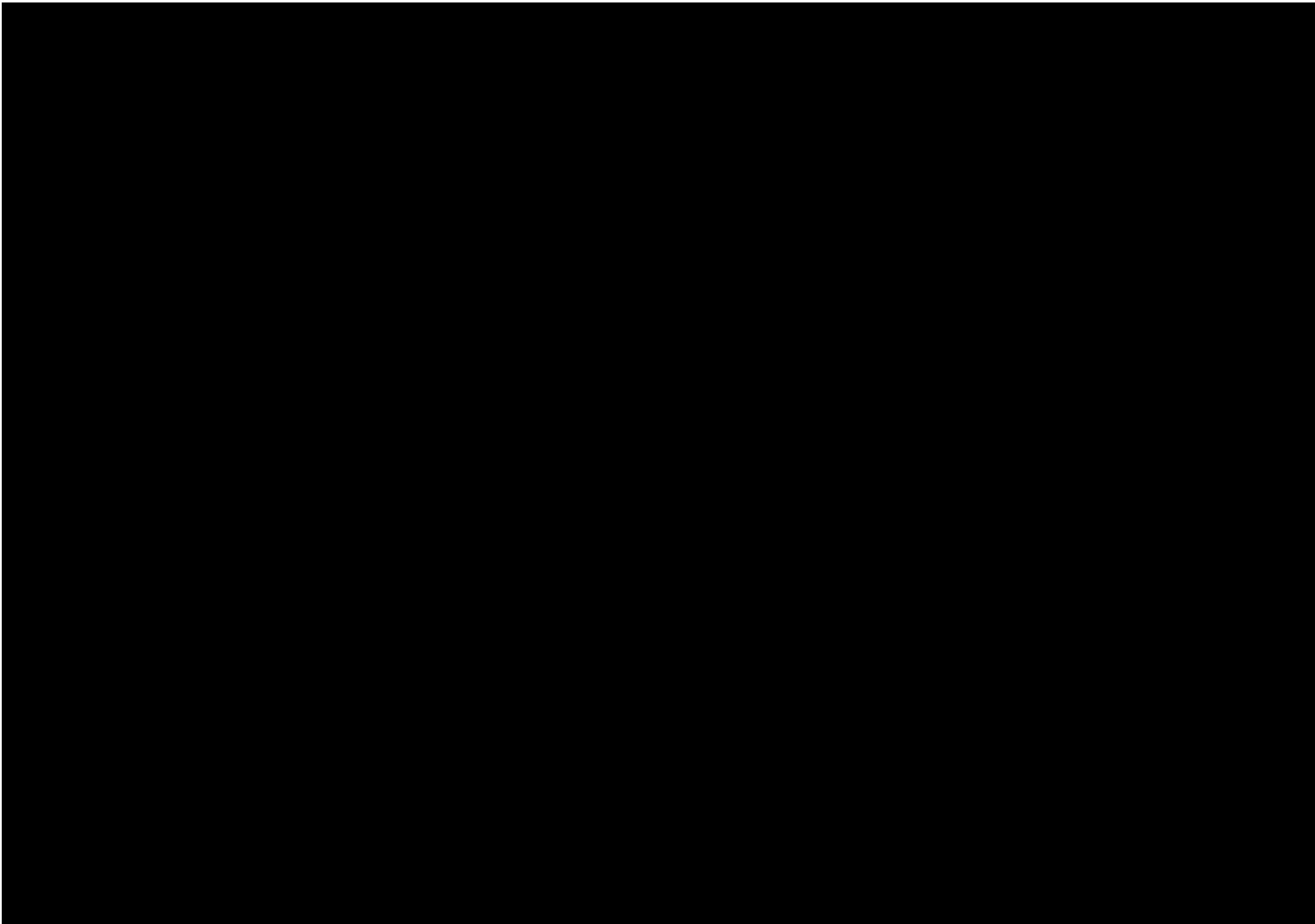


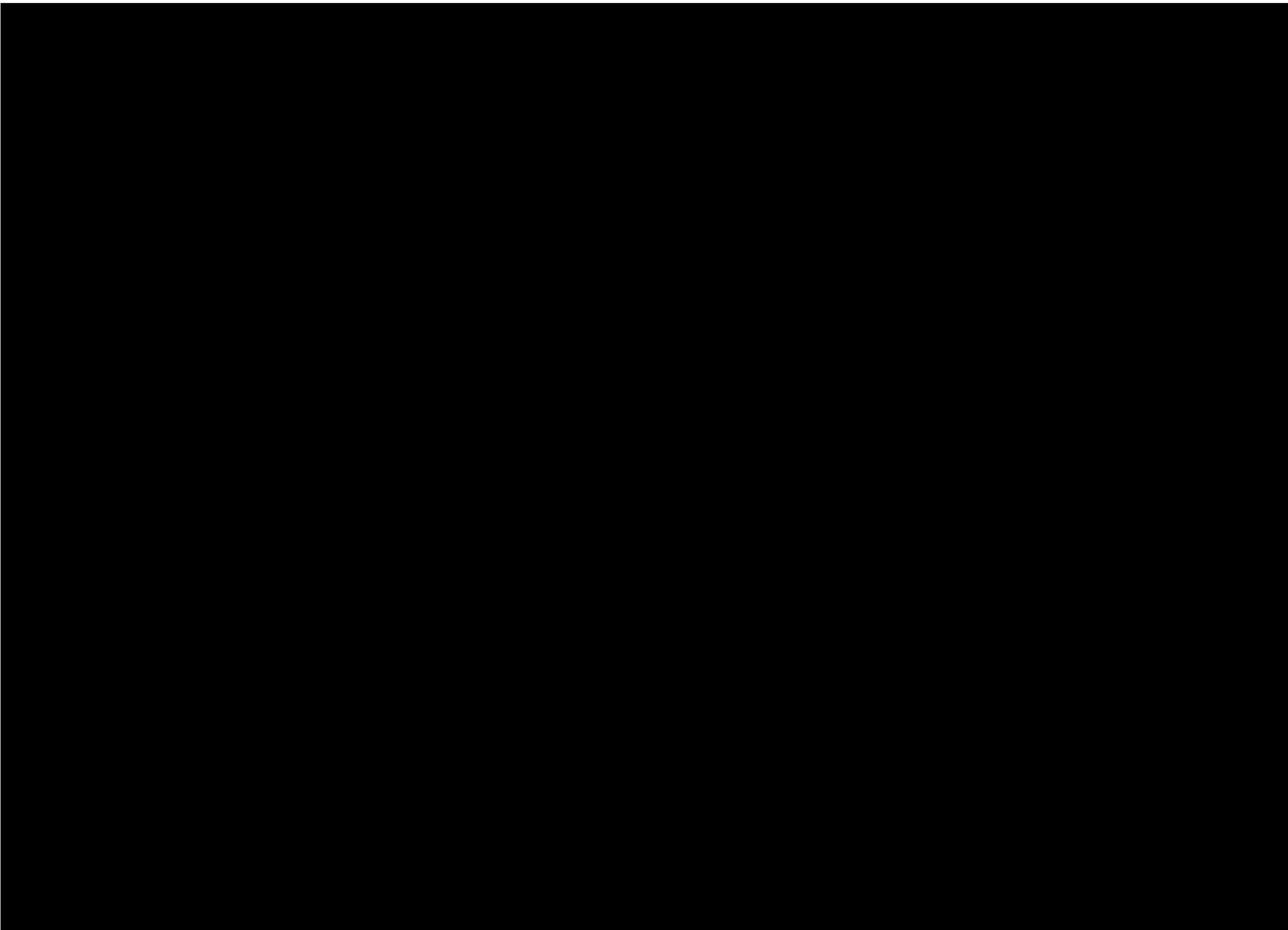


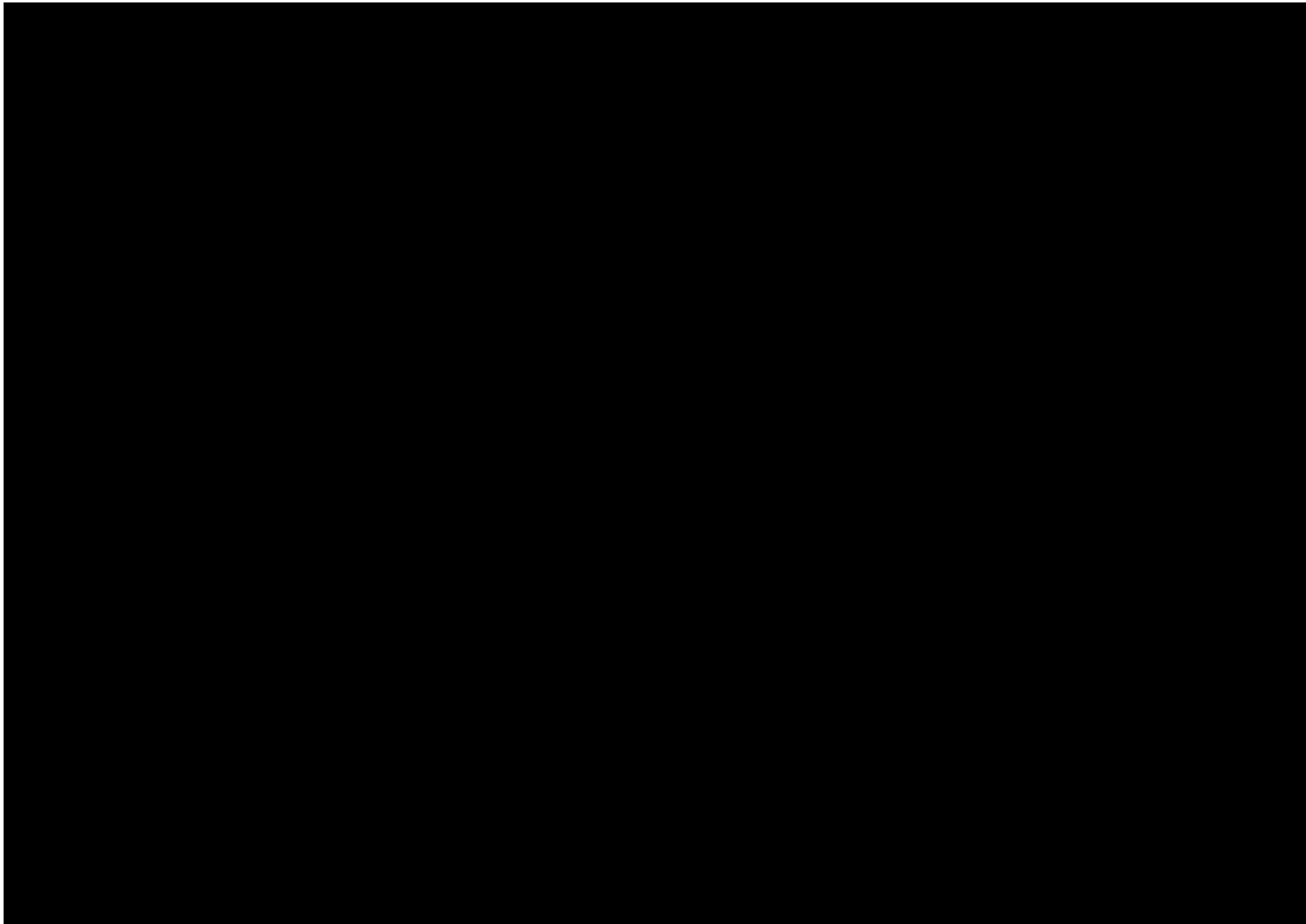


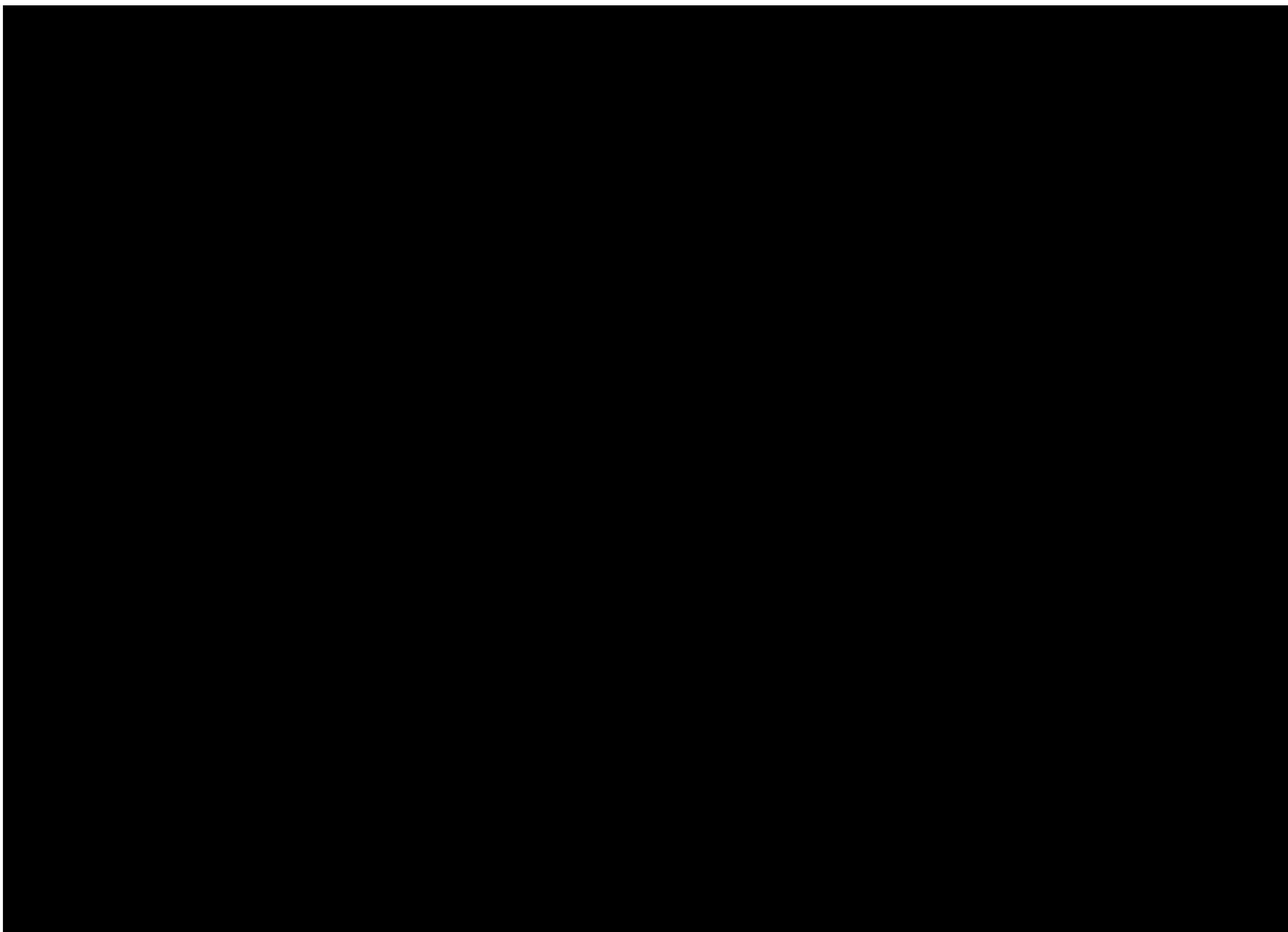


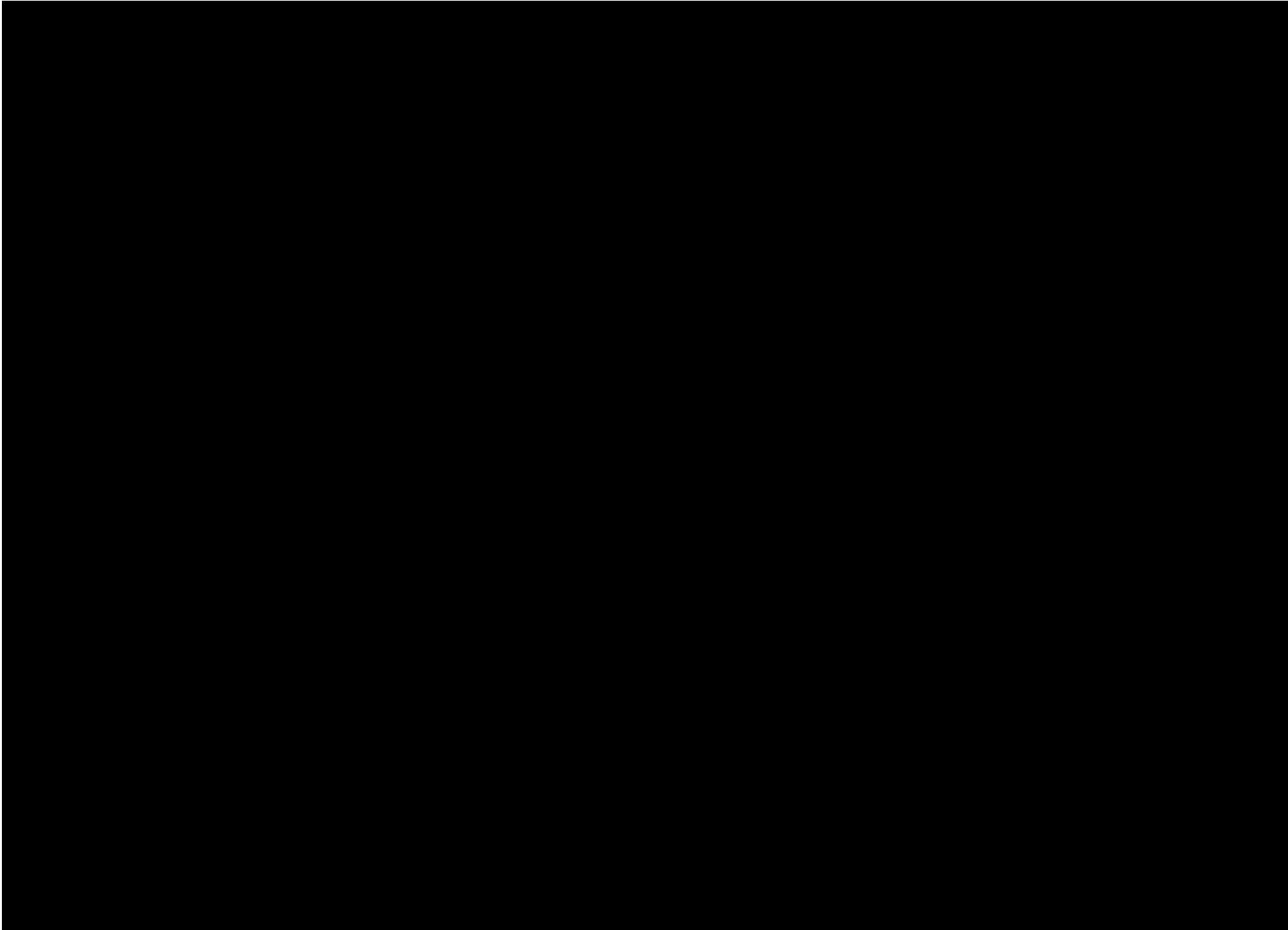


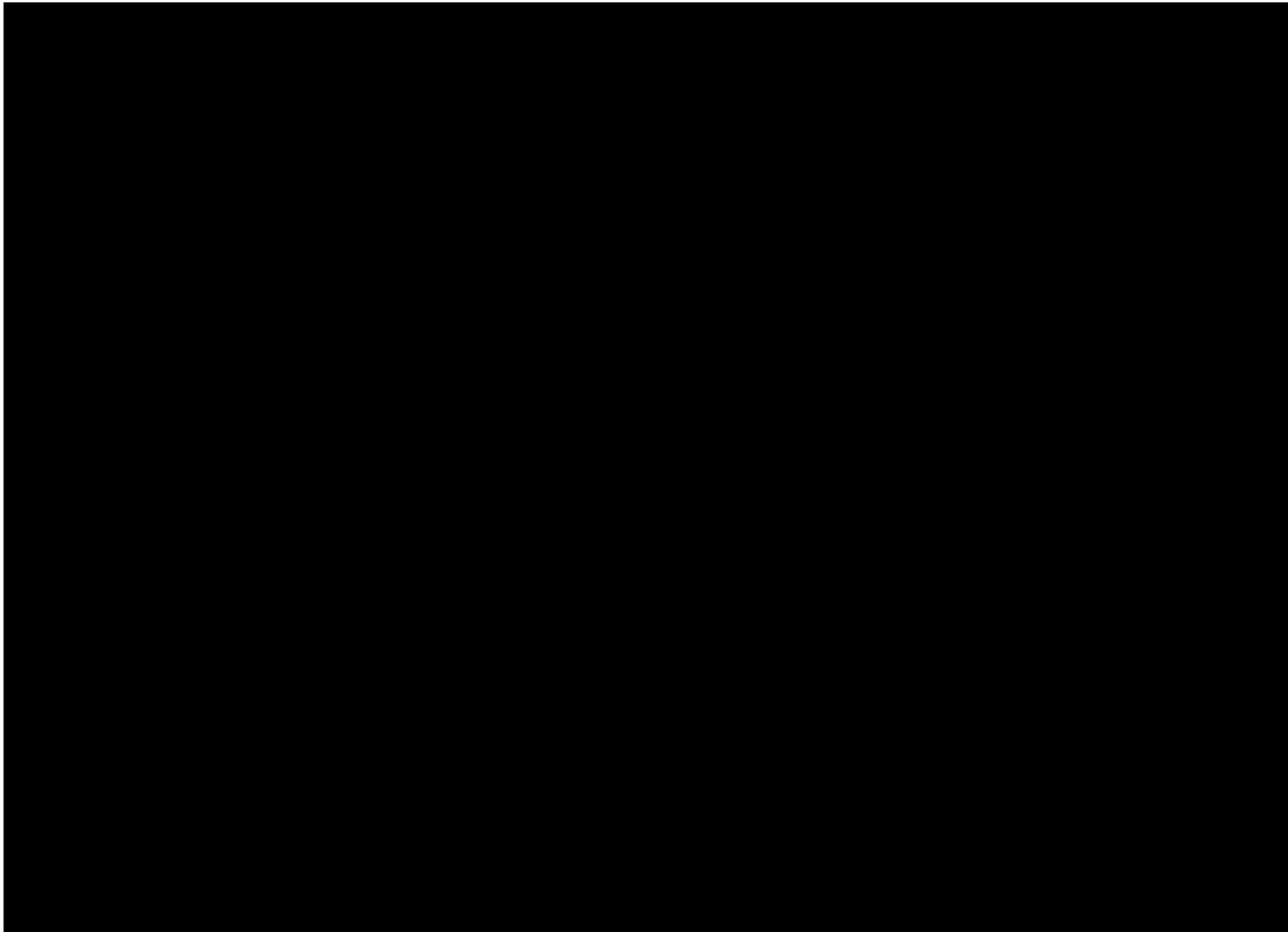


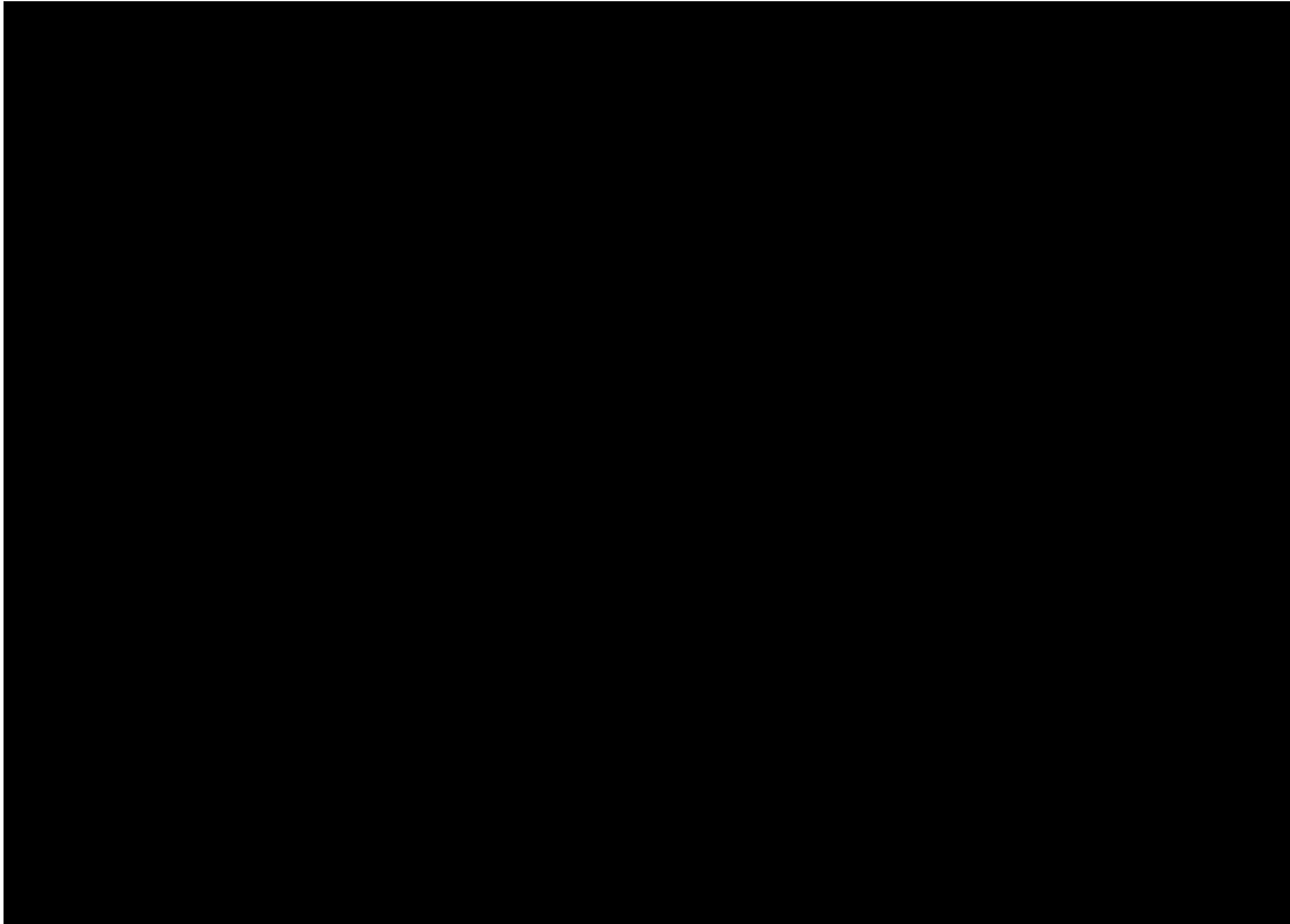


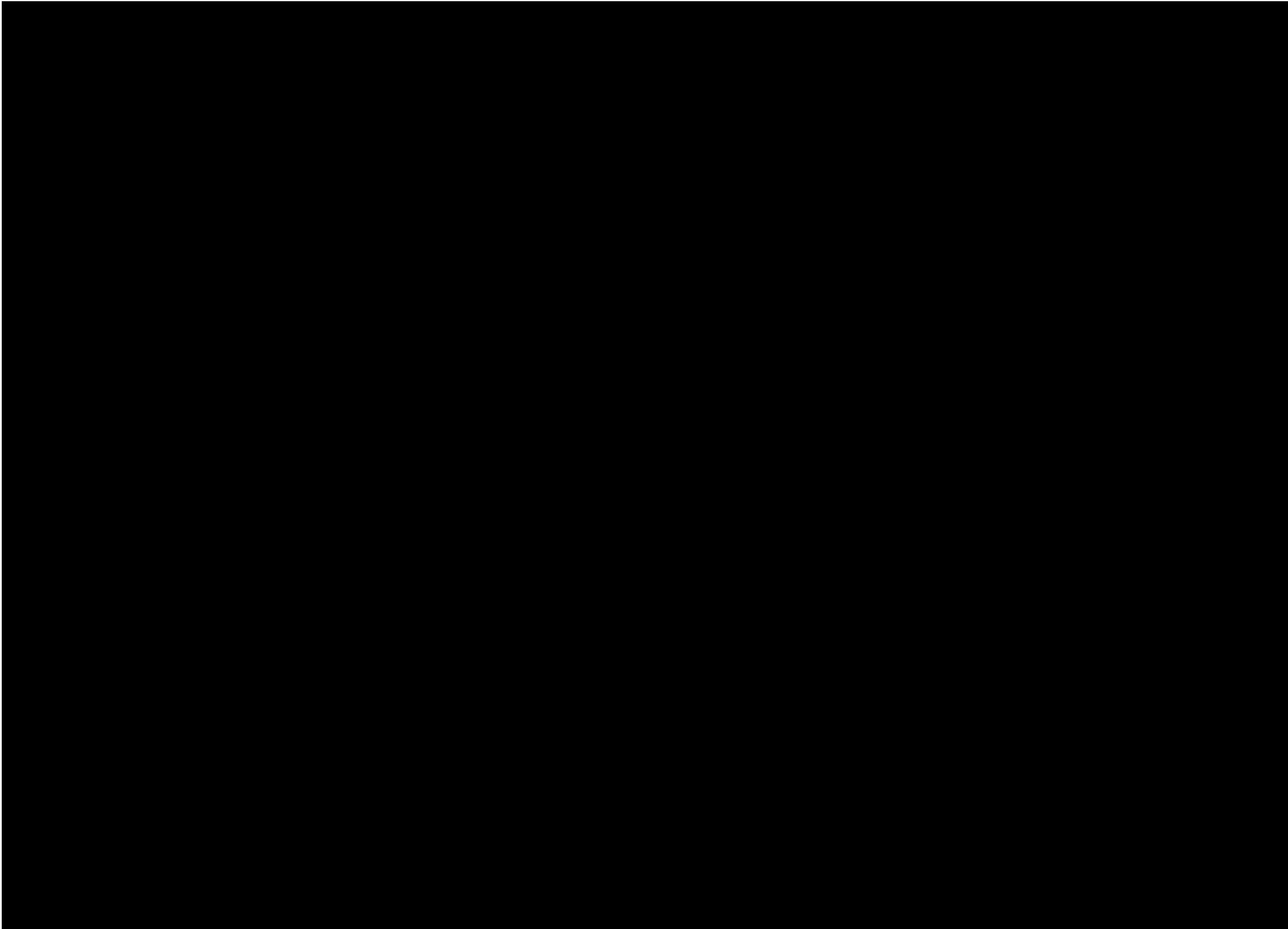


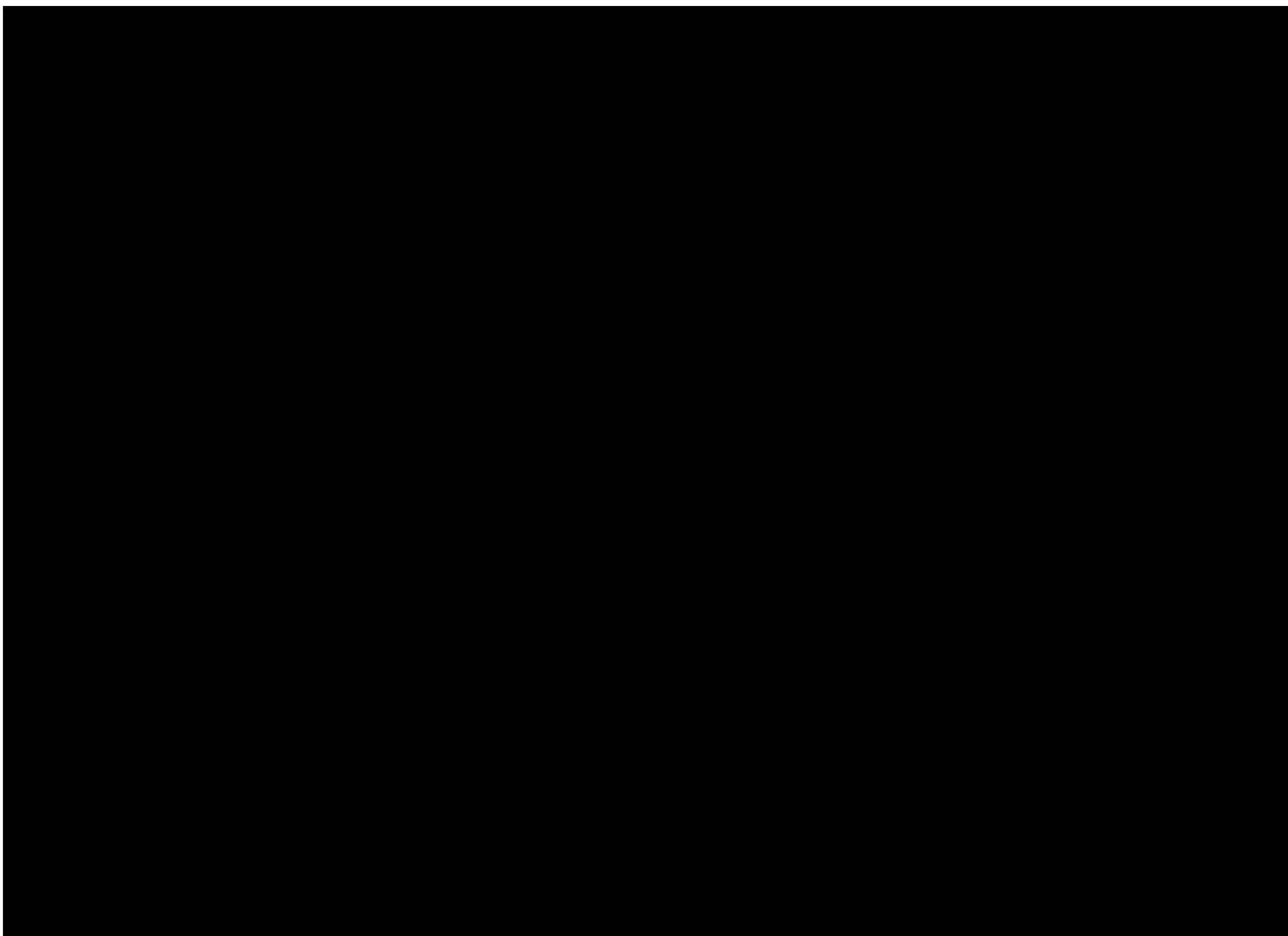


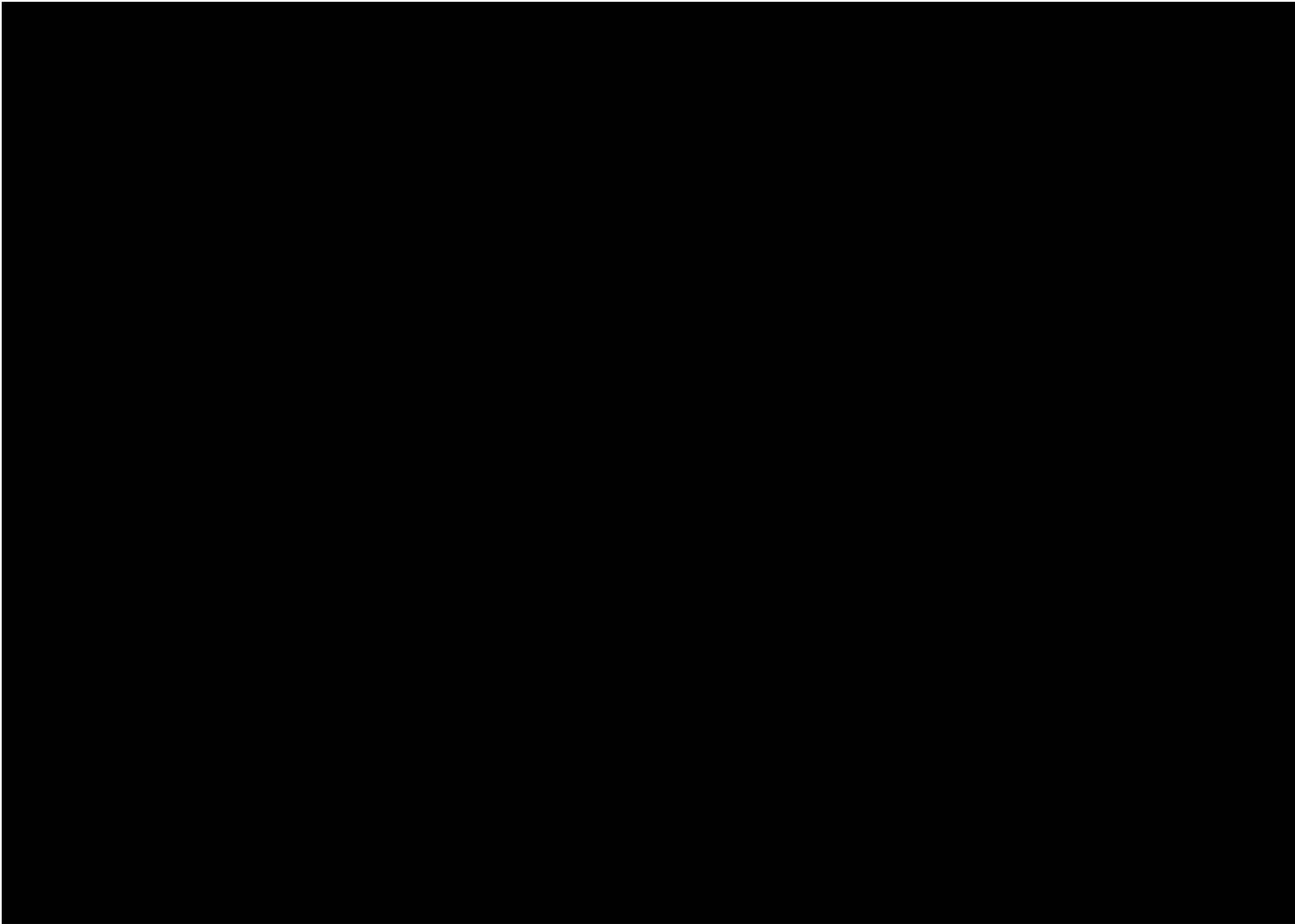


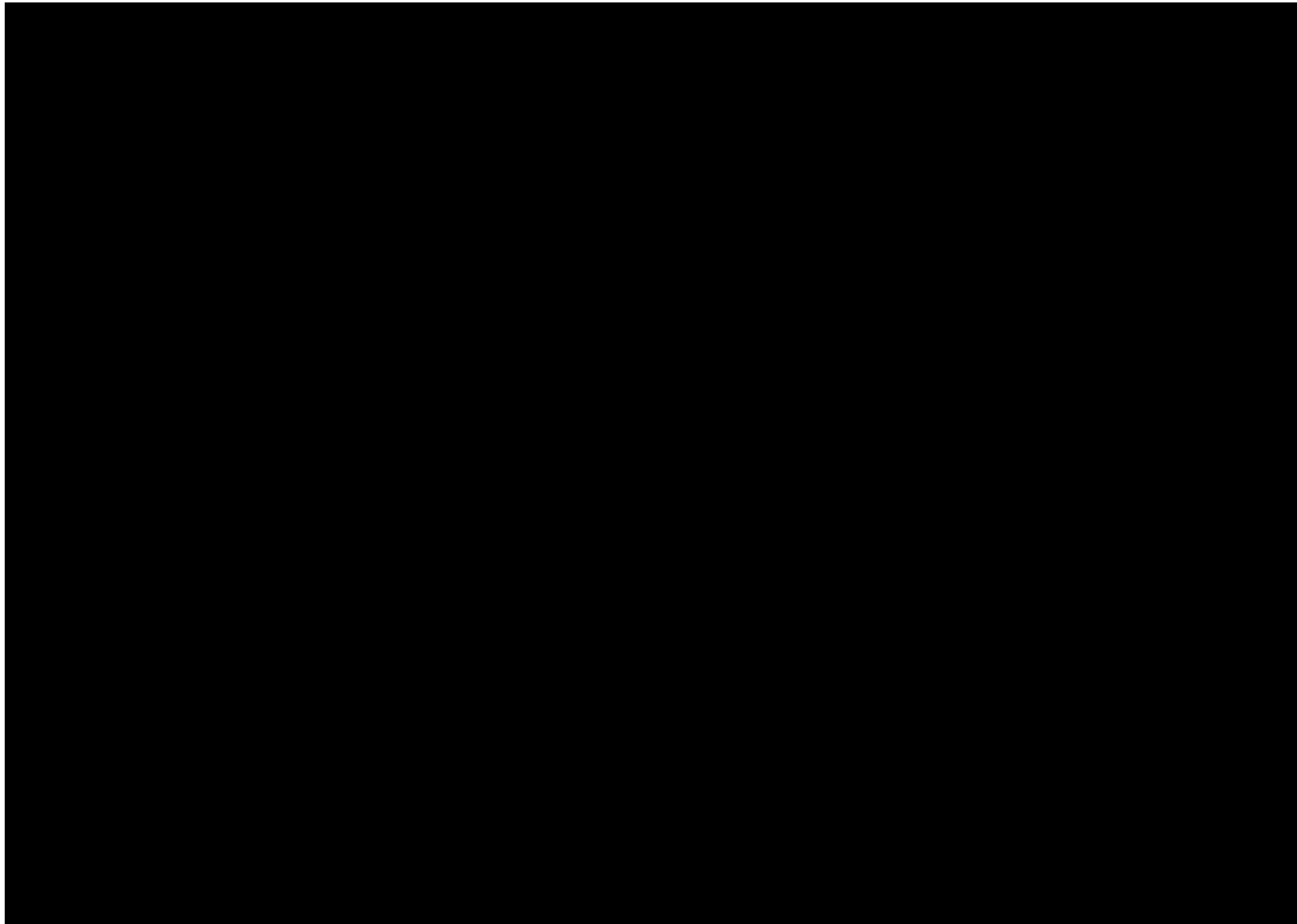


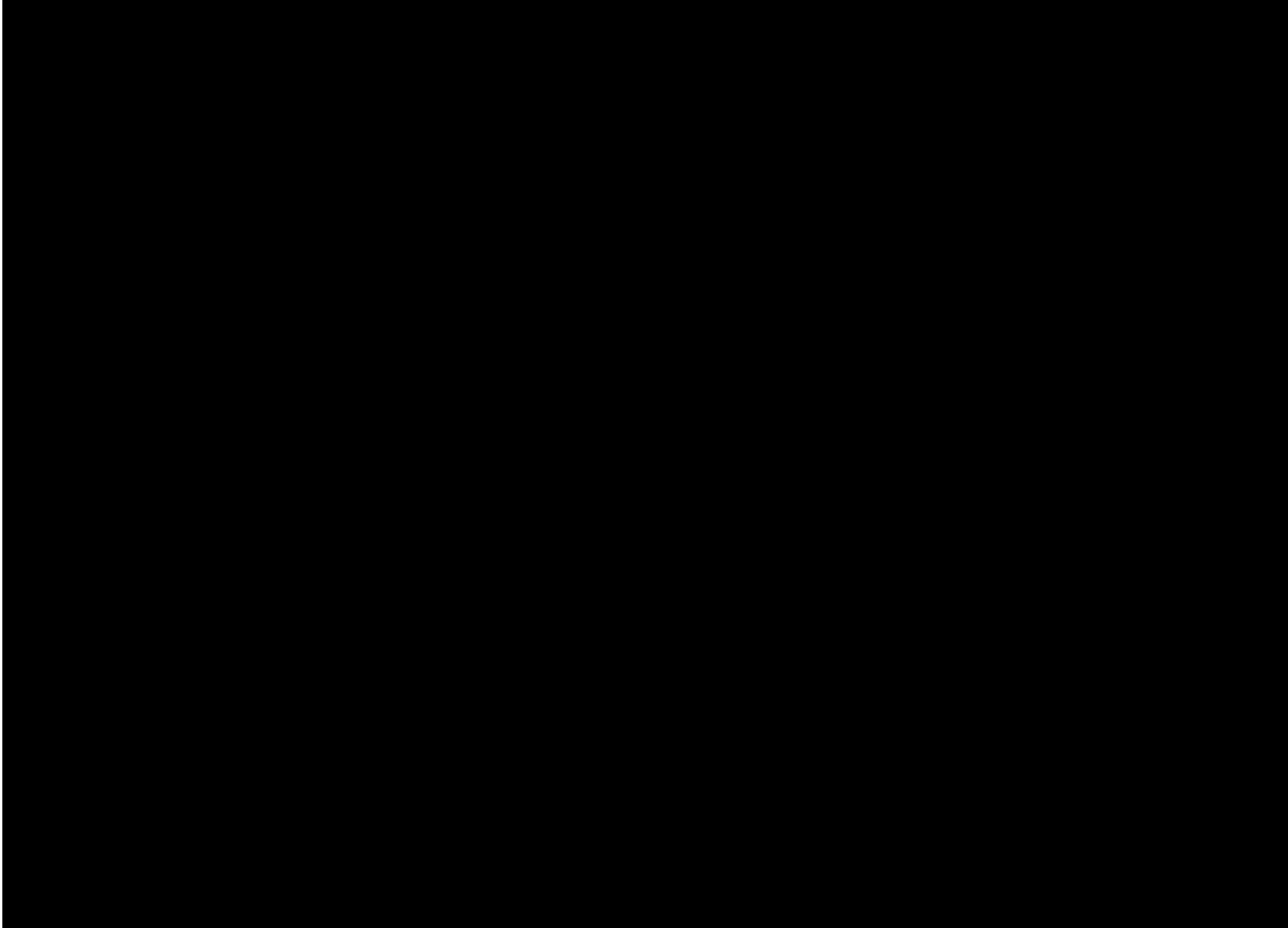




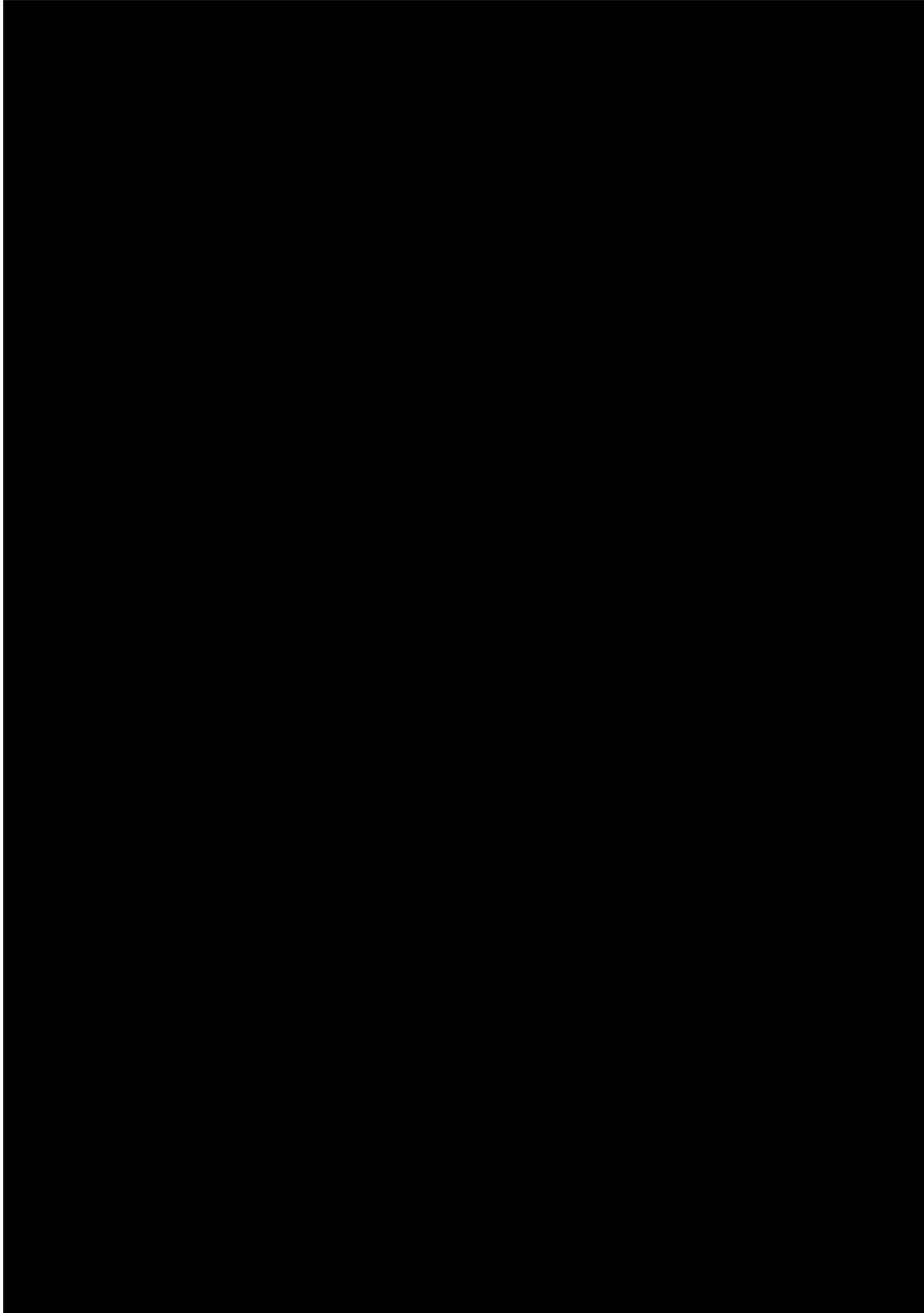












2.4.1. 'Incorporate an appropriate amount of secure bicycle parking facilities, end of trip facilities and Electric Vehicle charging infrastructure.'

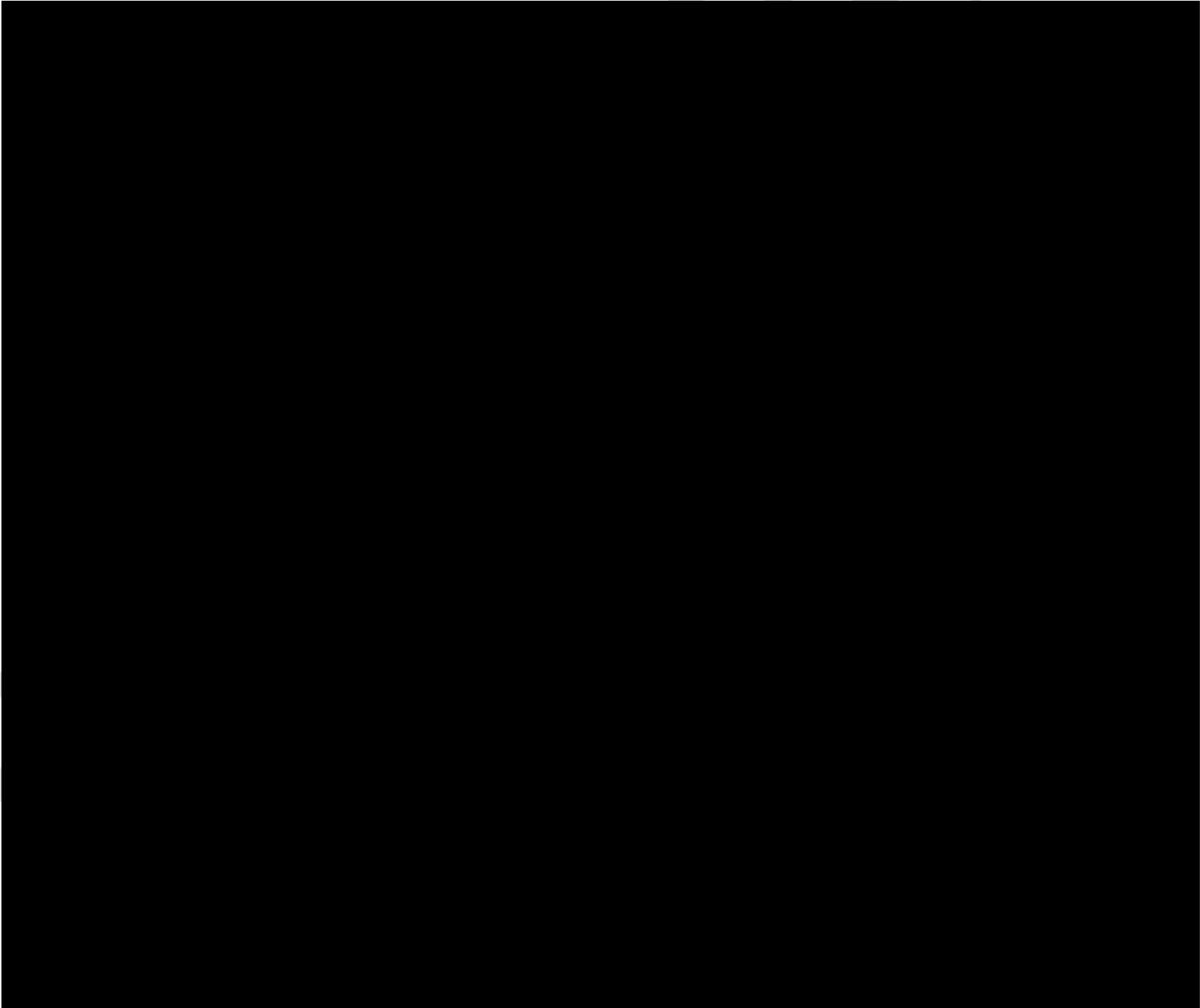
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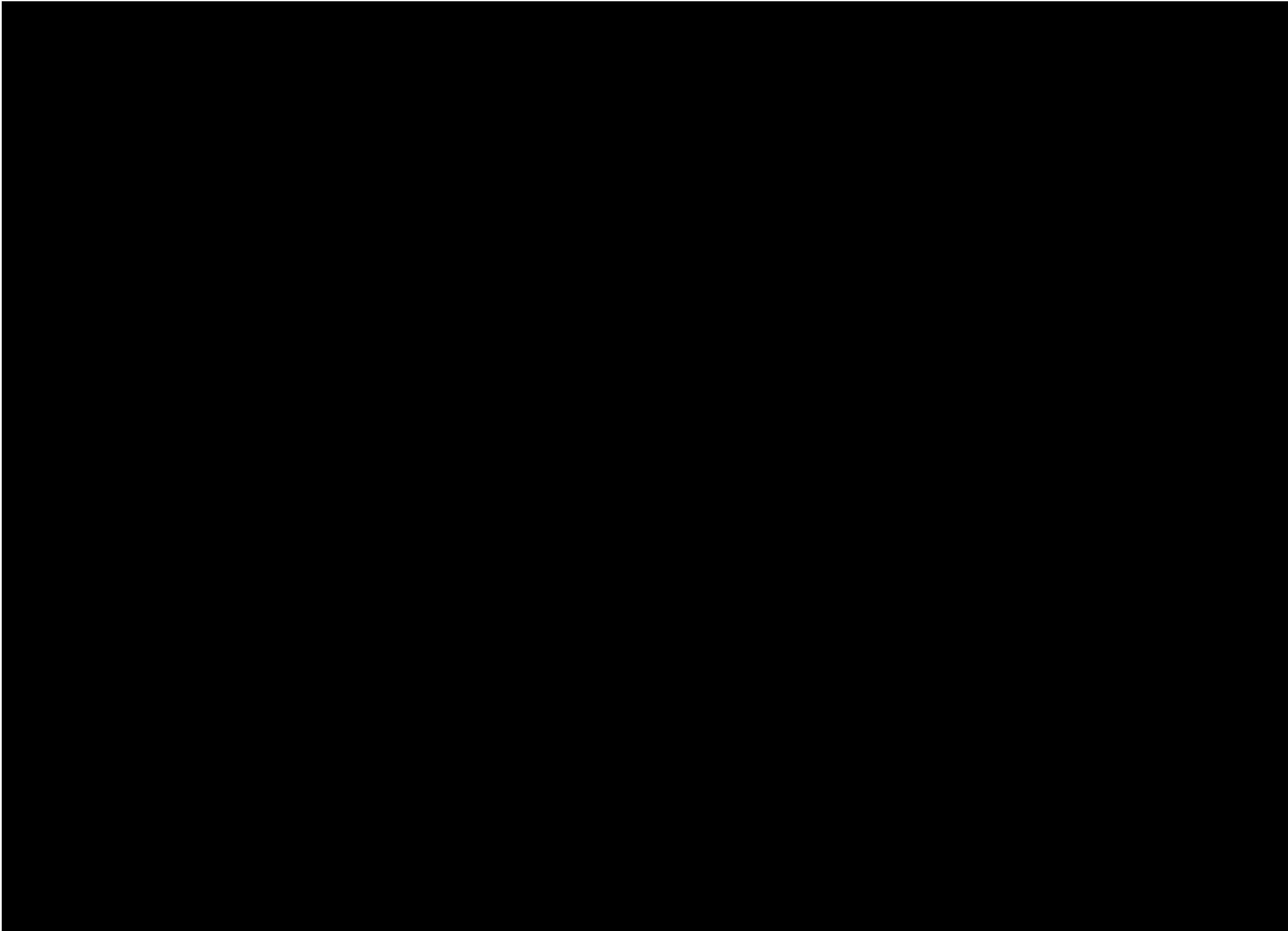
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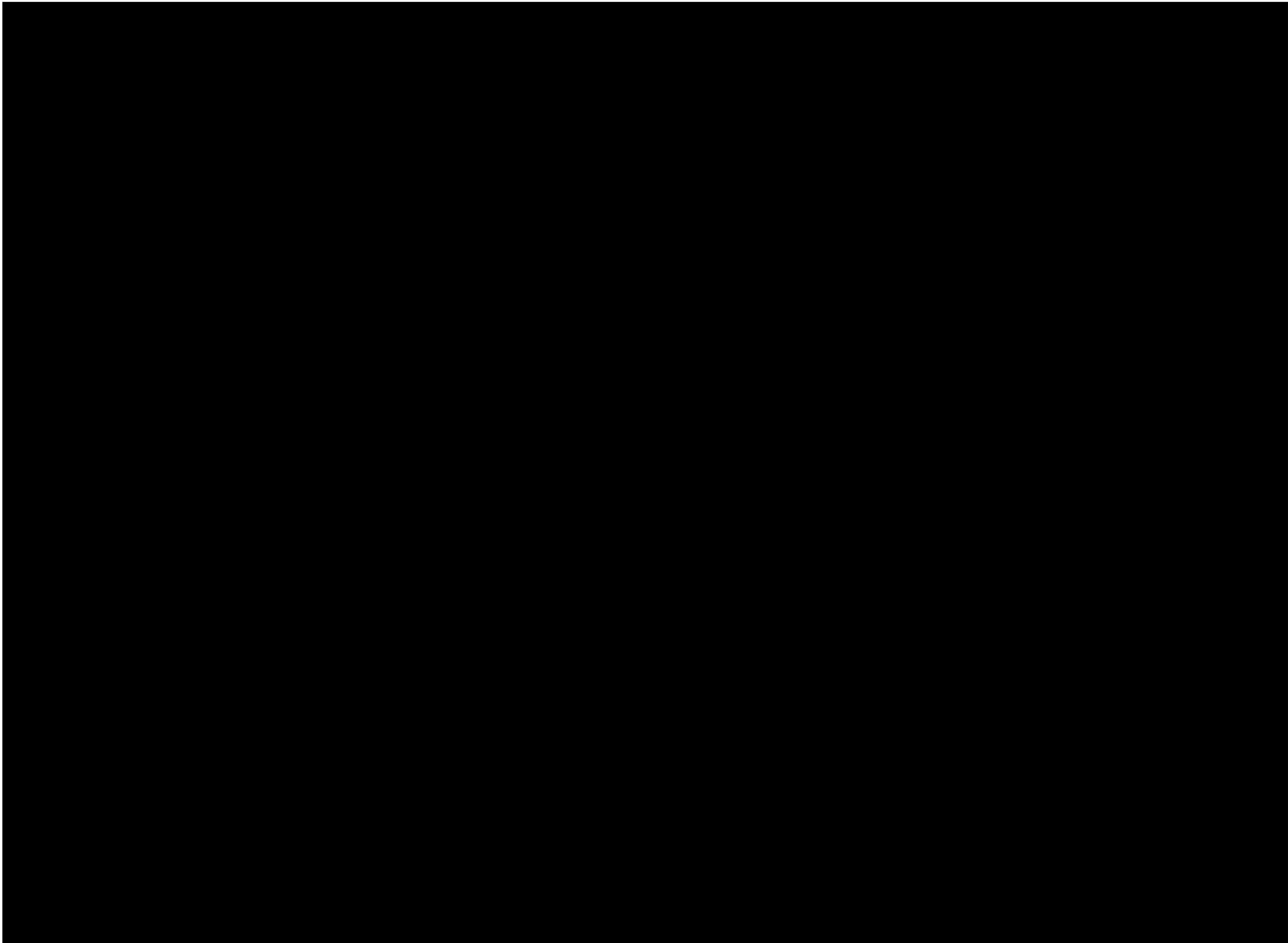
13.

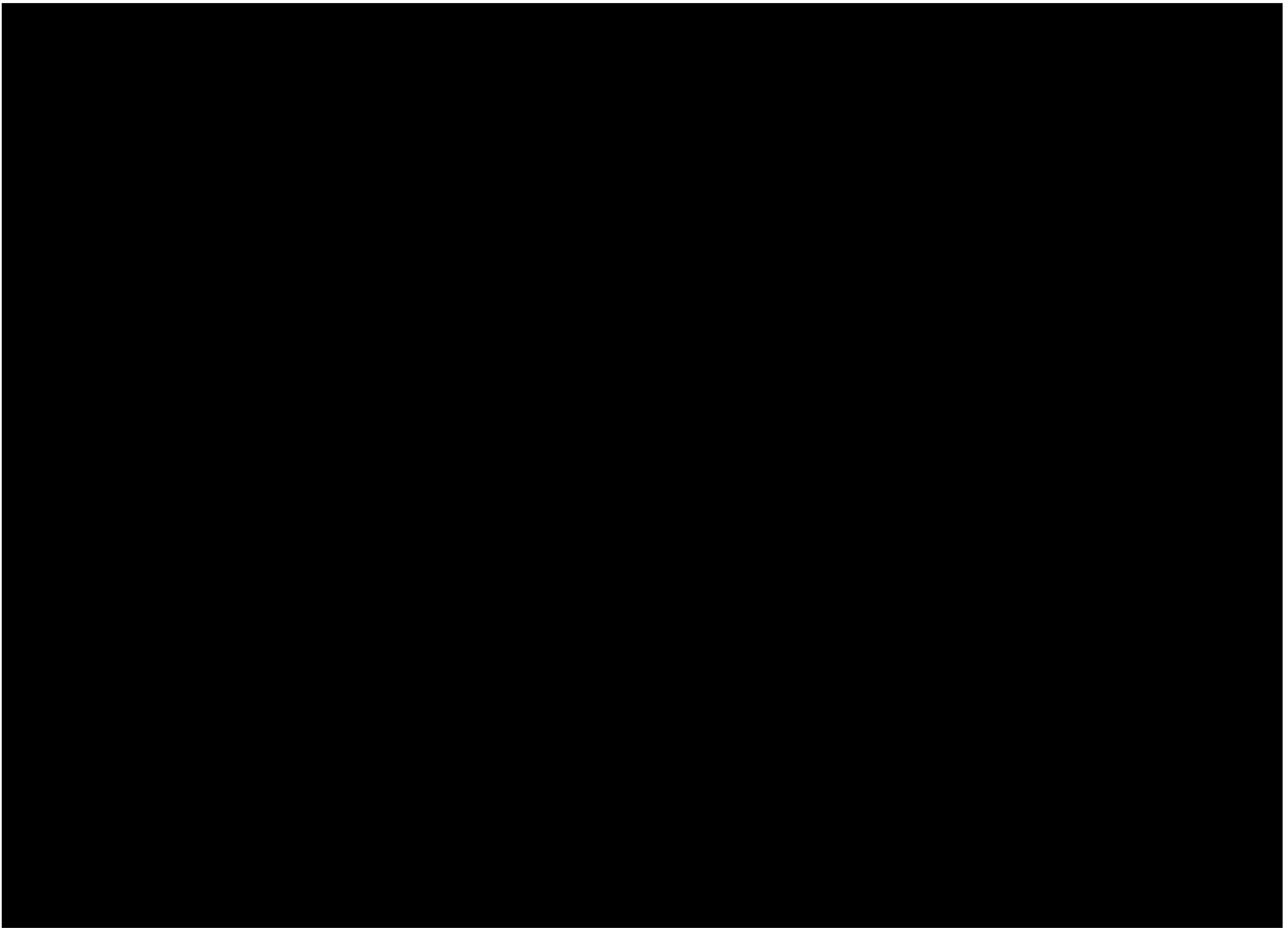


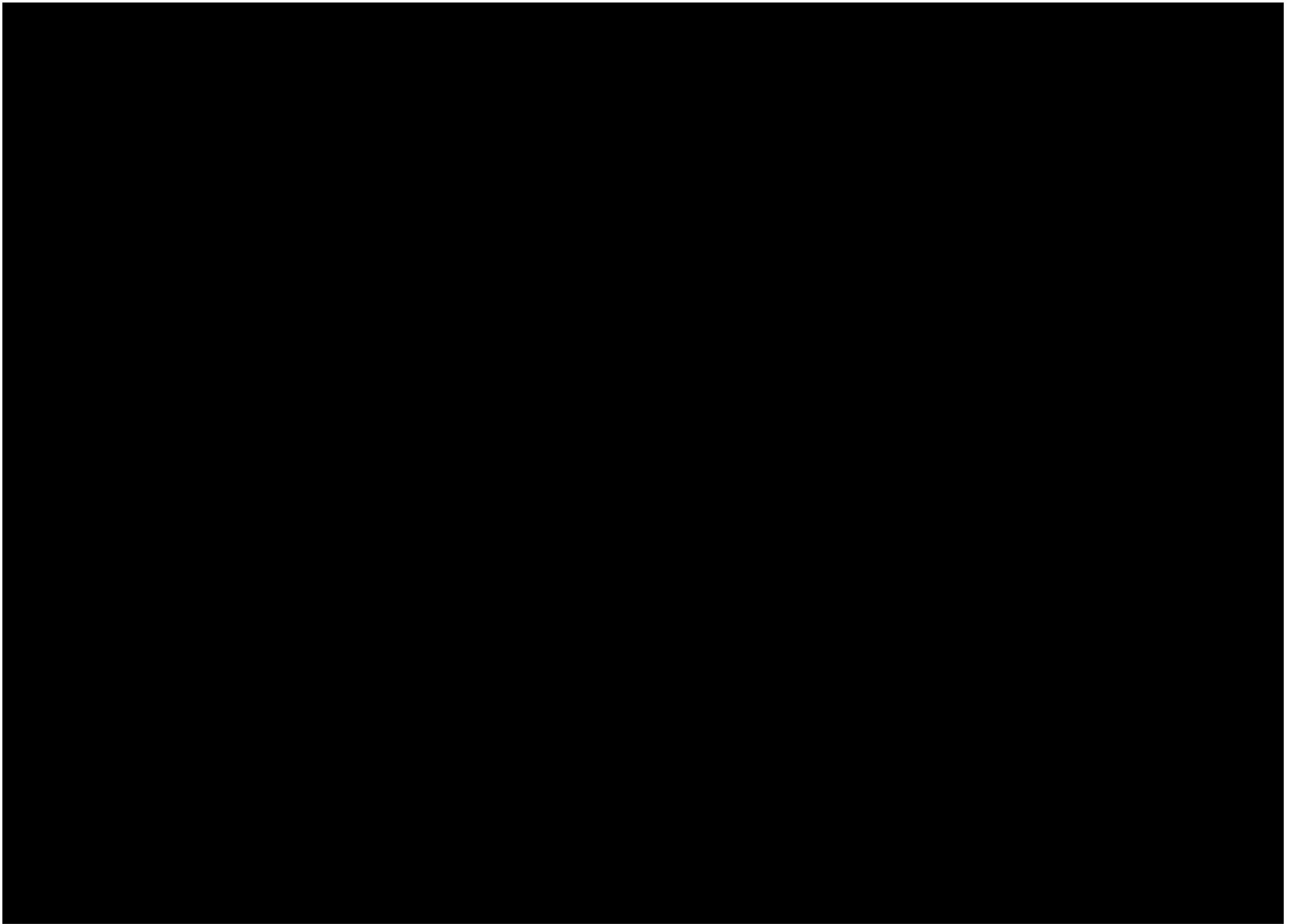
Part 4 of the motion was then put and carried

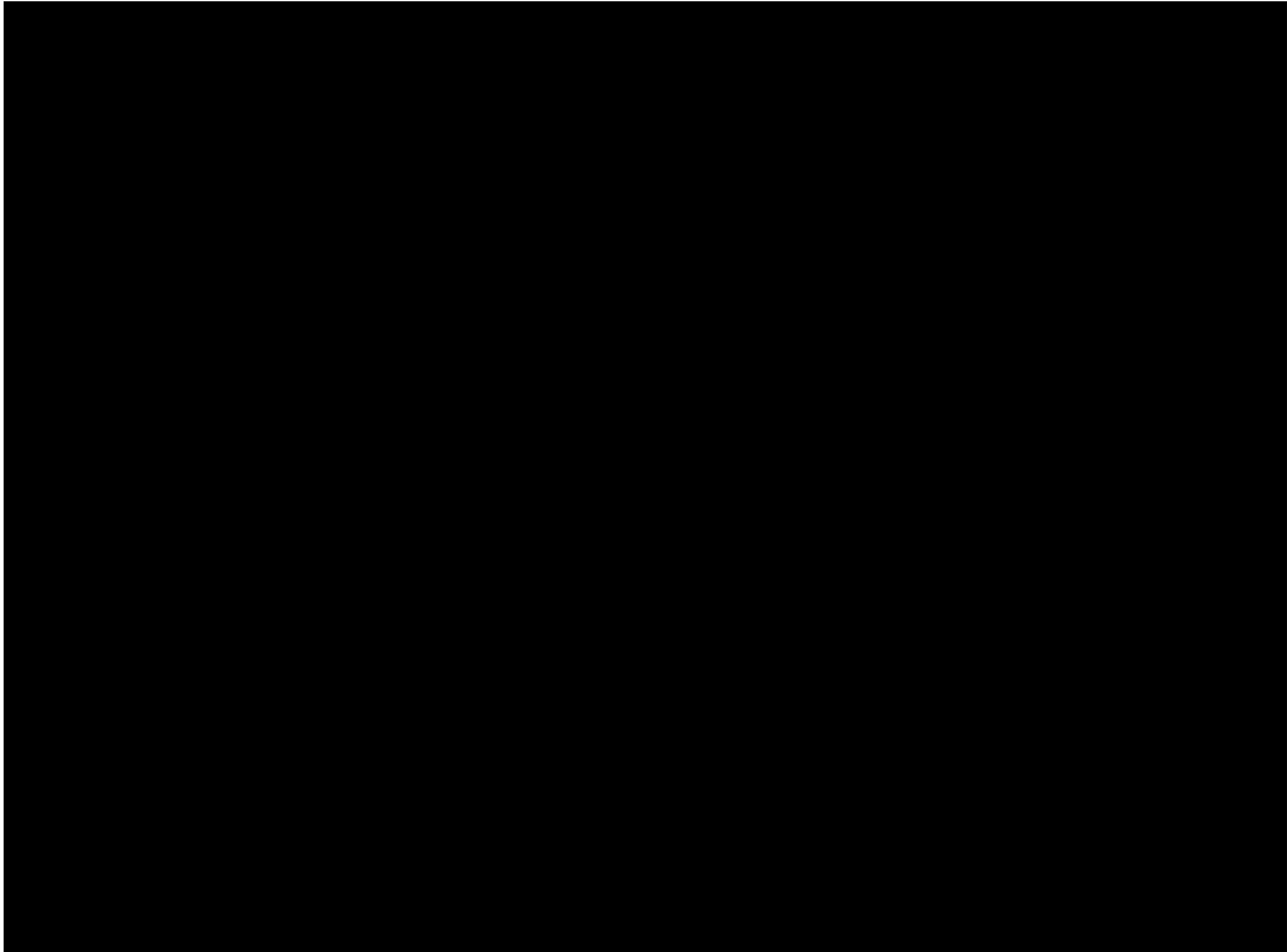
Councillor Couros requested that a division be taken on Part 4 of the motion.

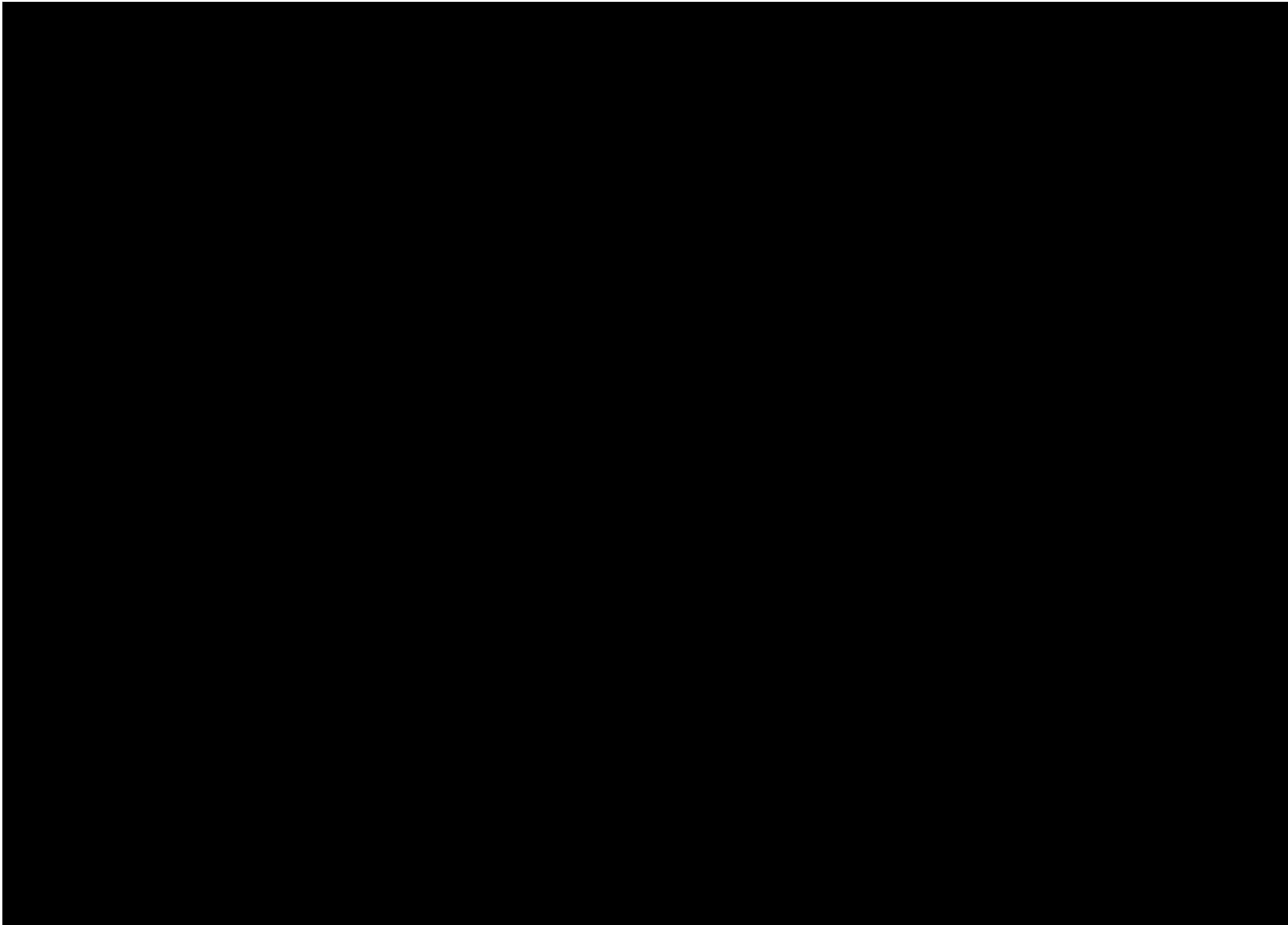


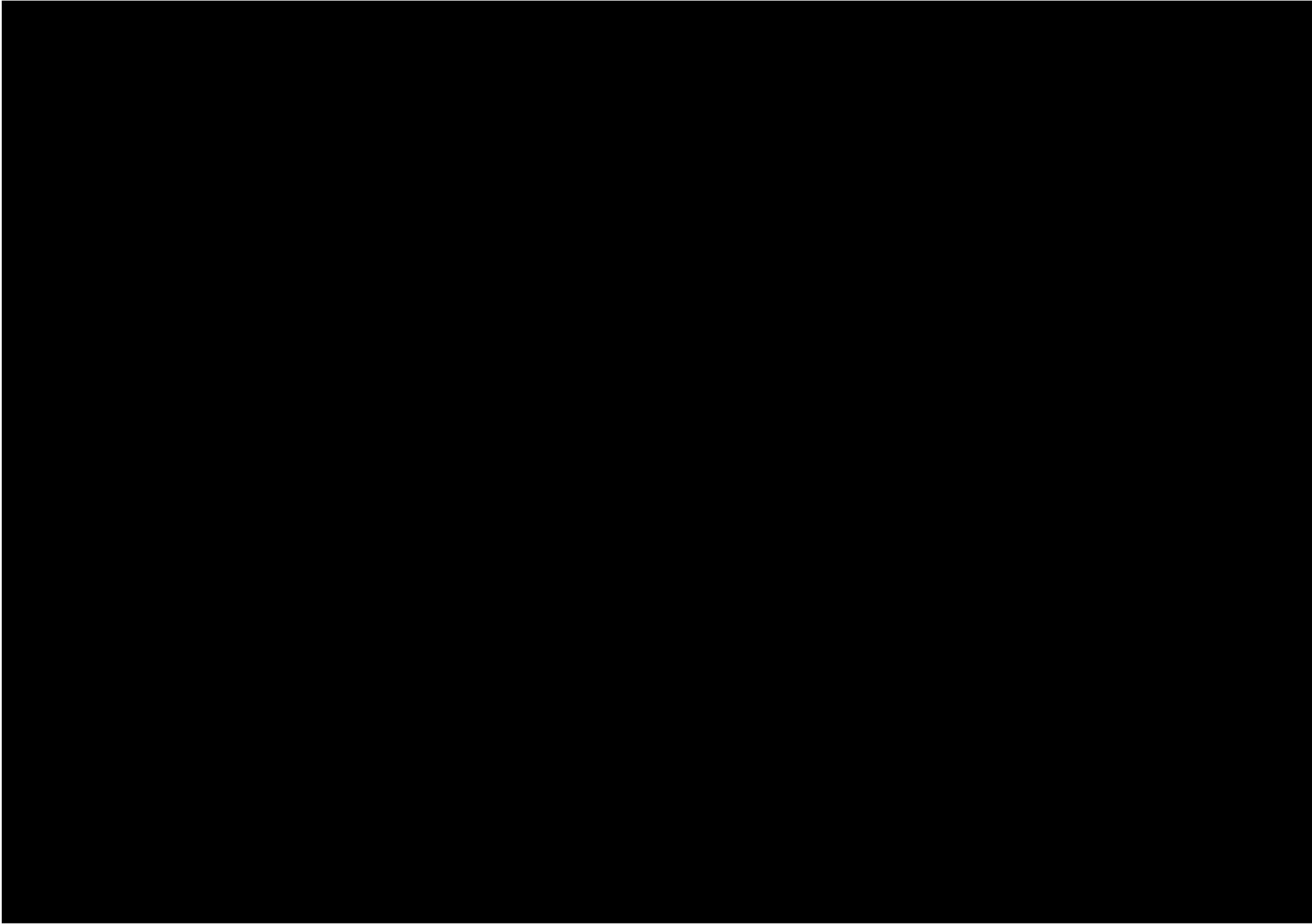












City East Housing Project

Strategic Alignment - Our Community

Tuesday, 4 November 2025

City Planning, Development
and Business Affairs
Committee

Program Contact:

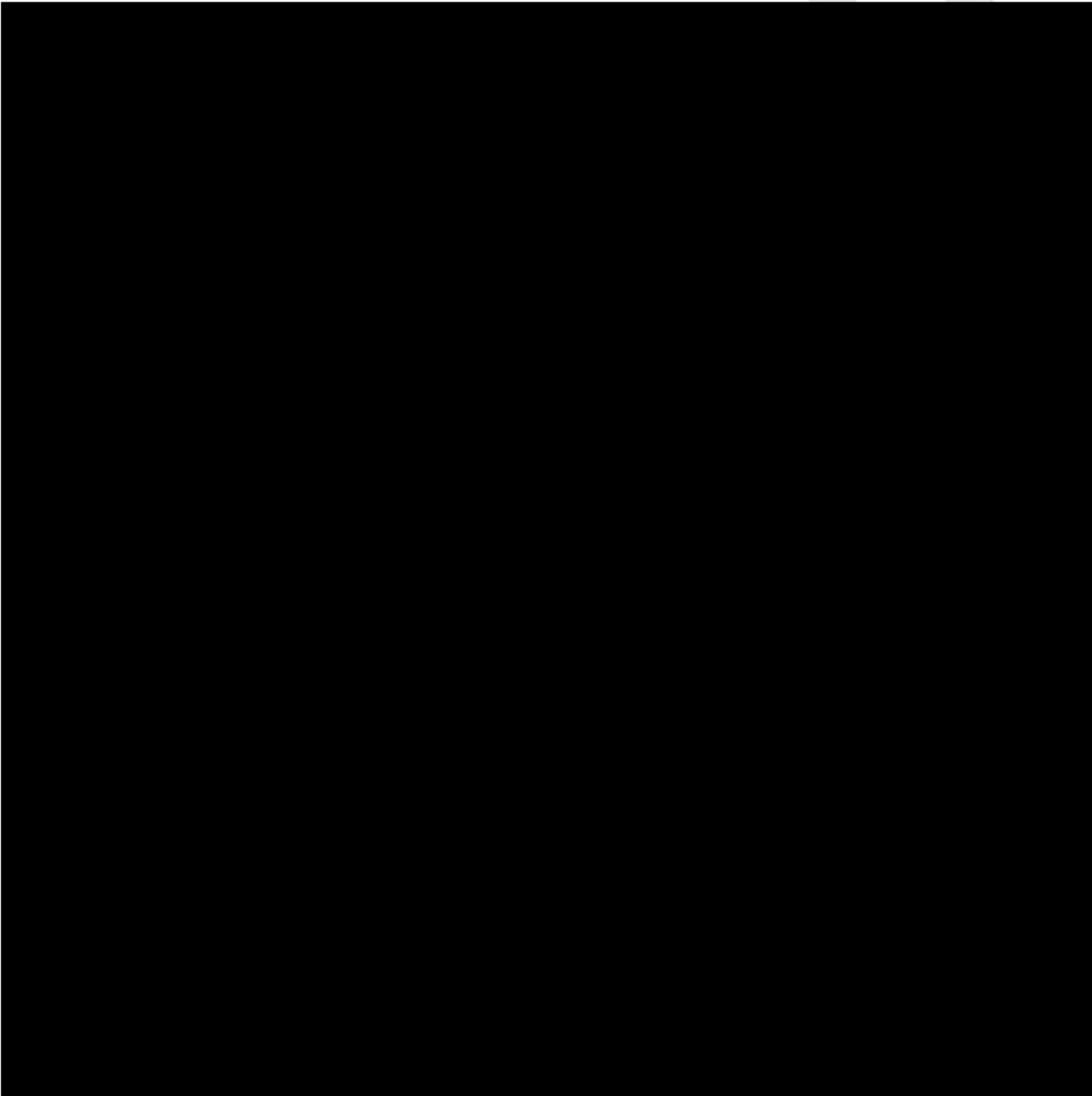
Mike Philippou Associate Director
Strategic Property & Commercial

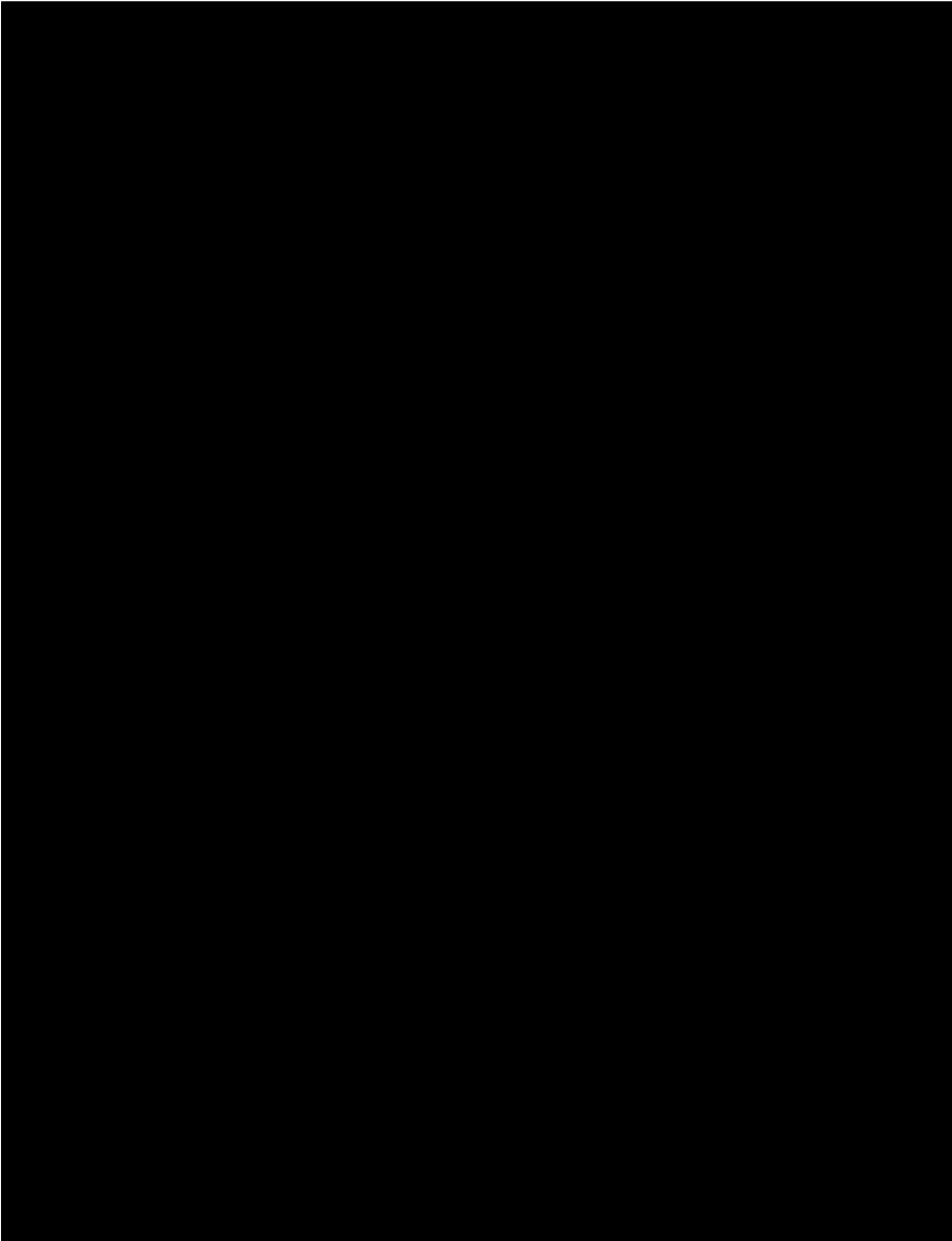
Confidential - s 90(3) (b) & (d) commercial advantage/prejudice commercial
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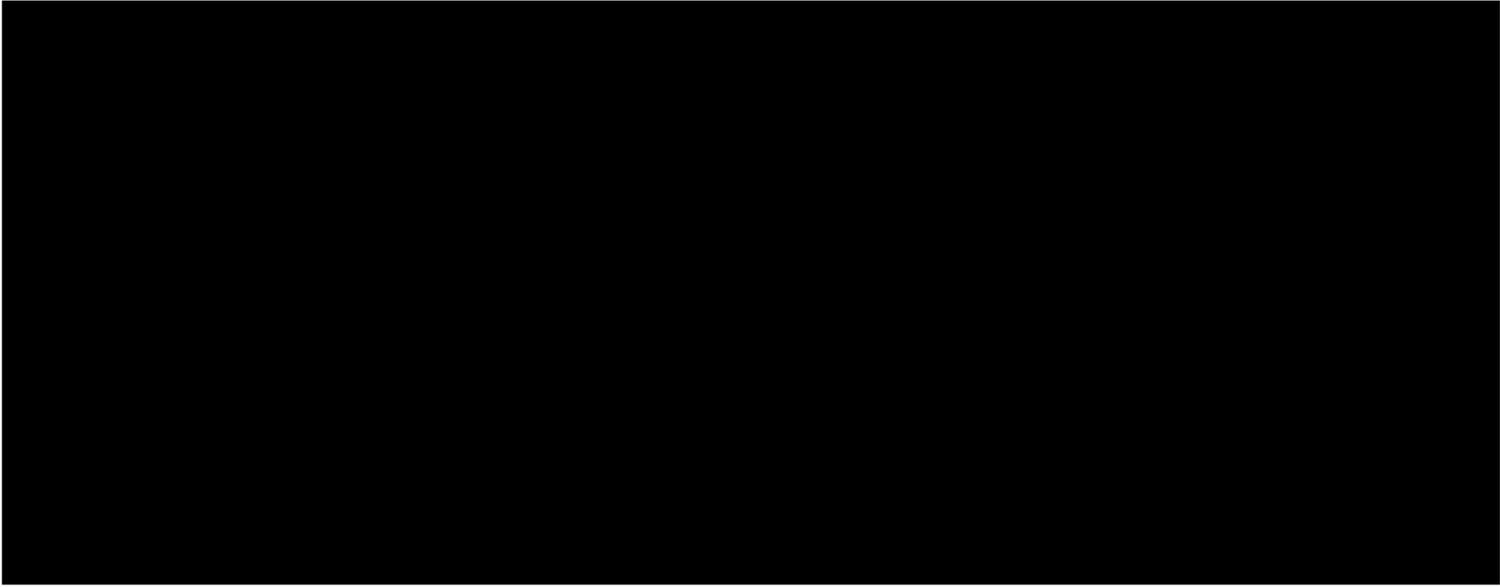
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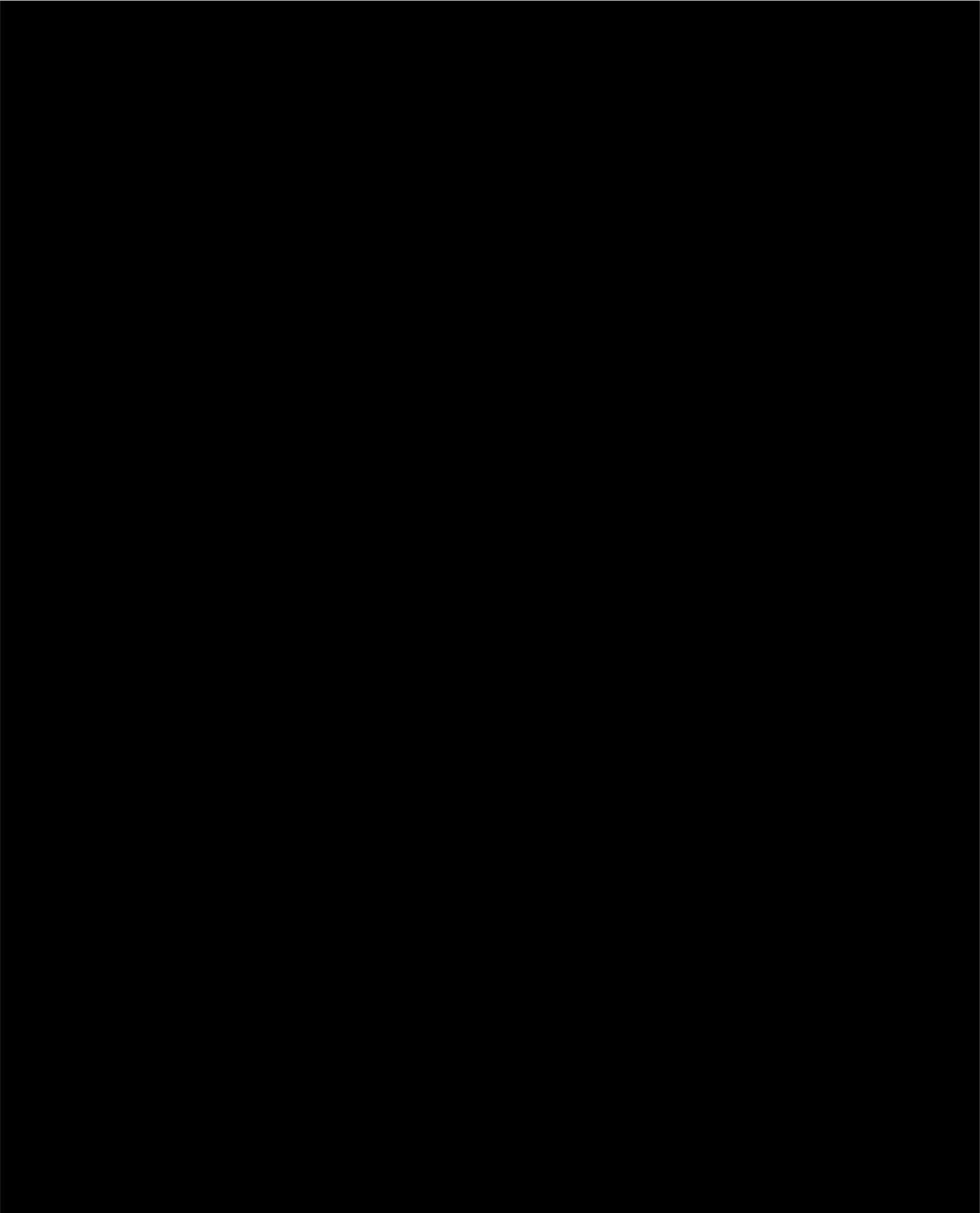
Approving Officer:

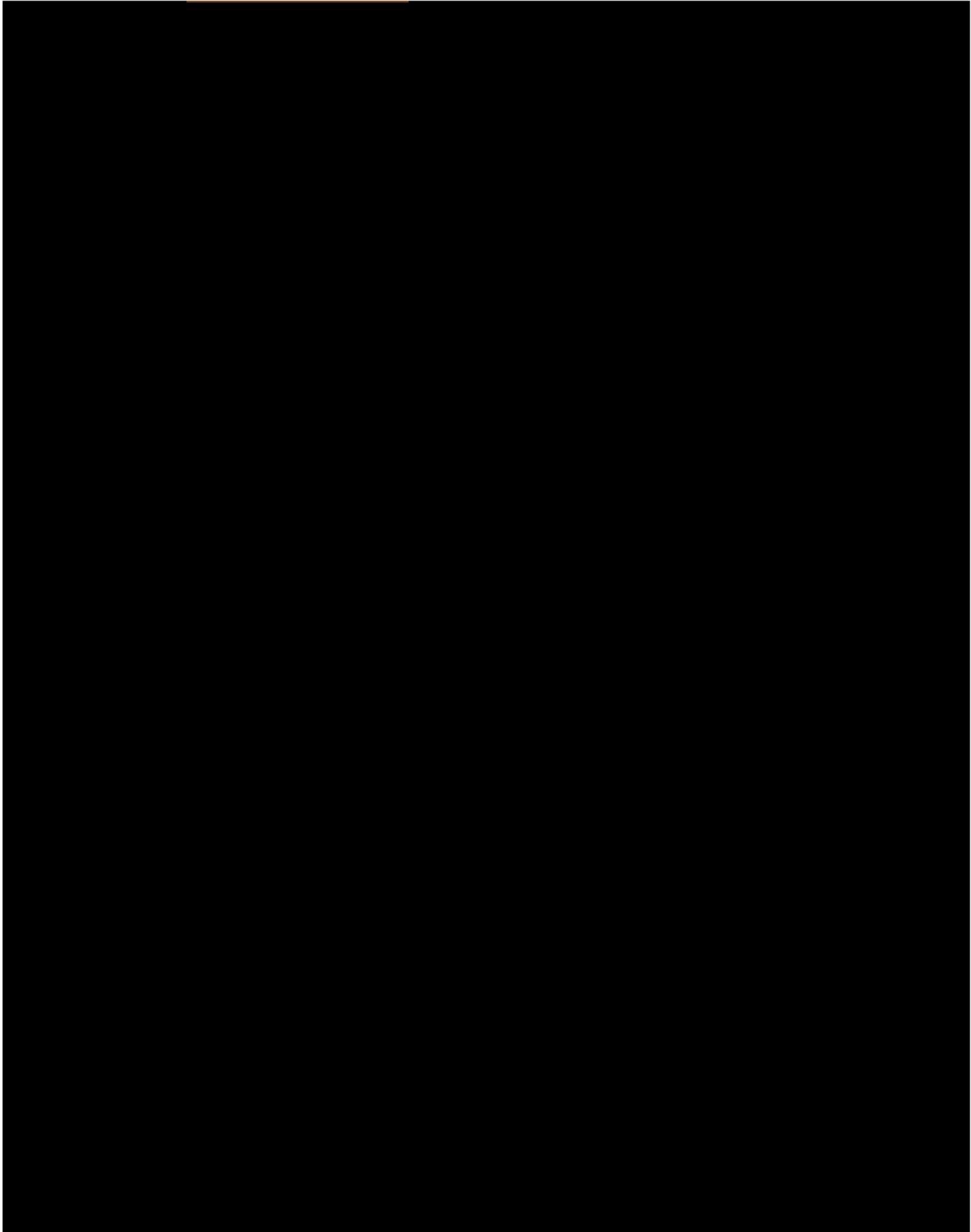
Tom McCready, Director City
Infrastructure

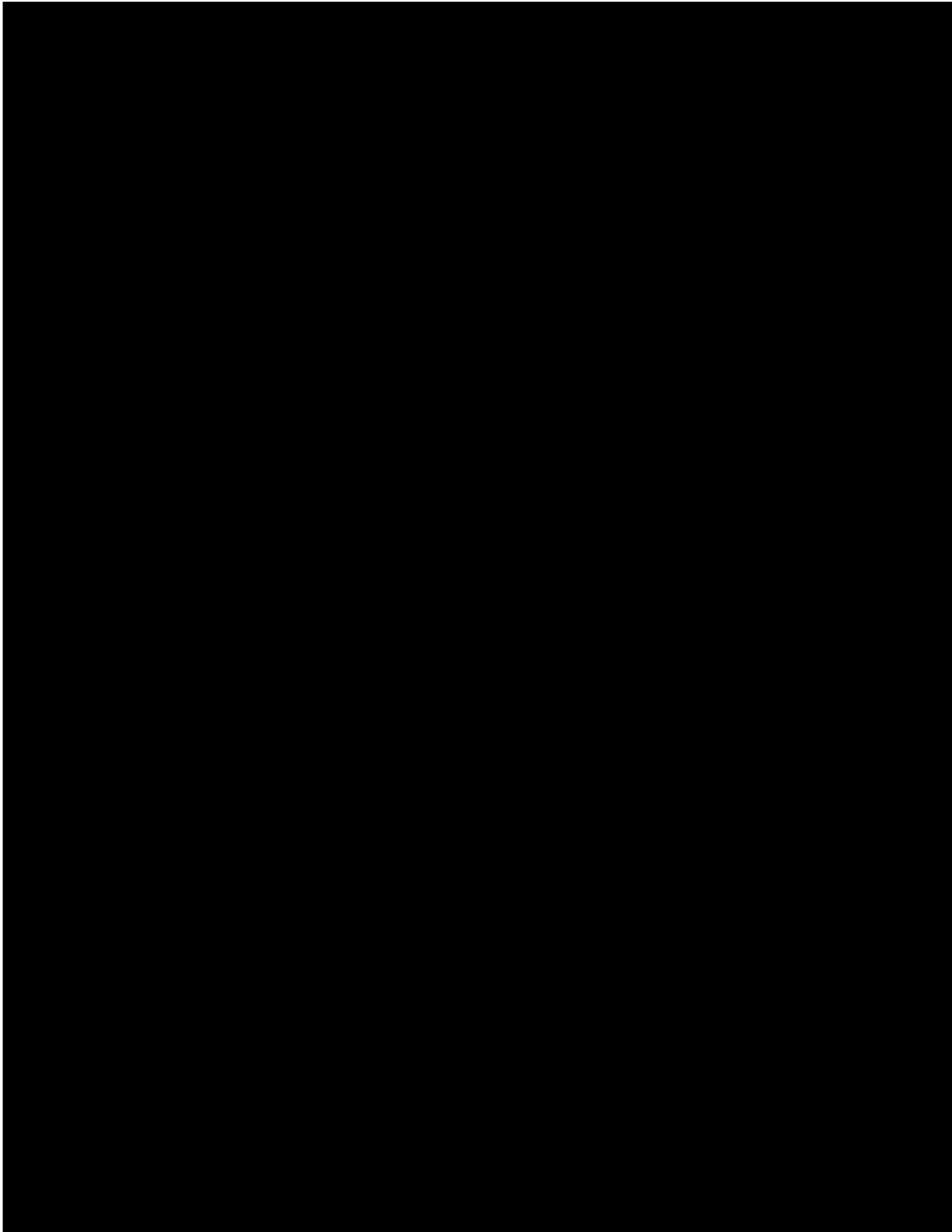


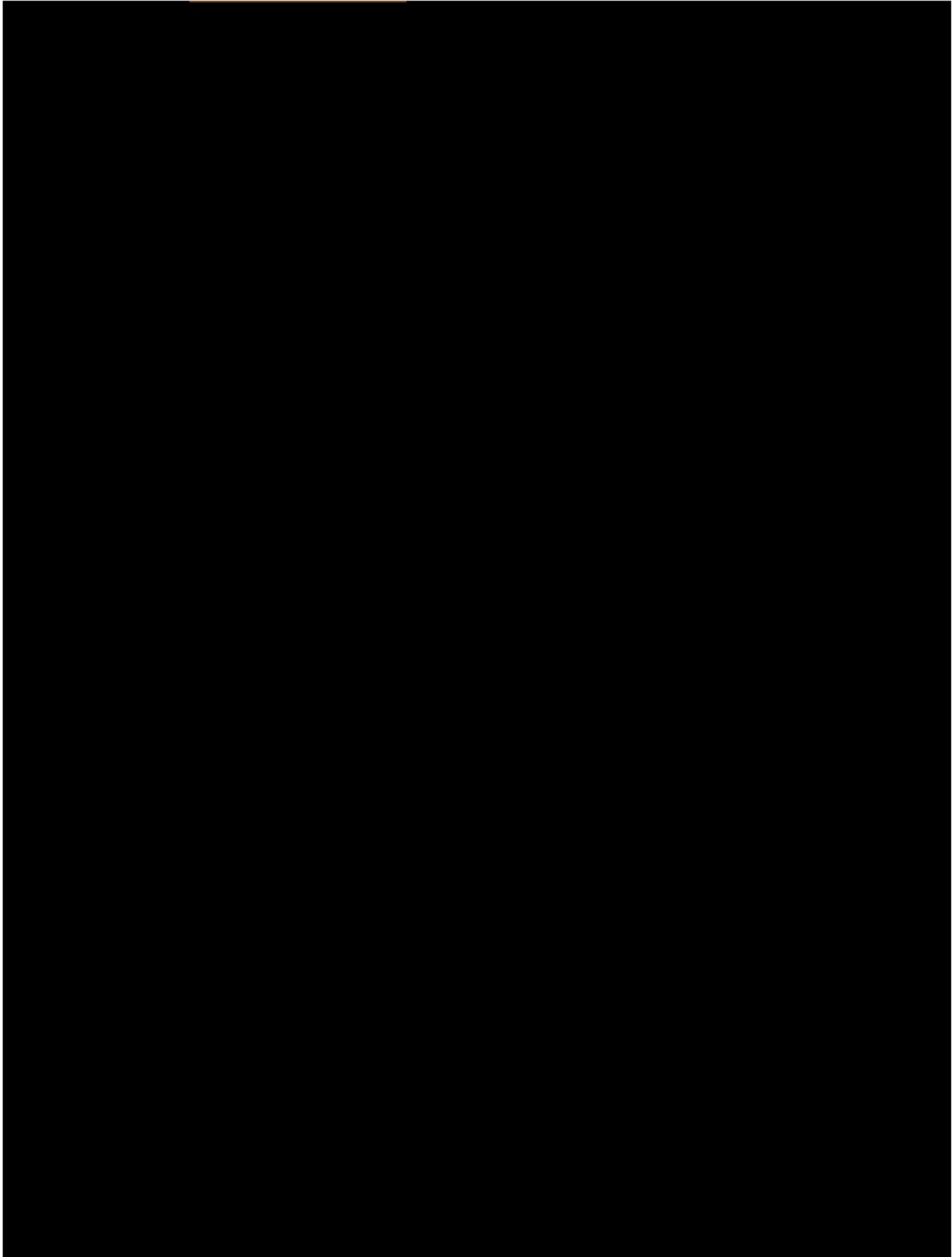


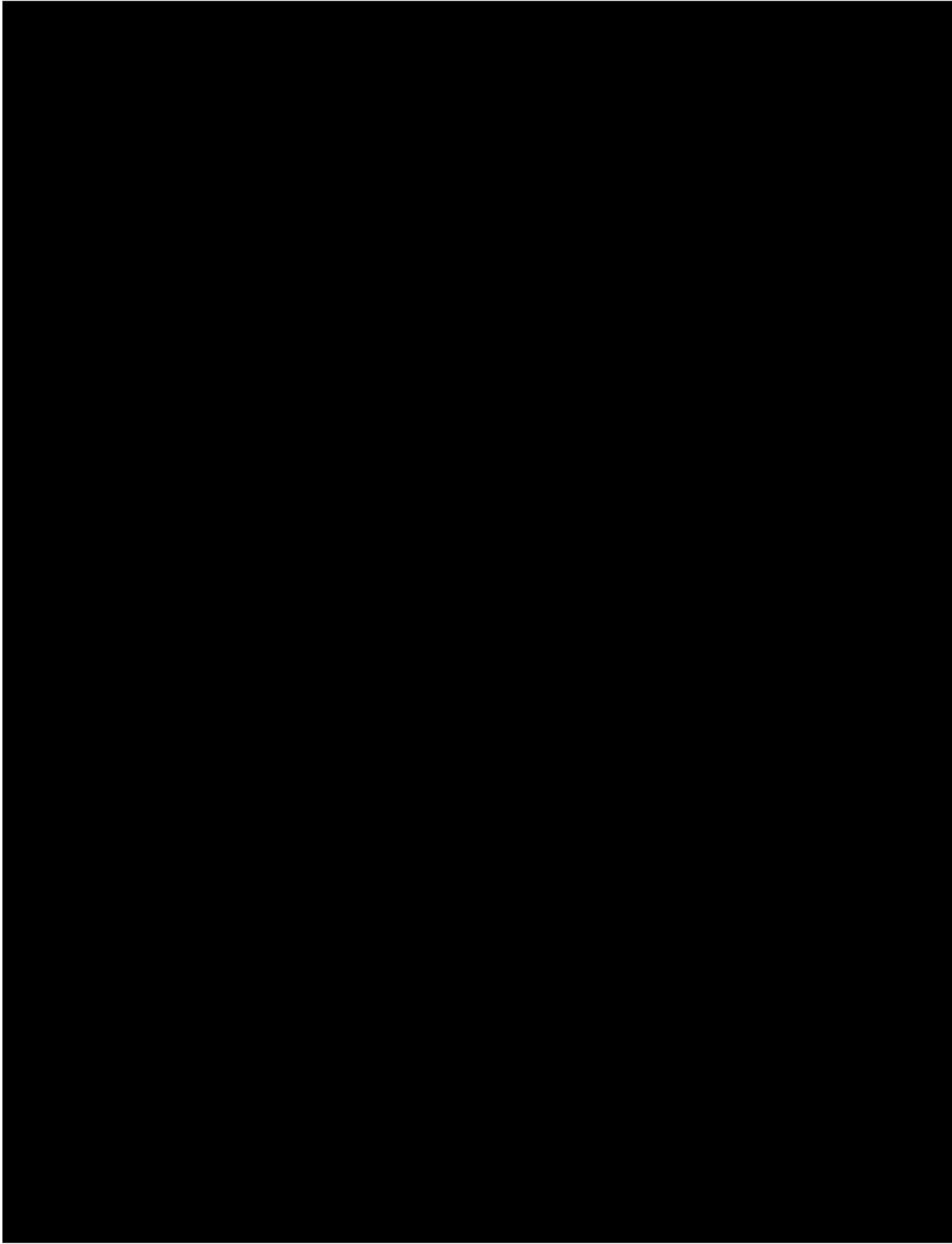


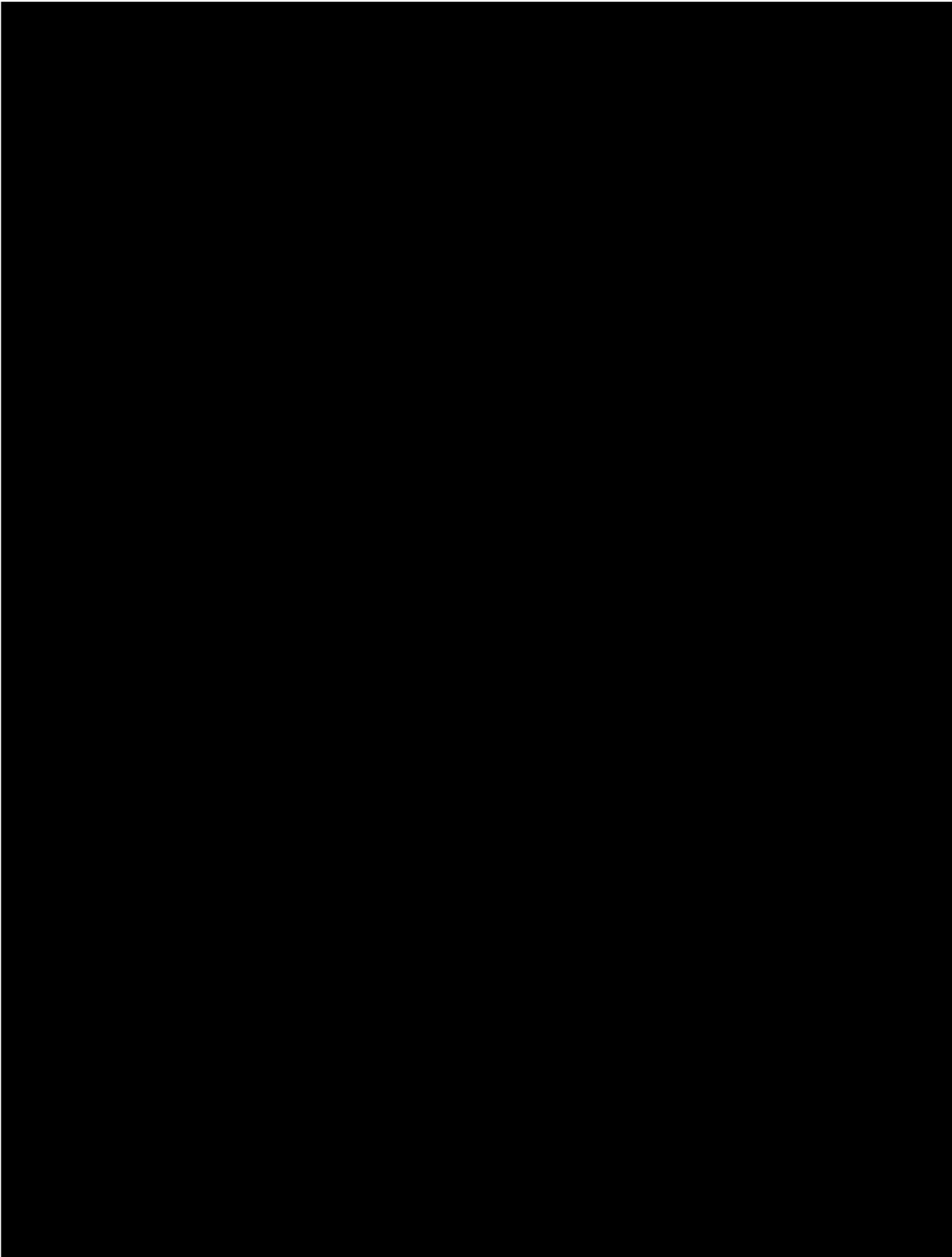


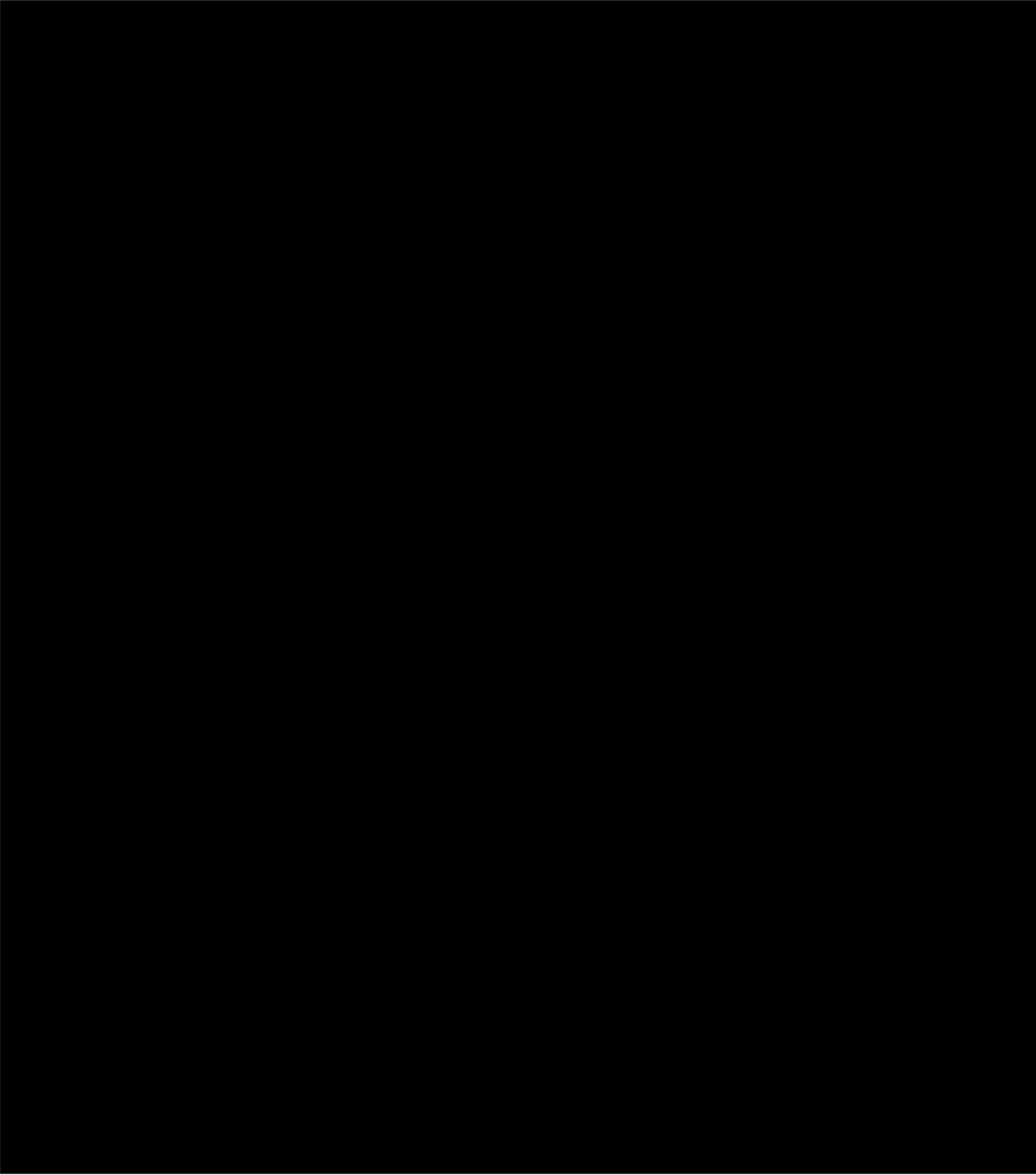












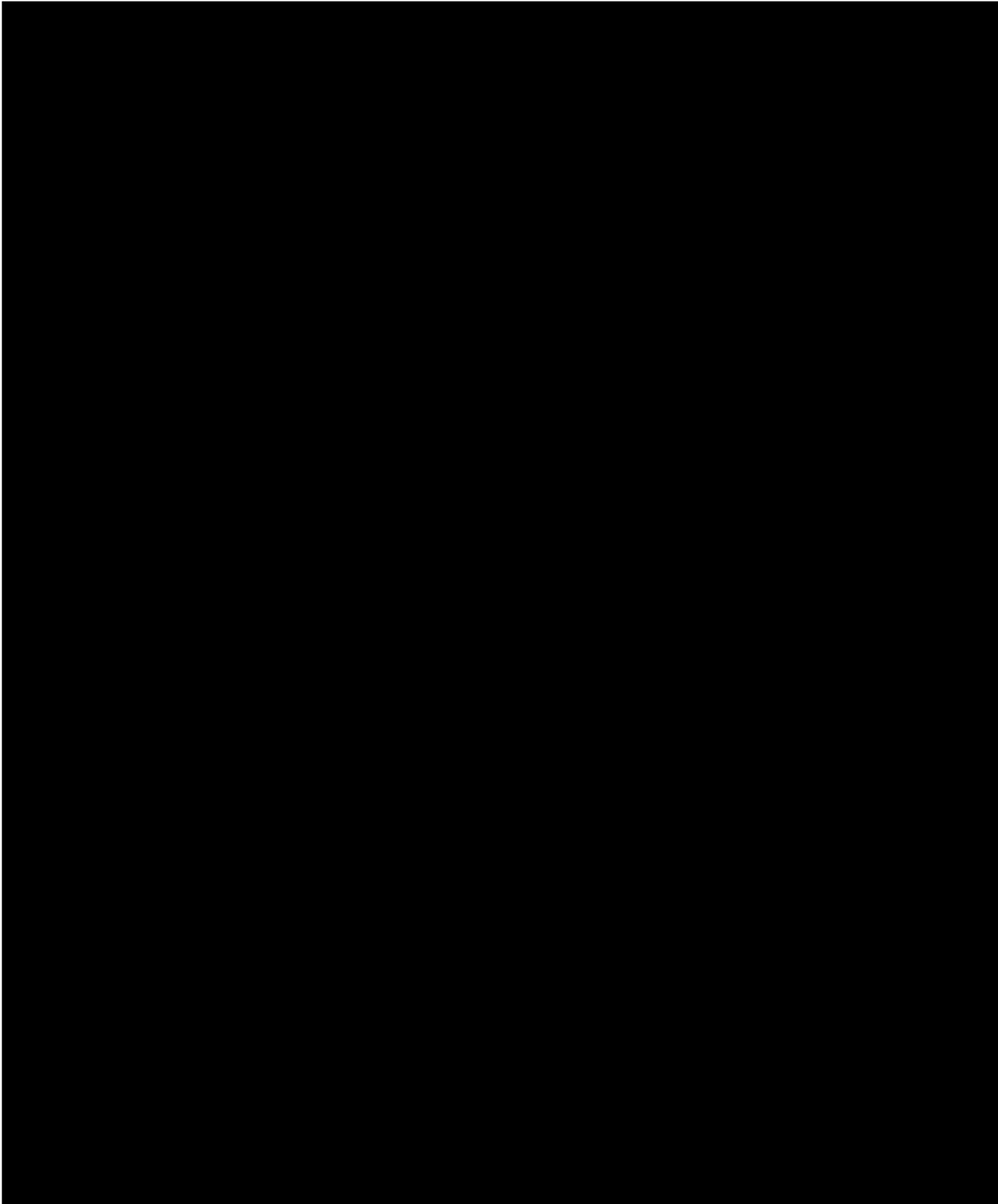
45.3. Confirmation of returnable works including a target of 200 affordable housing outcomes and CoA returnable works that should comprise:

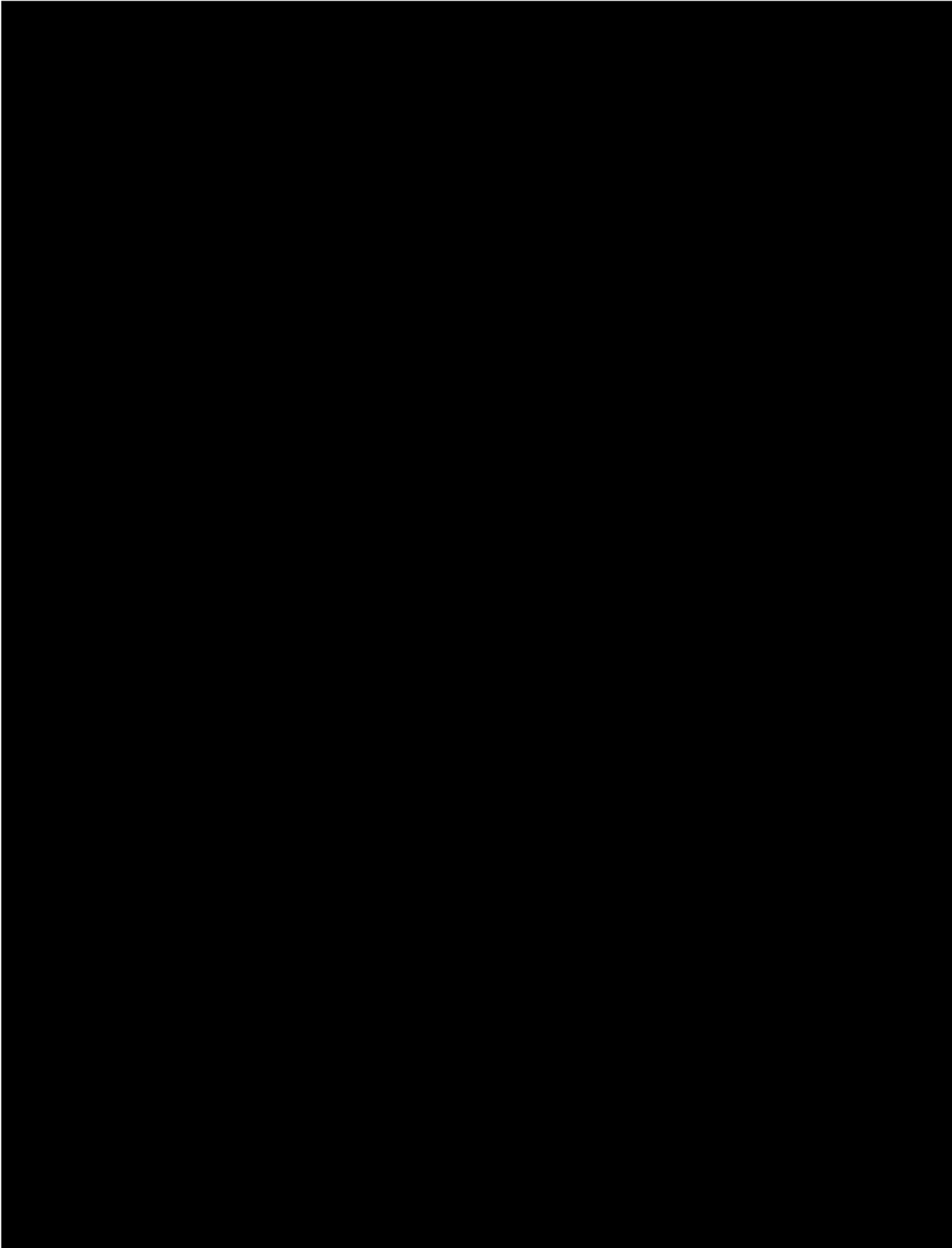
45.3.1. Ground level tenancy.

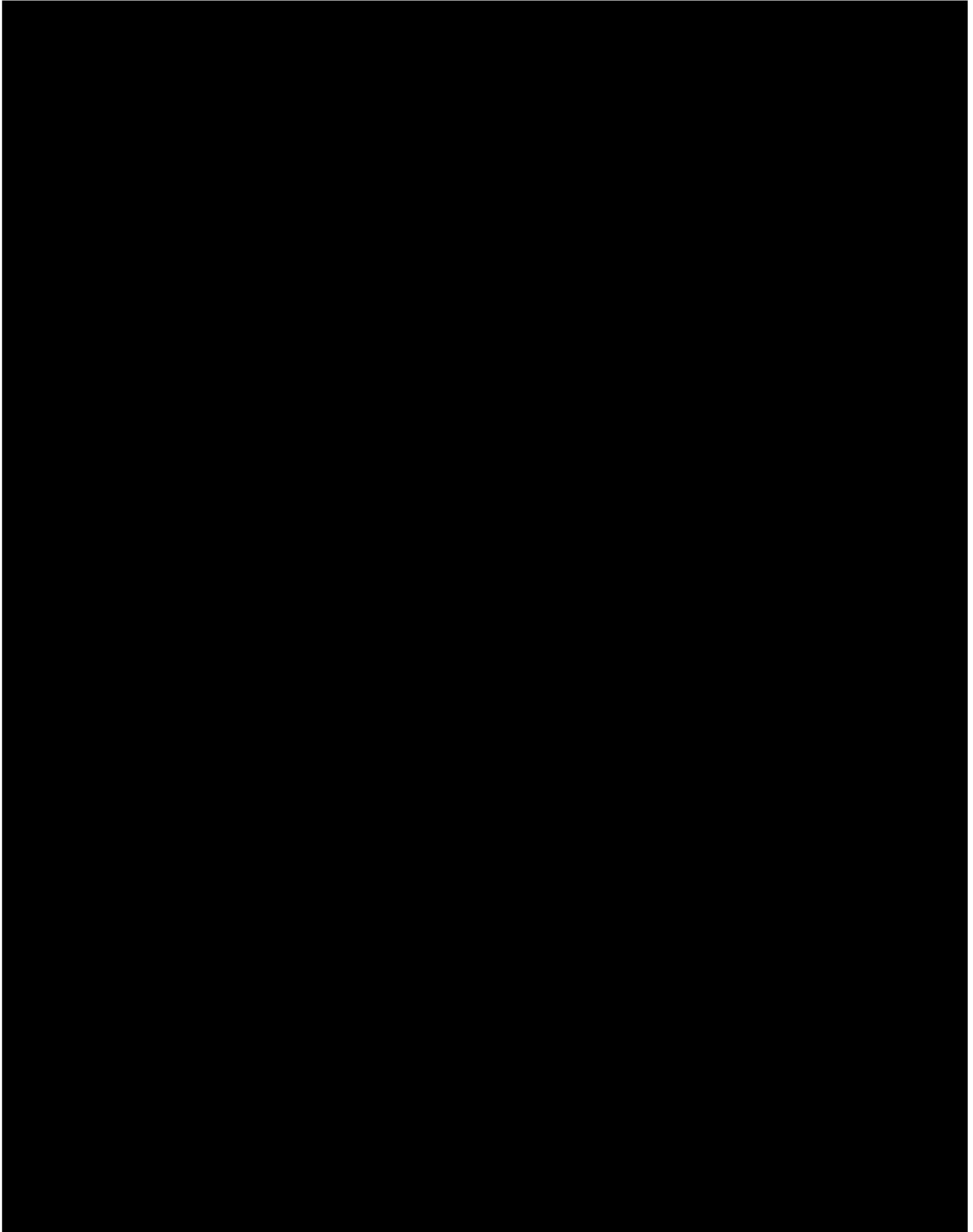
45.3.2. Approximate gross floor area of approximately 800 square metres.

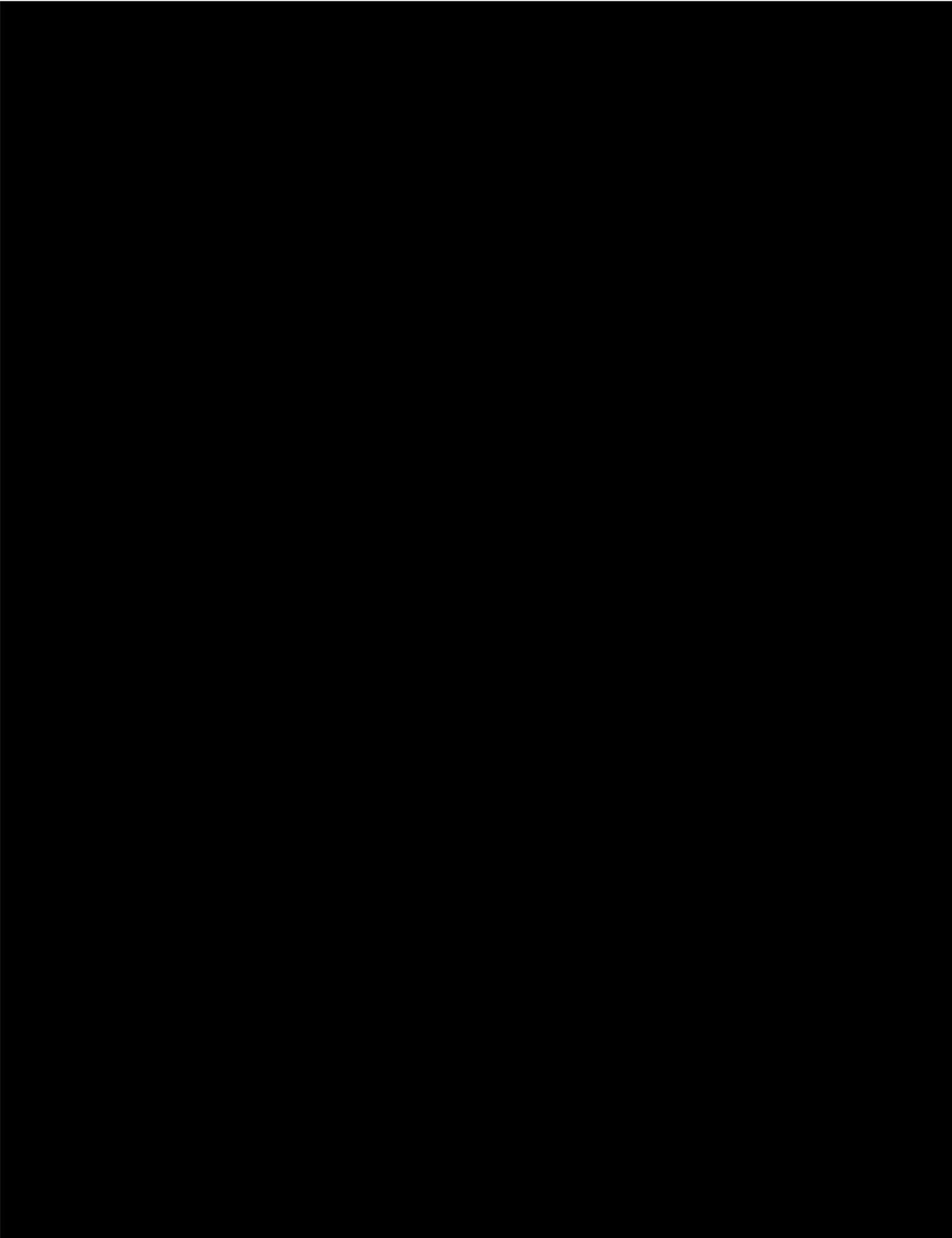
45.3.3. Main street frontage.

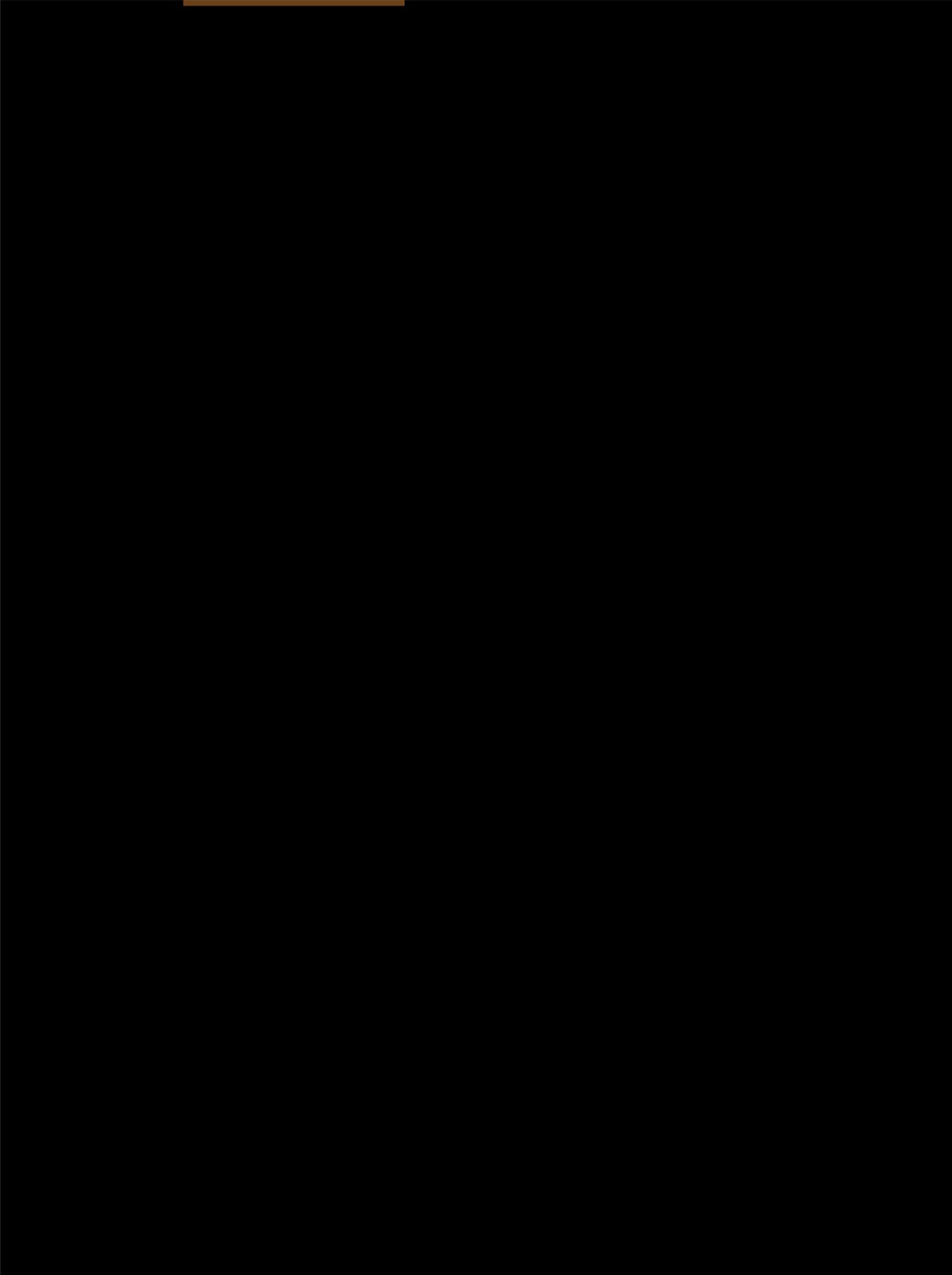
45.3.4. Following demolition of the bluestone cottages, retention of a portion of the bluestone brick facade for recycling into the public open space or other agreed component of the development.

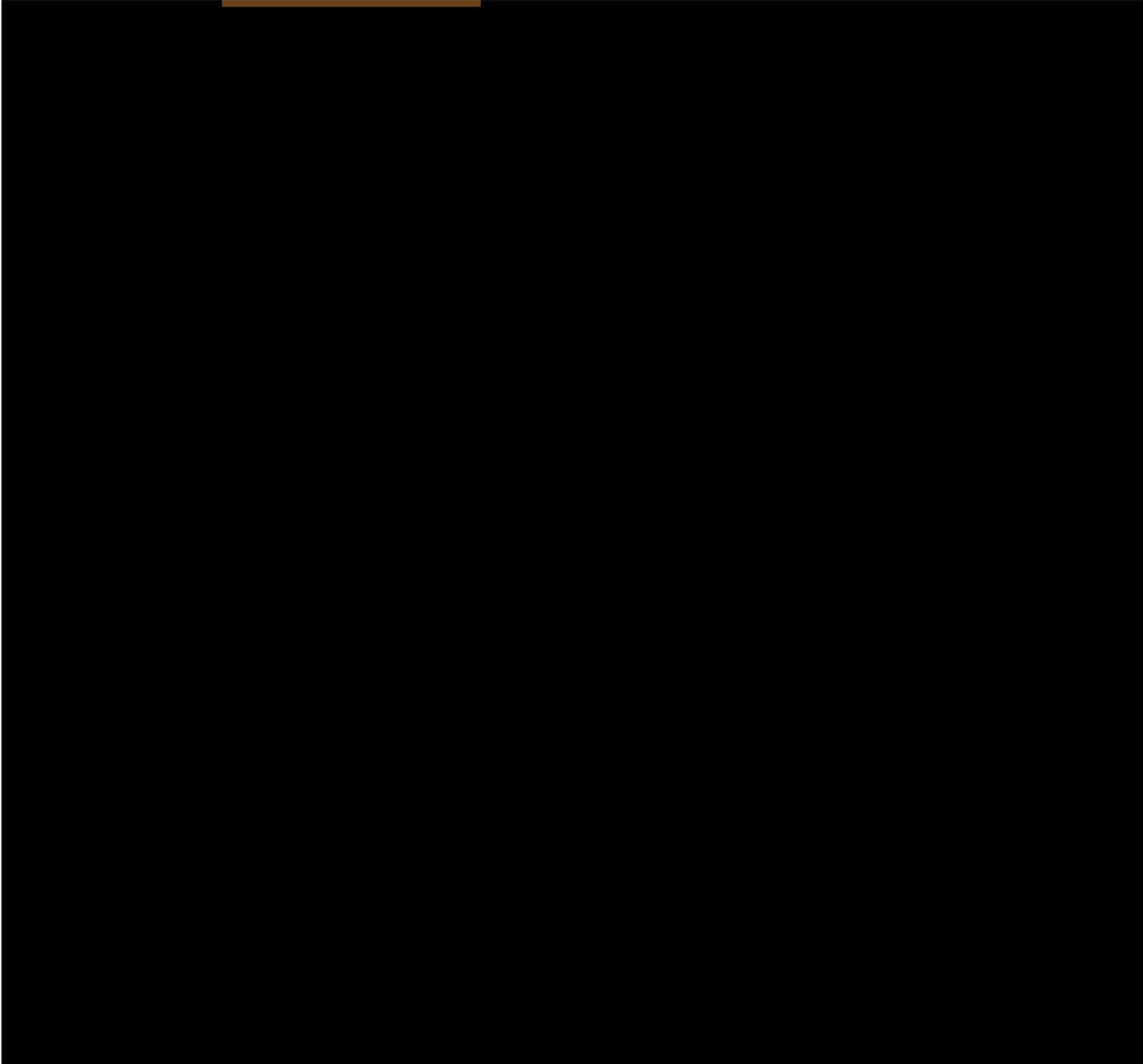












DRAFT GUIDING PRINCIPLES

Housing

A high-quality development with a focus on residential outcomes including affordable housing. A minimum of 40% of homes are to be affordable for low to moderate income households, with a priority towards rental housing.

Public Value

Integrate high quality public open space, pedestrian linkages, and community land uses within the development.

Amenity

Provide excellent amenity for residents and minimise impact on the amenity of neighbouring properties. Potential impacts and opportunities such as traffic, noise, overshadowing, must be addressed through site configuration and appropriate built form.

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Maximise development on the land in accordance with the Planning Code whilst having due regard to its context. Ensure that car parking is located at upper levels where possible with access via rear or side lanes. Minimise vehicular access points off major roads.

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Activation

Create activity and interest in the public realm, with high-quality street frontages and active ground level uses to Flinders Street. Ensure that the Flinders Street frontage comprises retail, hospitality, or community uses.

Sustainability

Integration of sustainability through passive design and built-in measures which respond to minimising the impacts on climate change. Sustainability standards to be considered are outlined below:

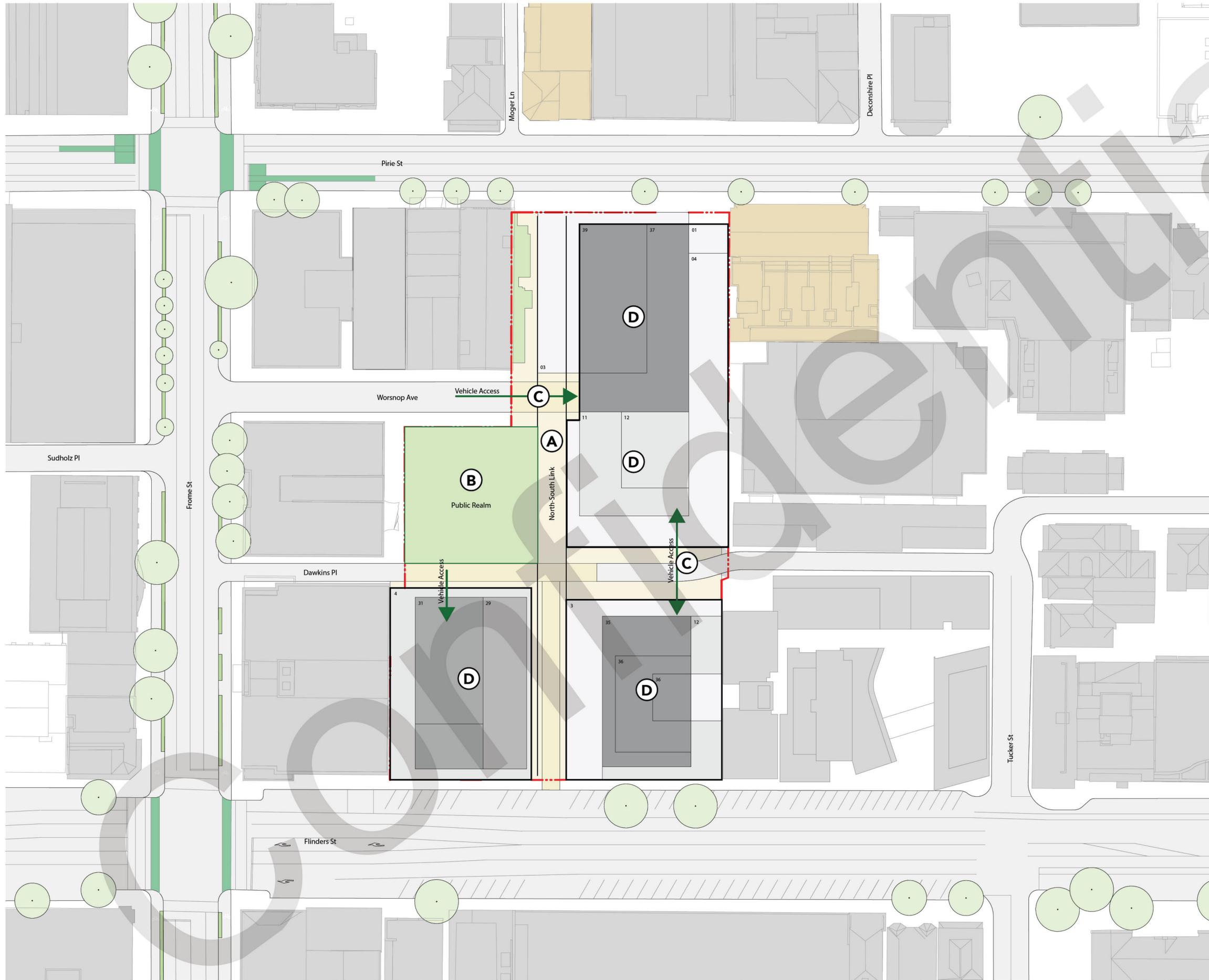
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- All homes are fully electric for heating, cooking, and hot water generation.
- Buildings are constructed with lower up-front emissions, through design and material use considerations.
- Incorporate secure bicycle parking facilities and Electric Vehicle charging infrastructure.
- Whole of building and individual tenancies waste management requirements for convenient and accessible management for a minimum of four waste streams, food/organics, landfill, recycling, and hard rubbish.

Pursuant to the Local Government Act 1999 (SA) - Section 90(3) (b),(d)

City East Project Site – Proposed Road Closure – Worsnop Avenue

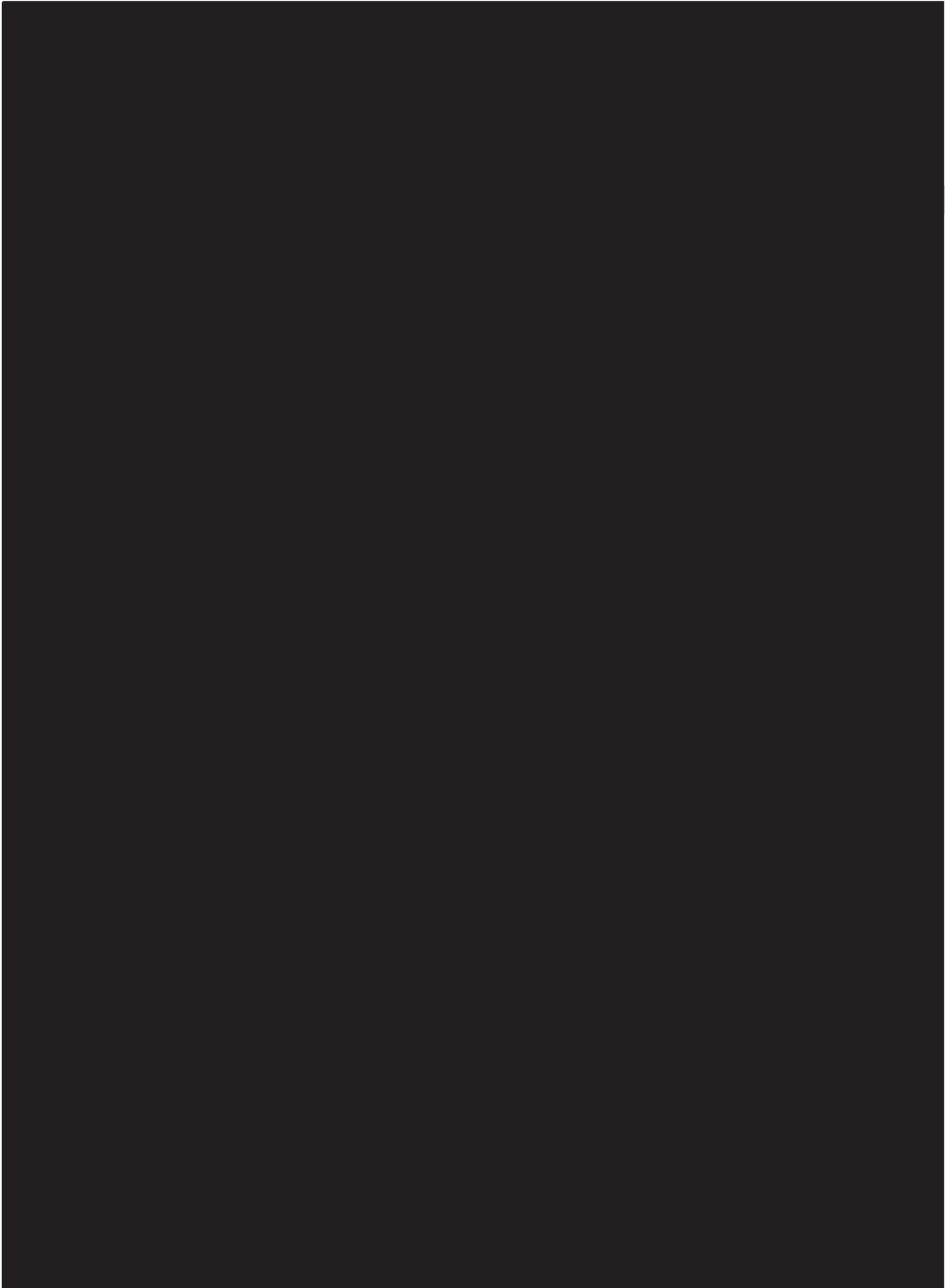


Structure Plan



Legend

- (A)** New North-South pedestrian link connecting Flinders Street and Pirie Street.
- (B)** Public Open Space
- (C)** Vehicular access points to be located off Dawkins Place and Worsnop Avenue.
- (D)** Building envelopes that deliver best practice design principles to ensure a high level of amenity for occupants.

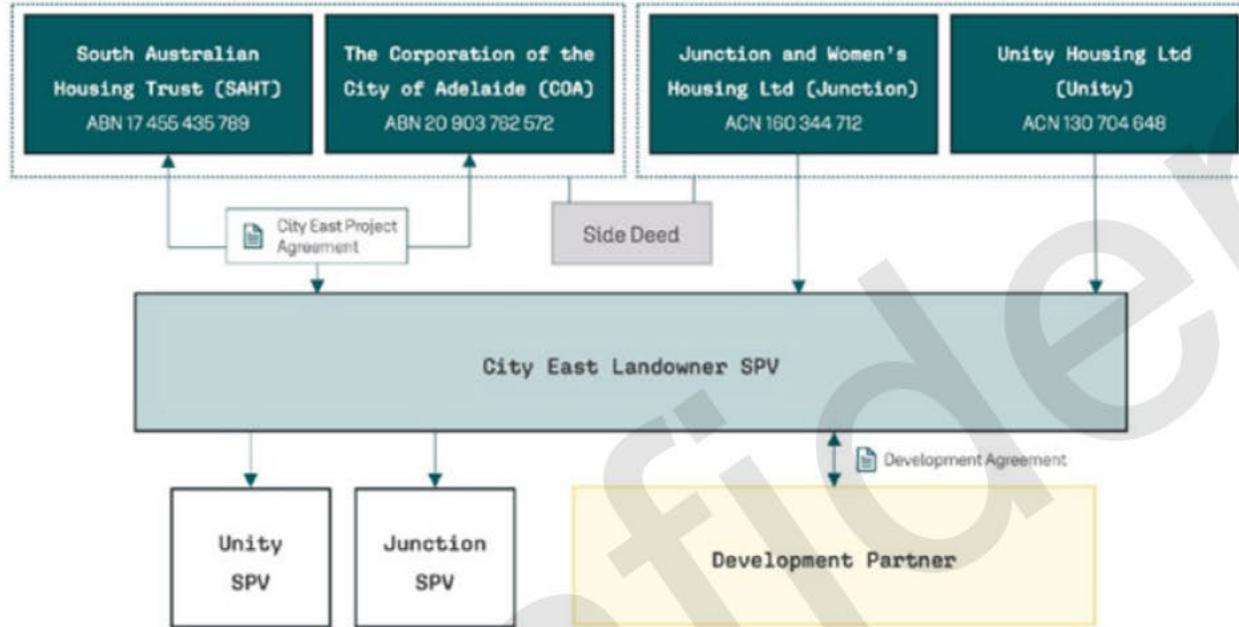




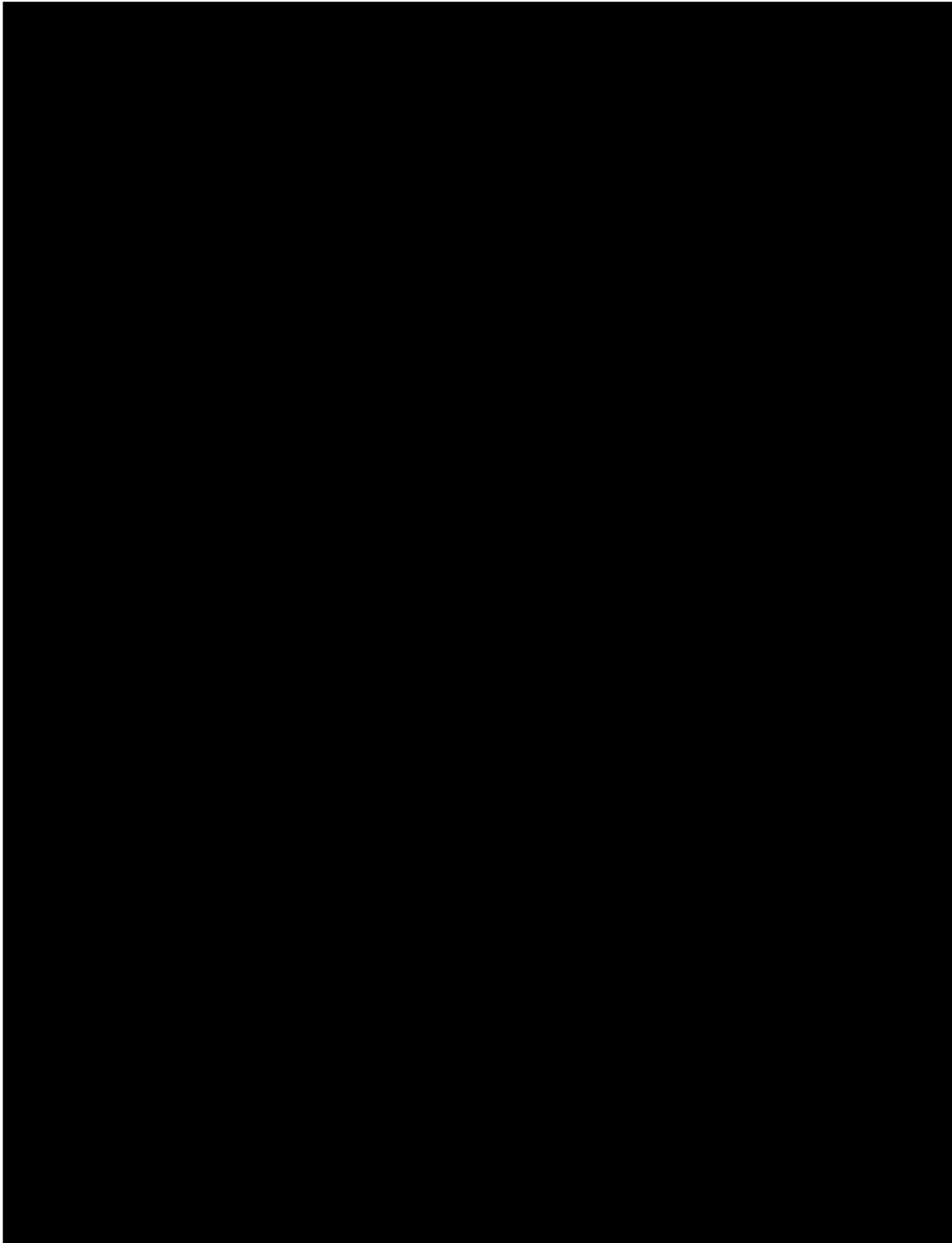


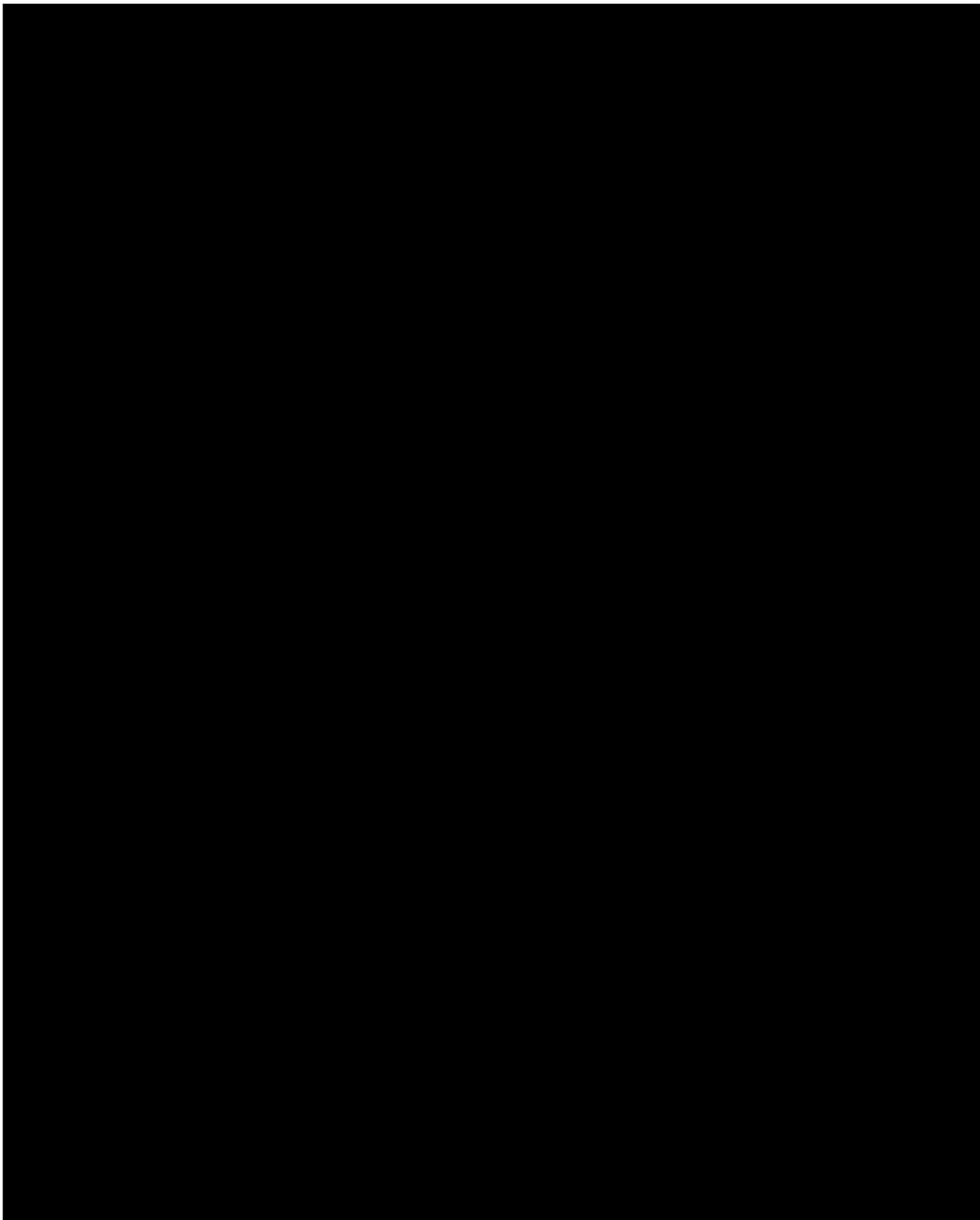
Ownership and Project Governance Model

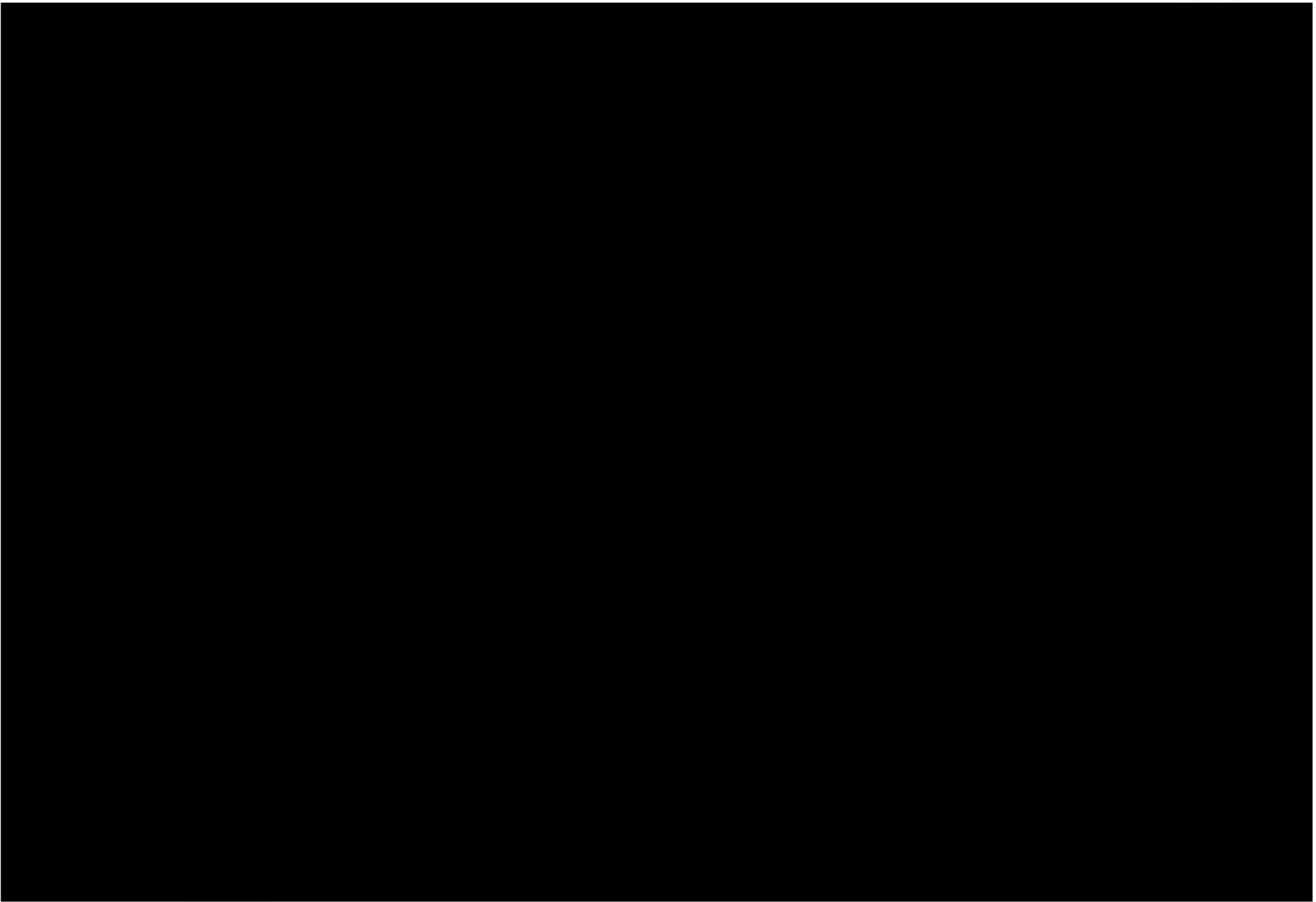
Joint Special Purpose Vehicle with Development Agreement

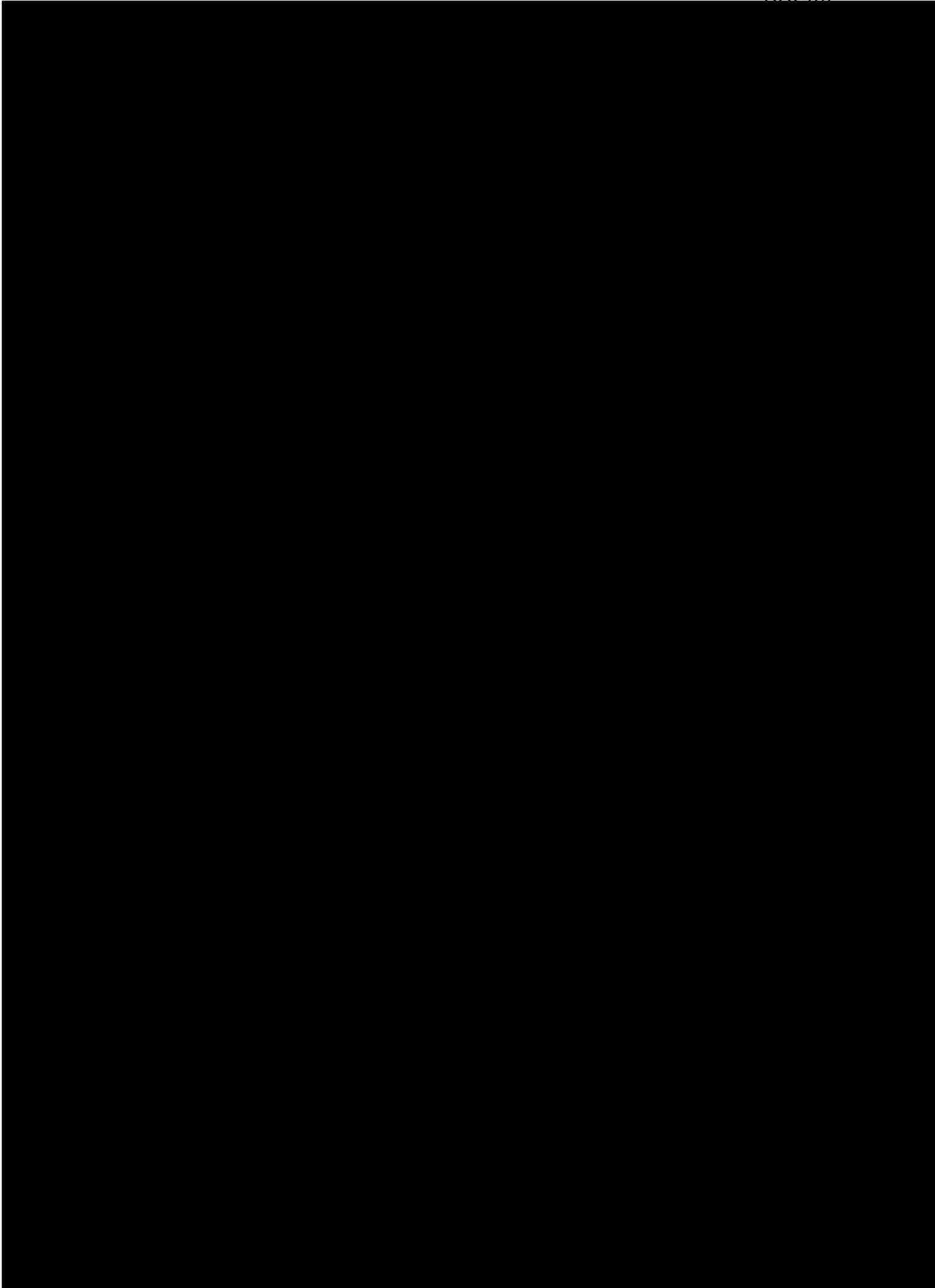


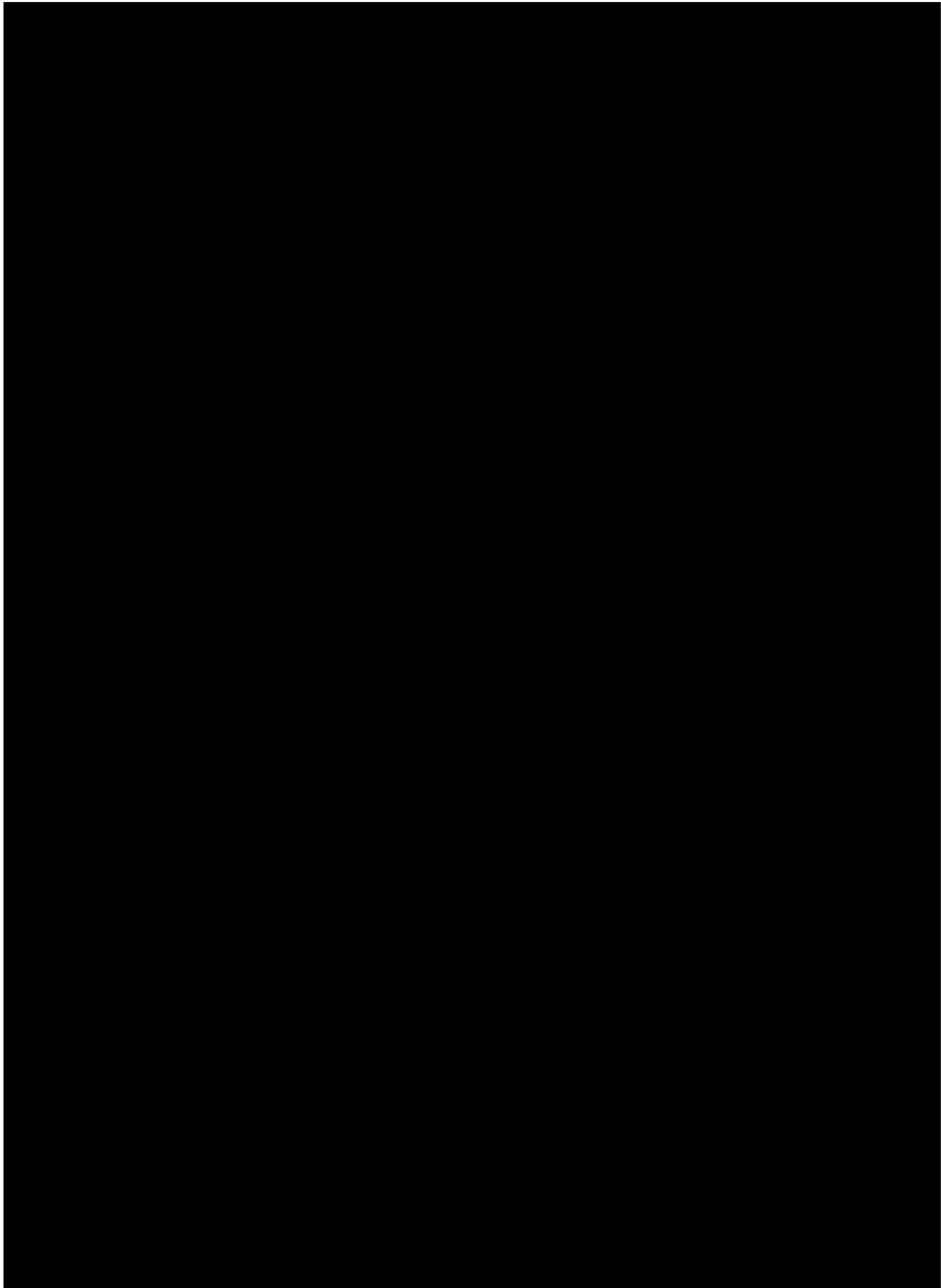
- Consortium Entities
- Delivery & Operational SPV
- Development Partner (contracting with SPV via Development Agreement)
- Retention of Completed Product
- City East Project Agreement
- City East Landowner SPV
- Development Agreement

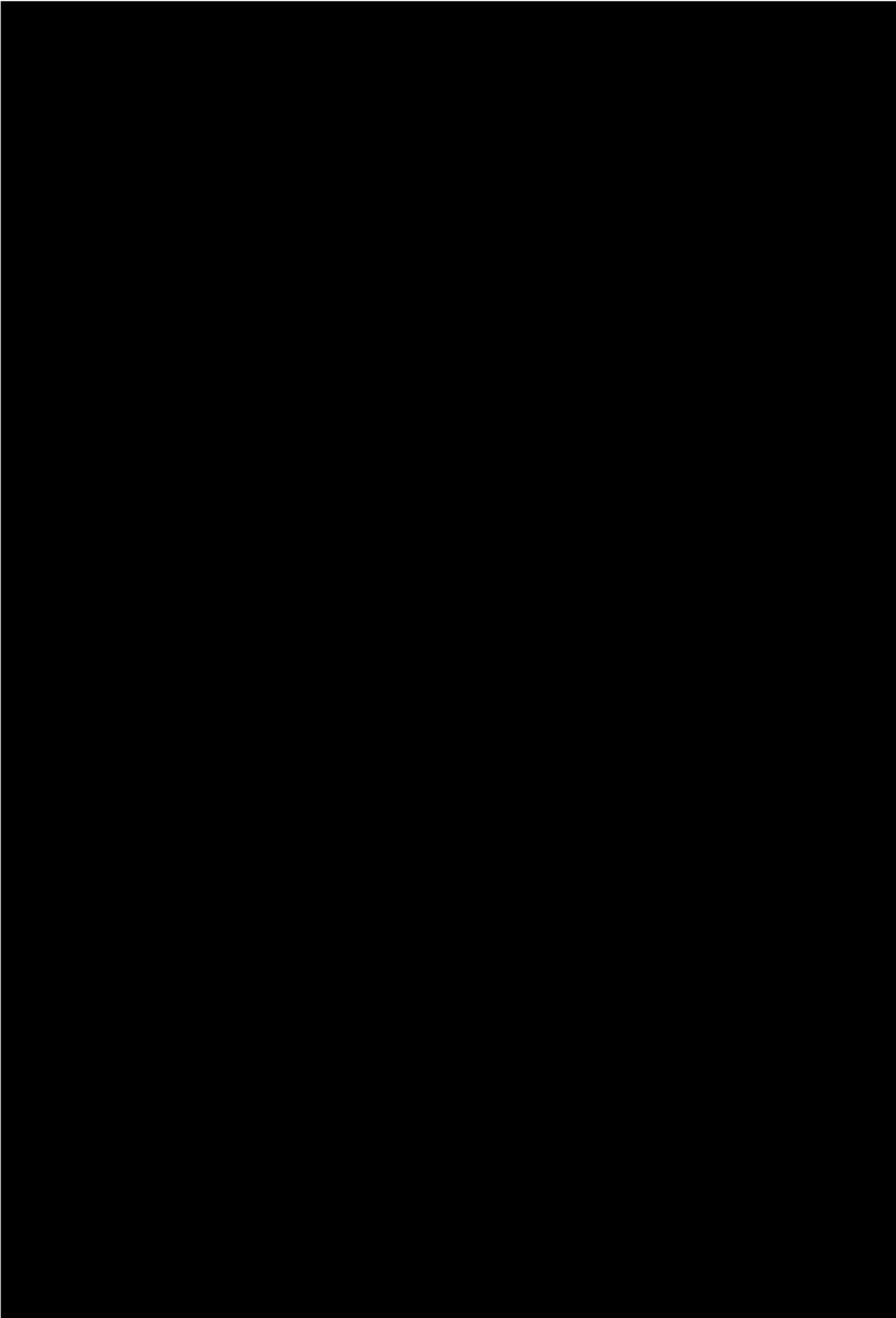


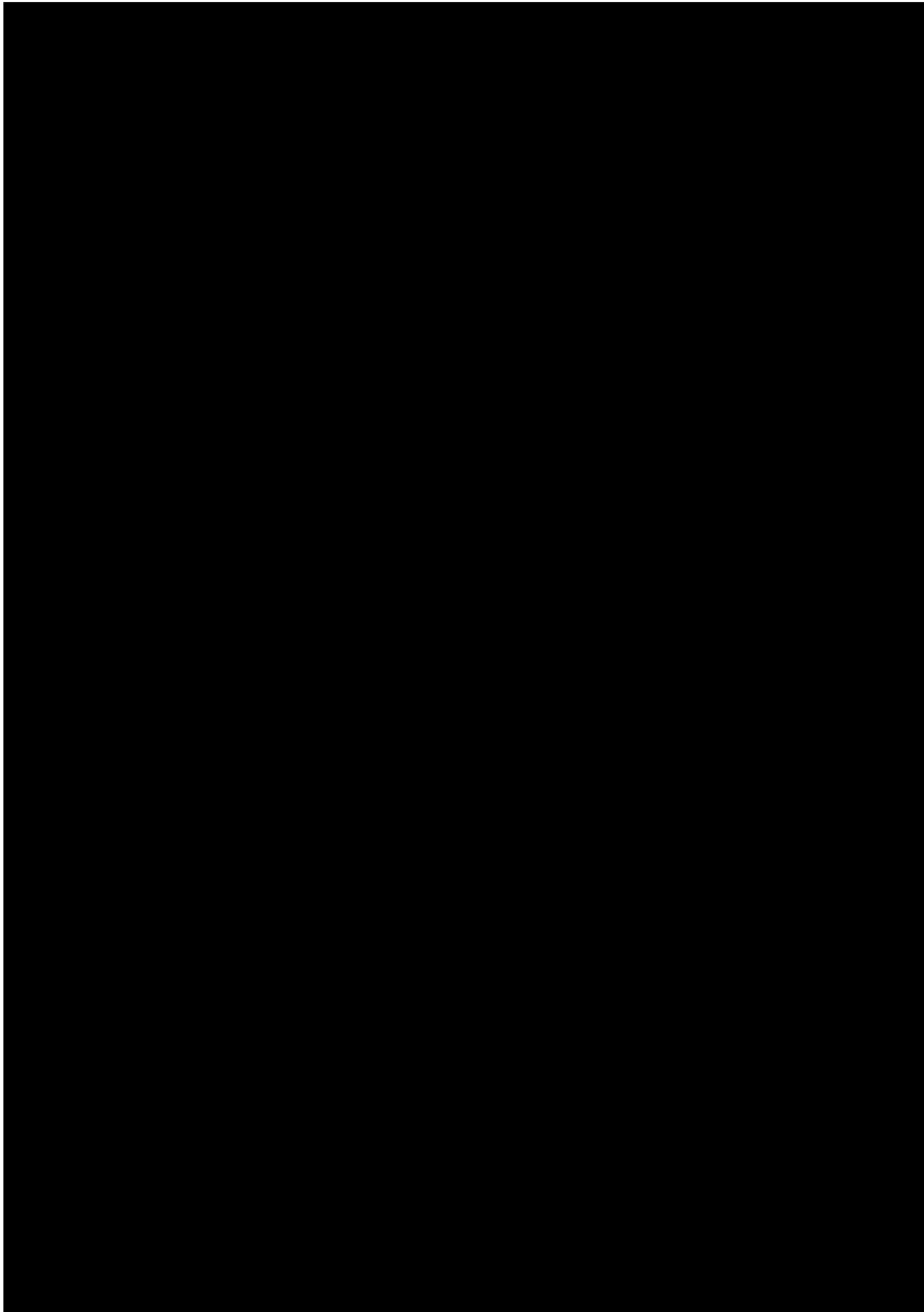


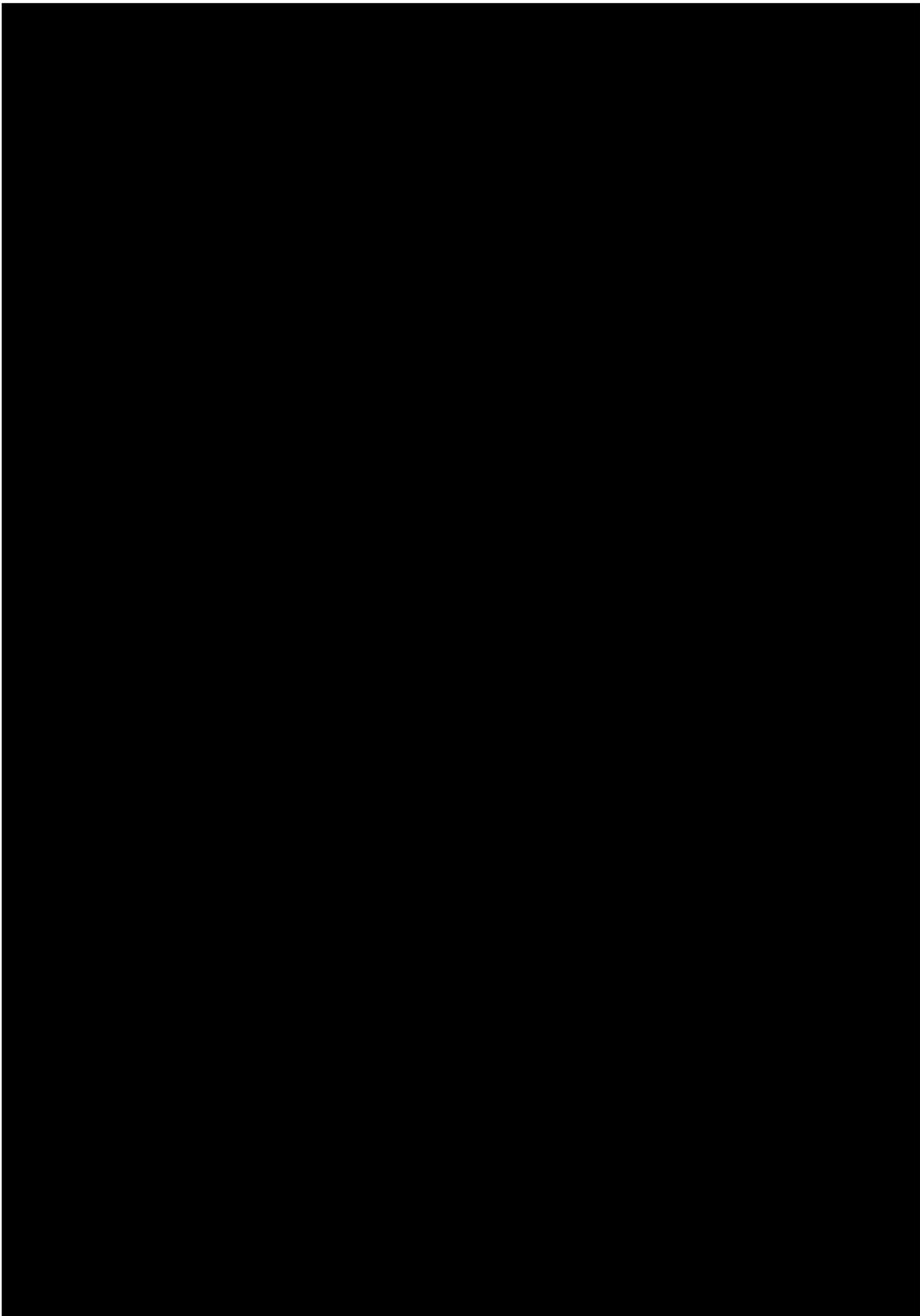


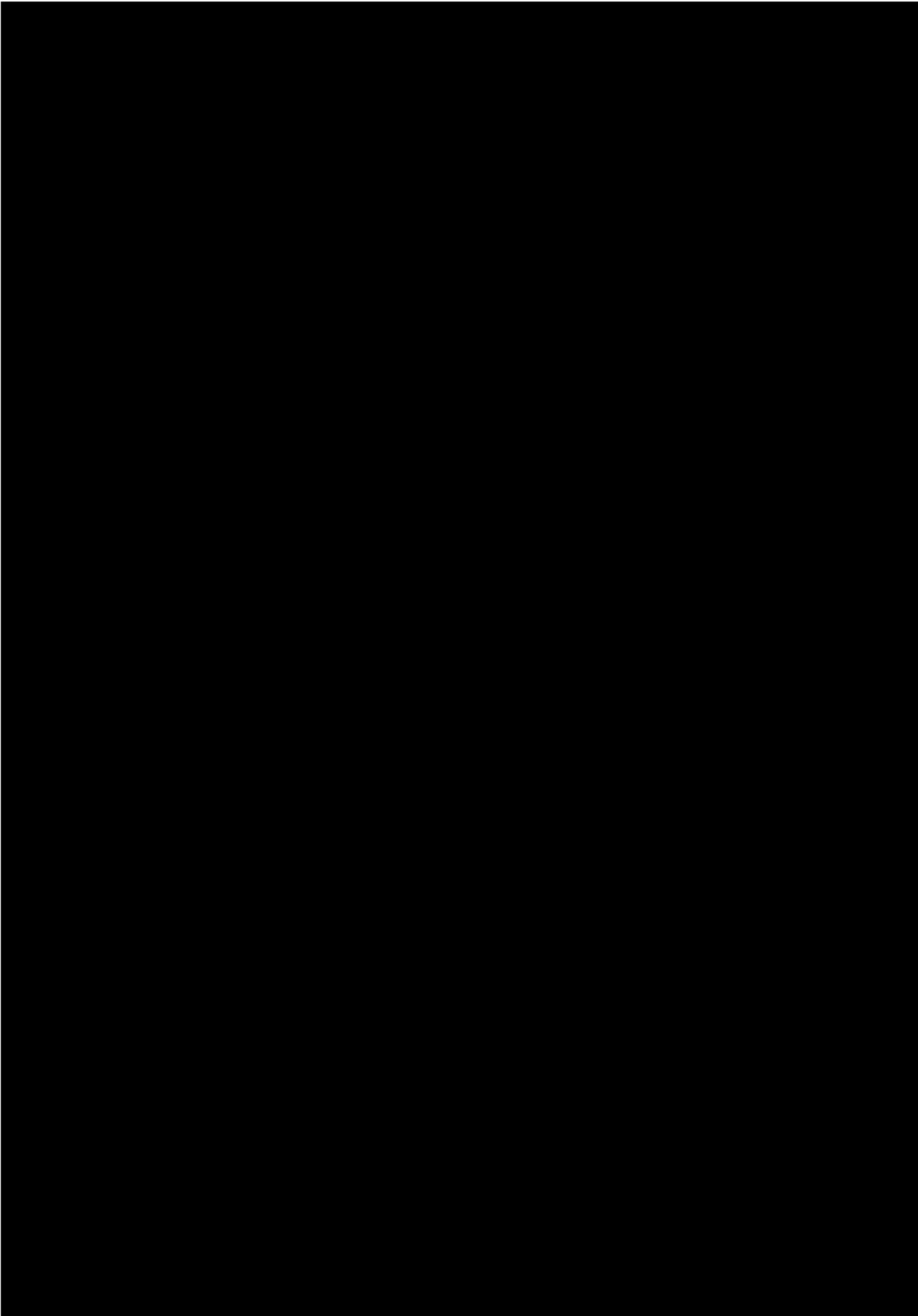


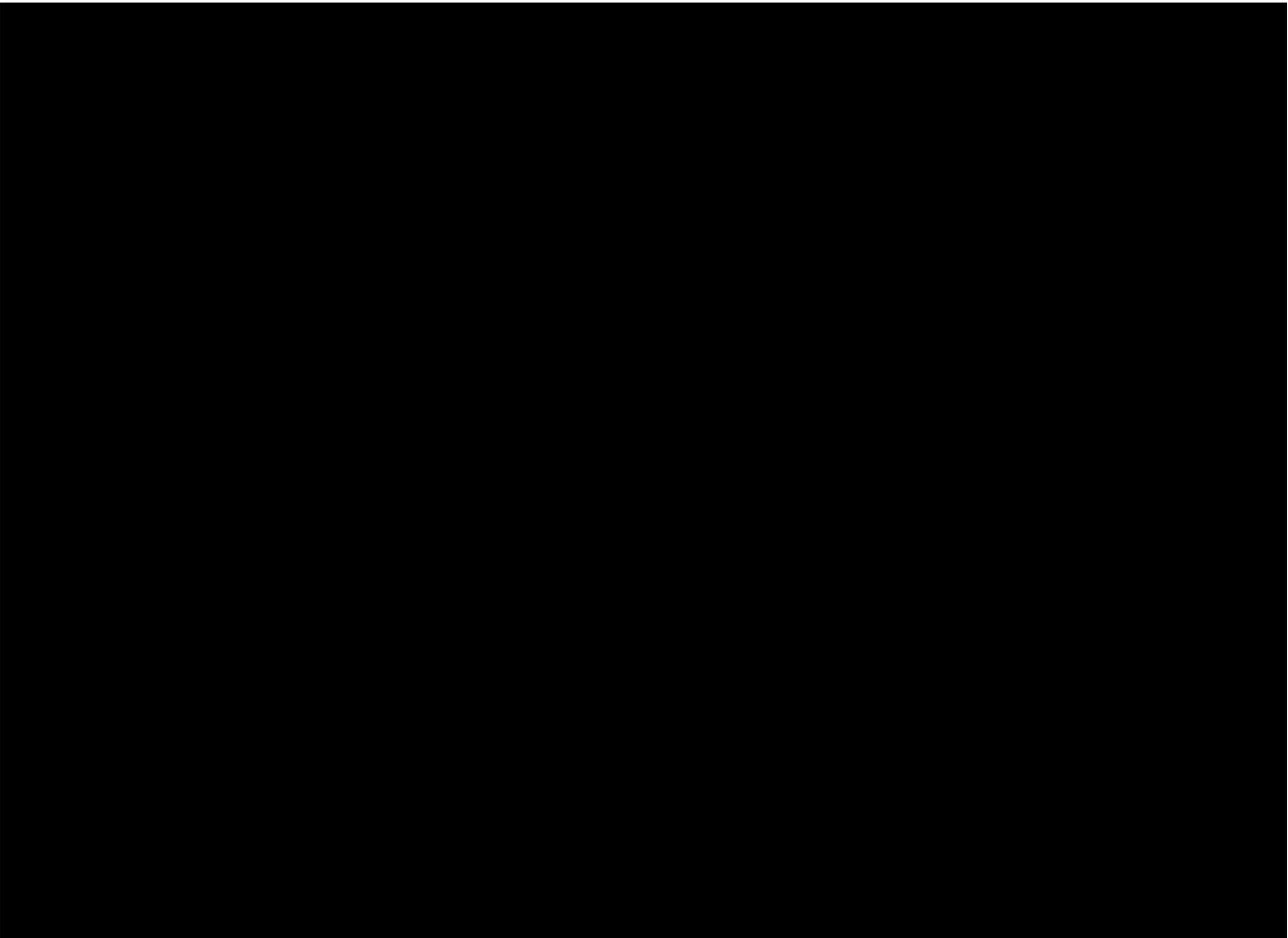




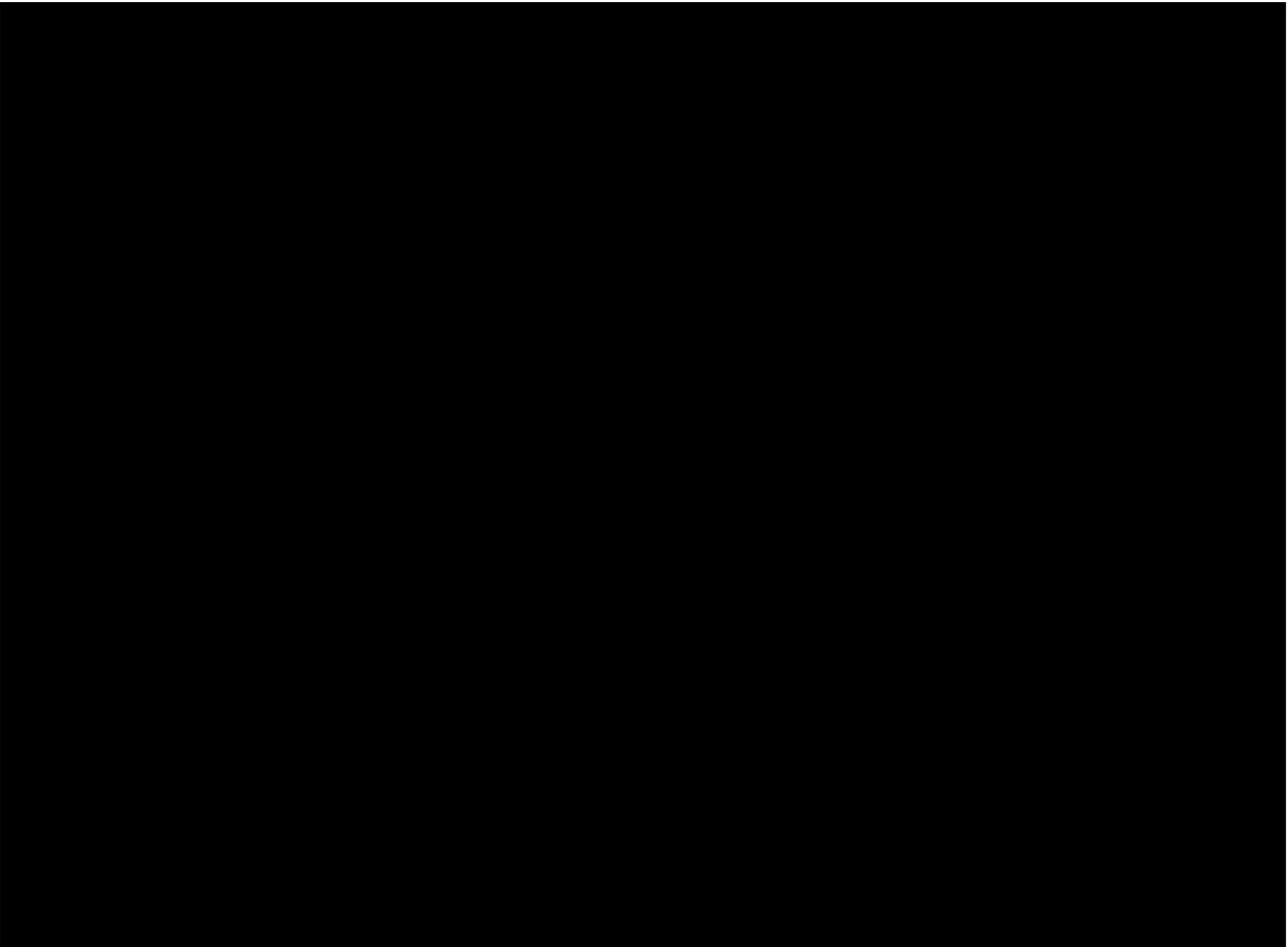


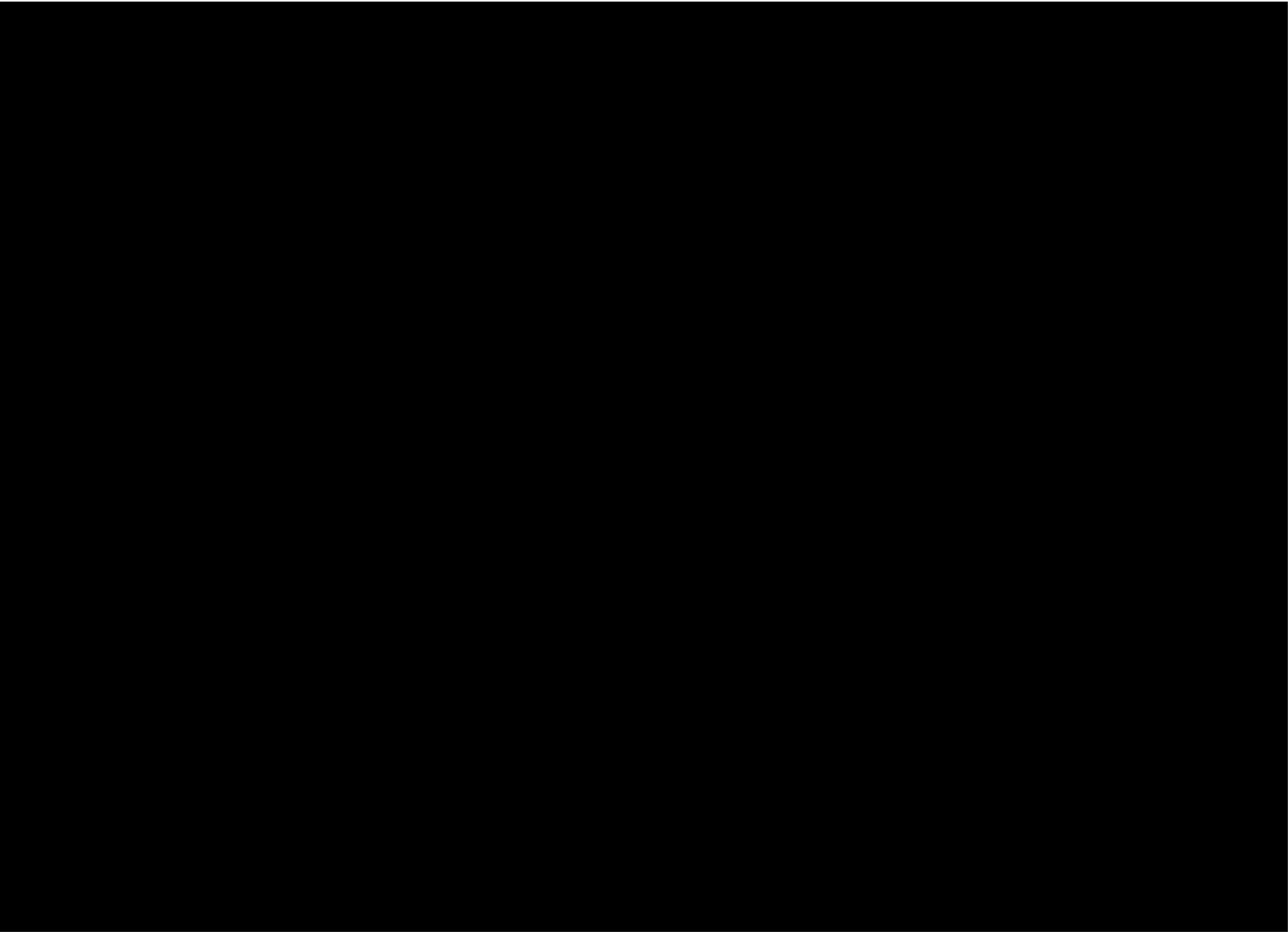


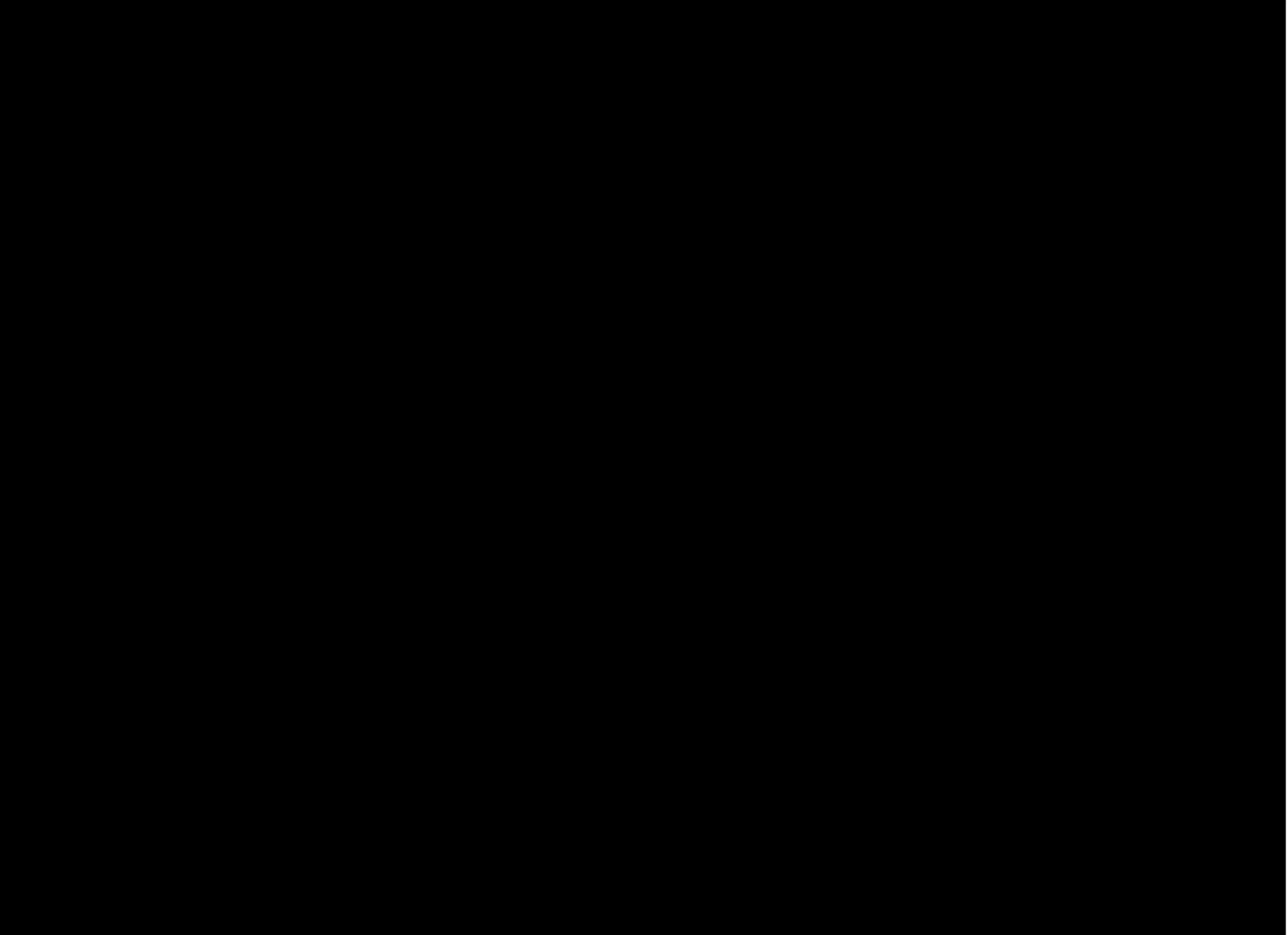


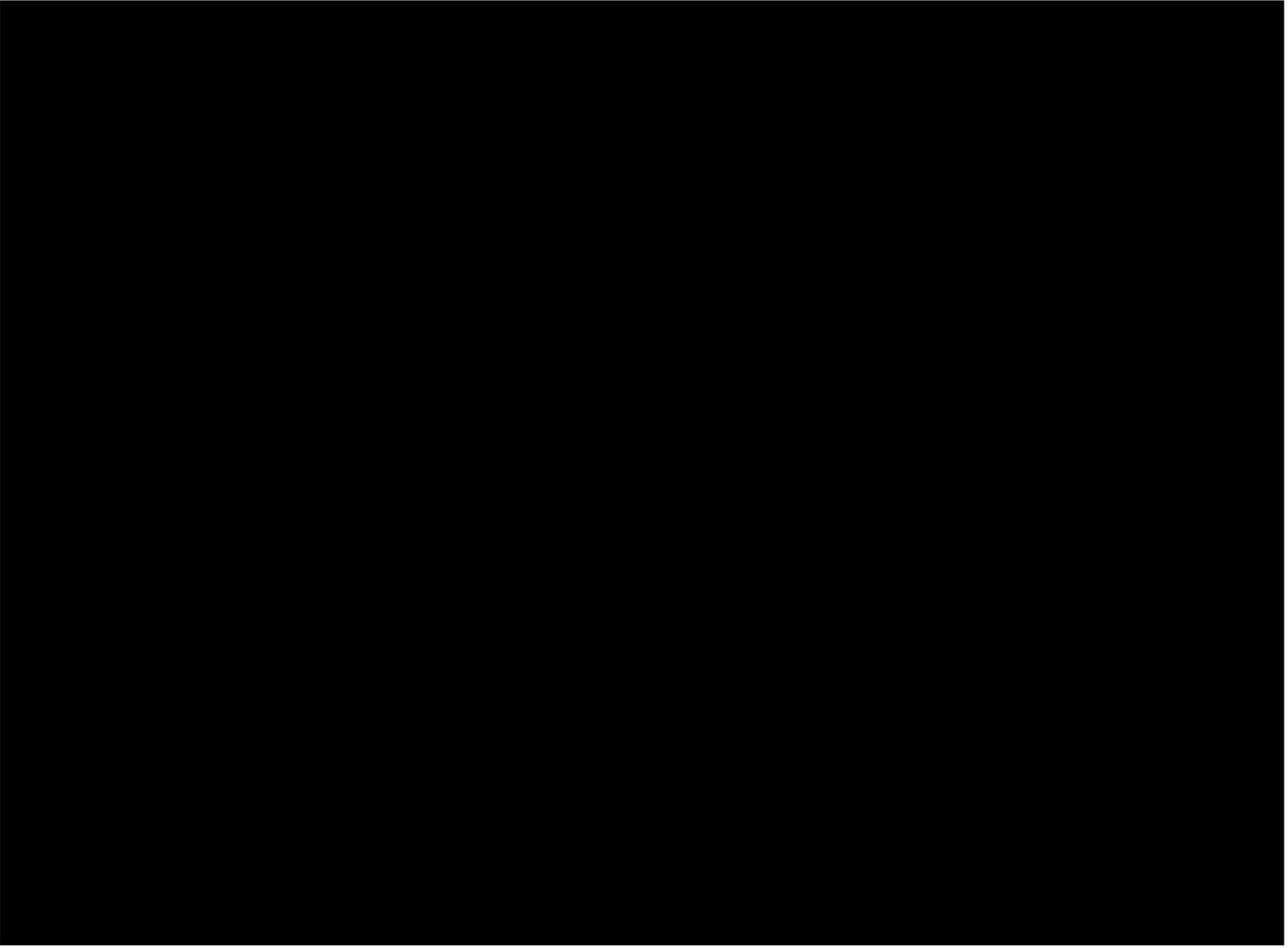


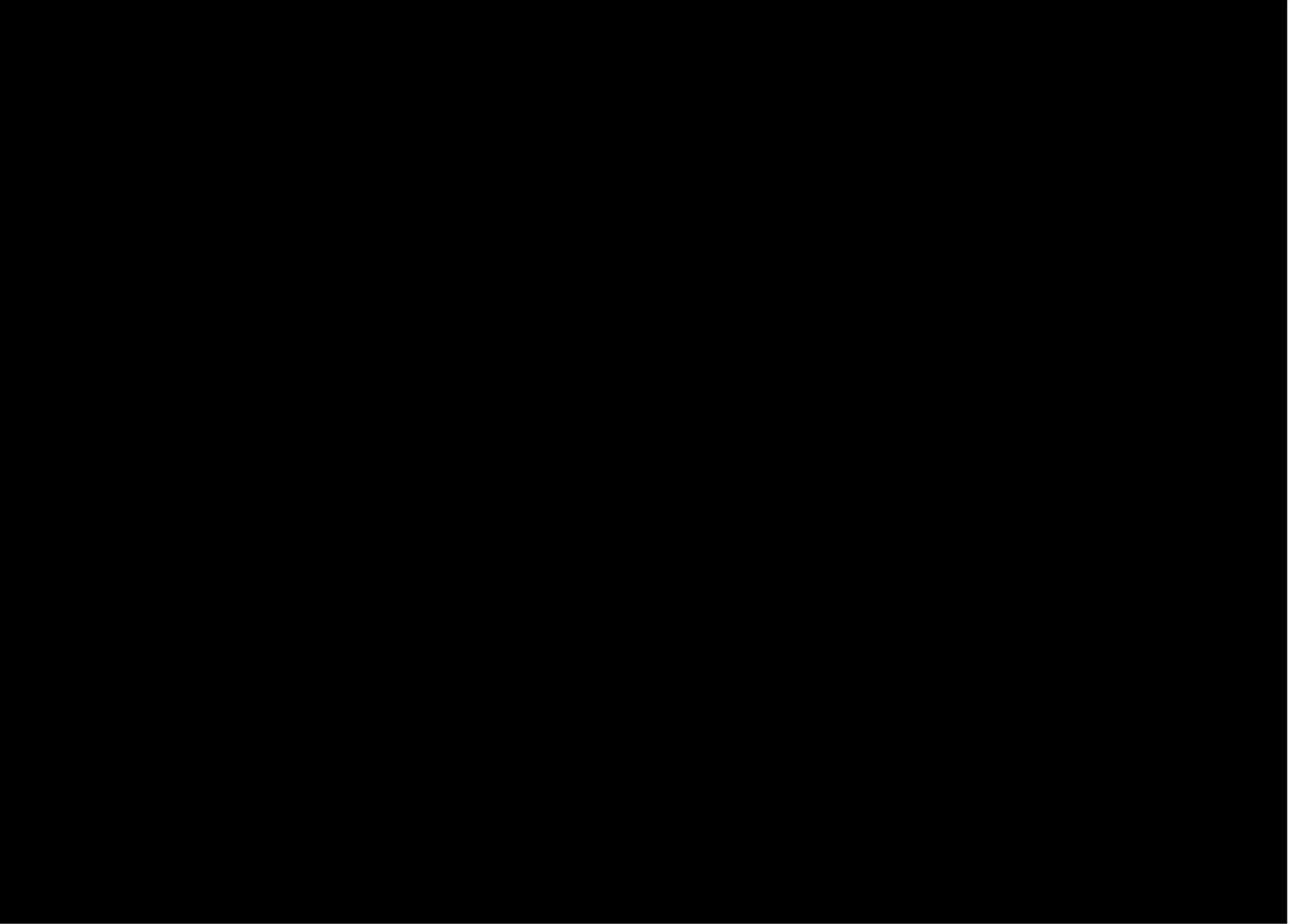


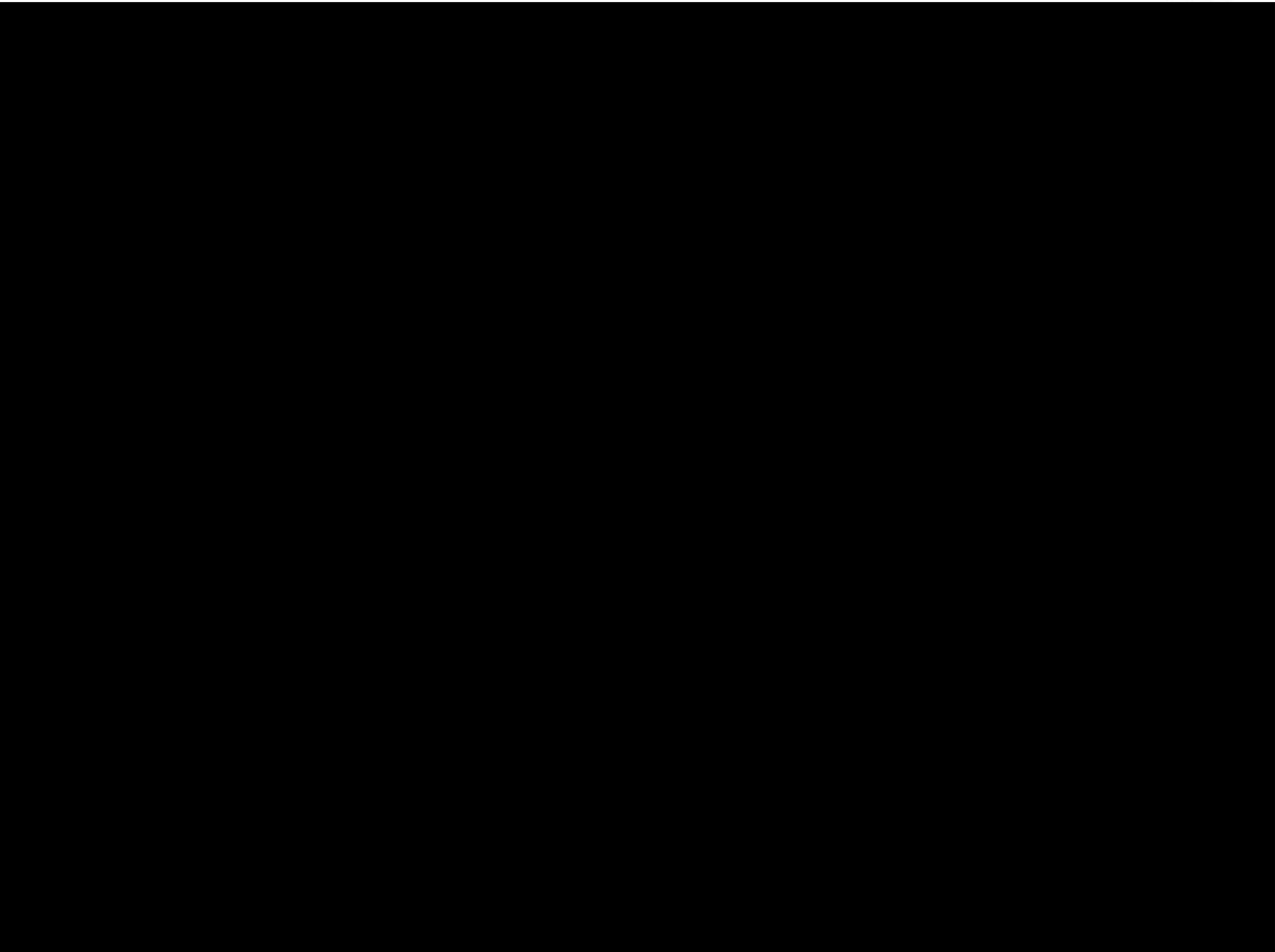


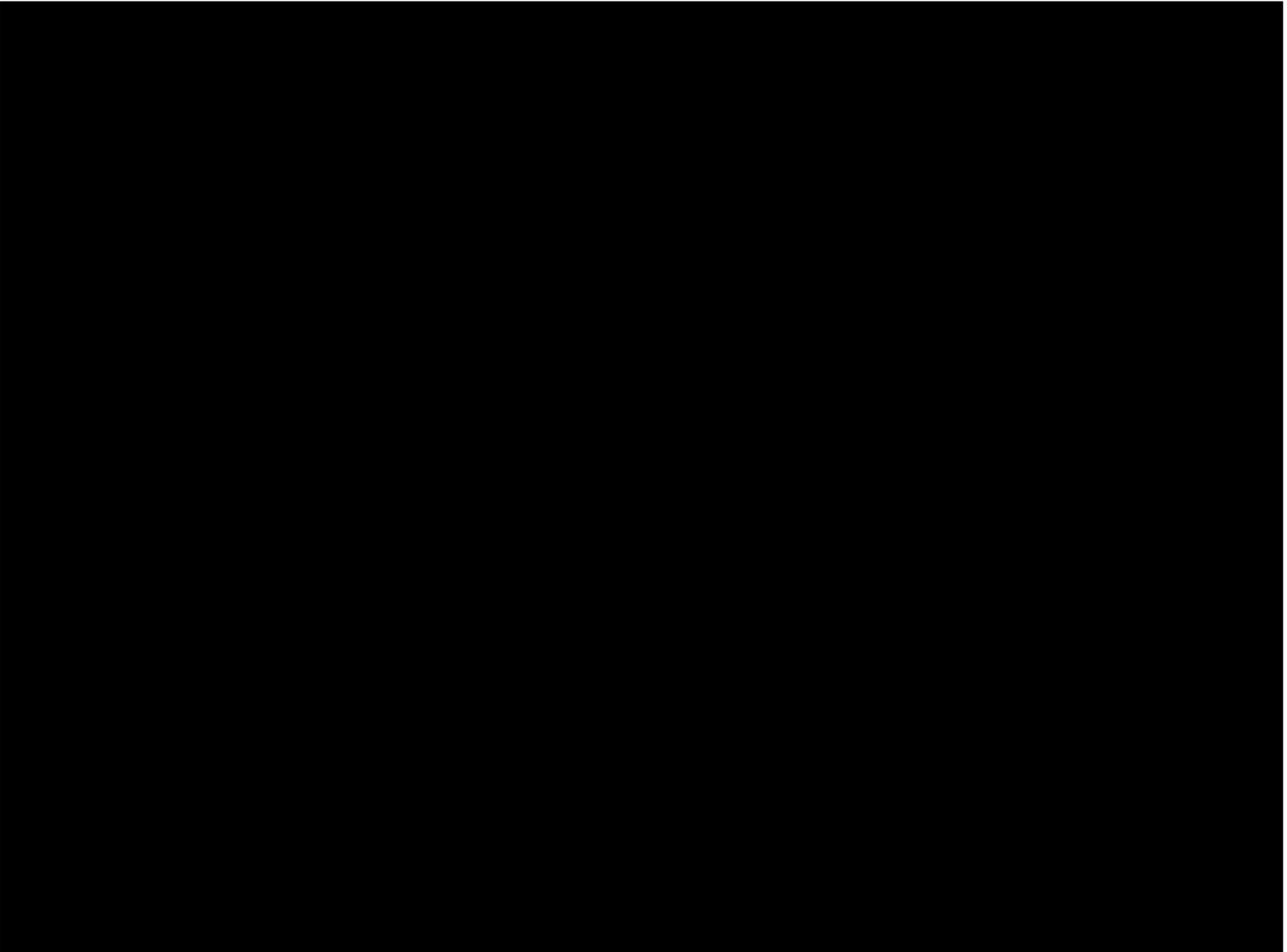




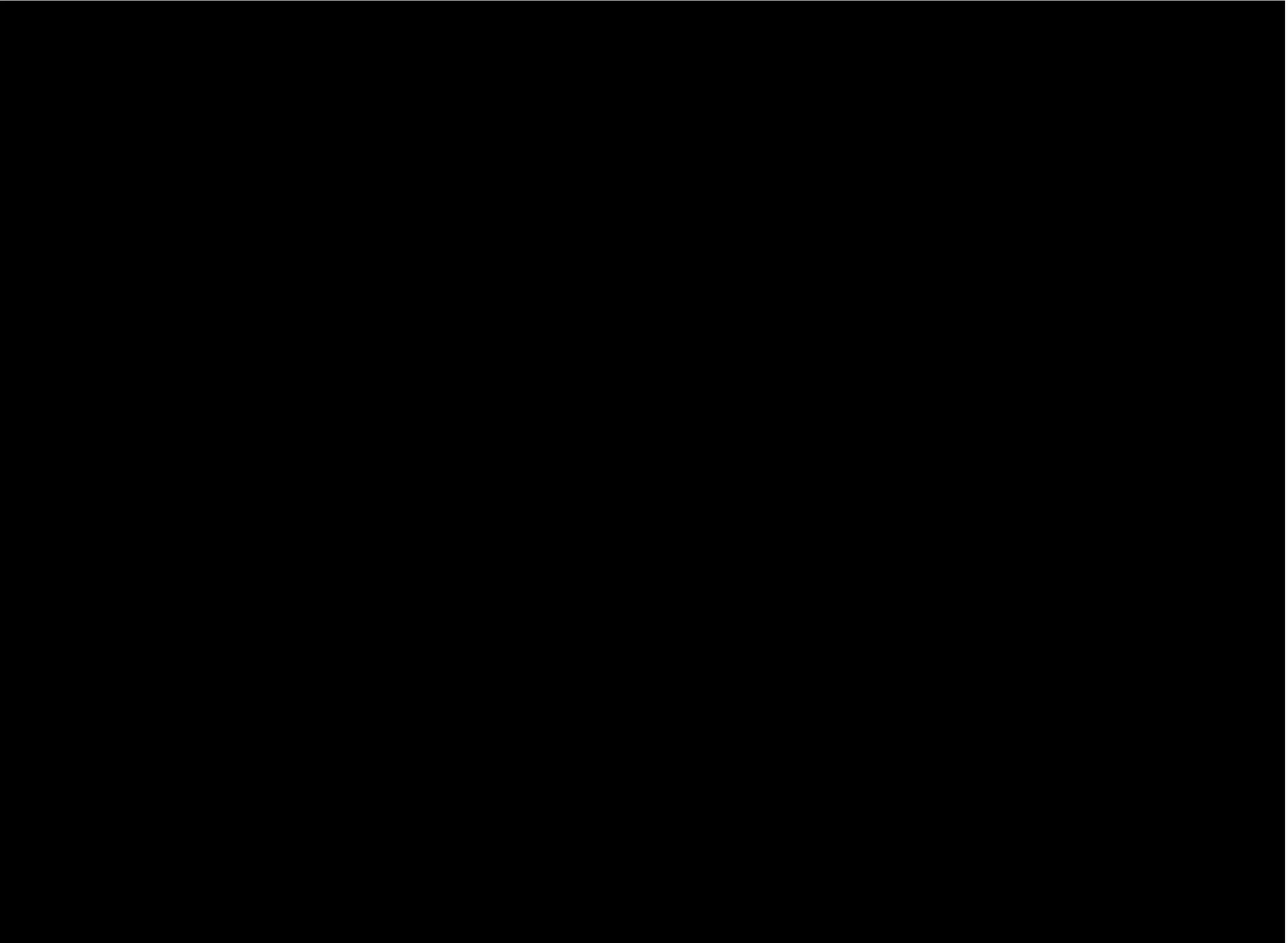


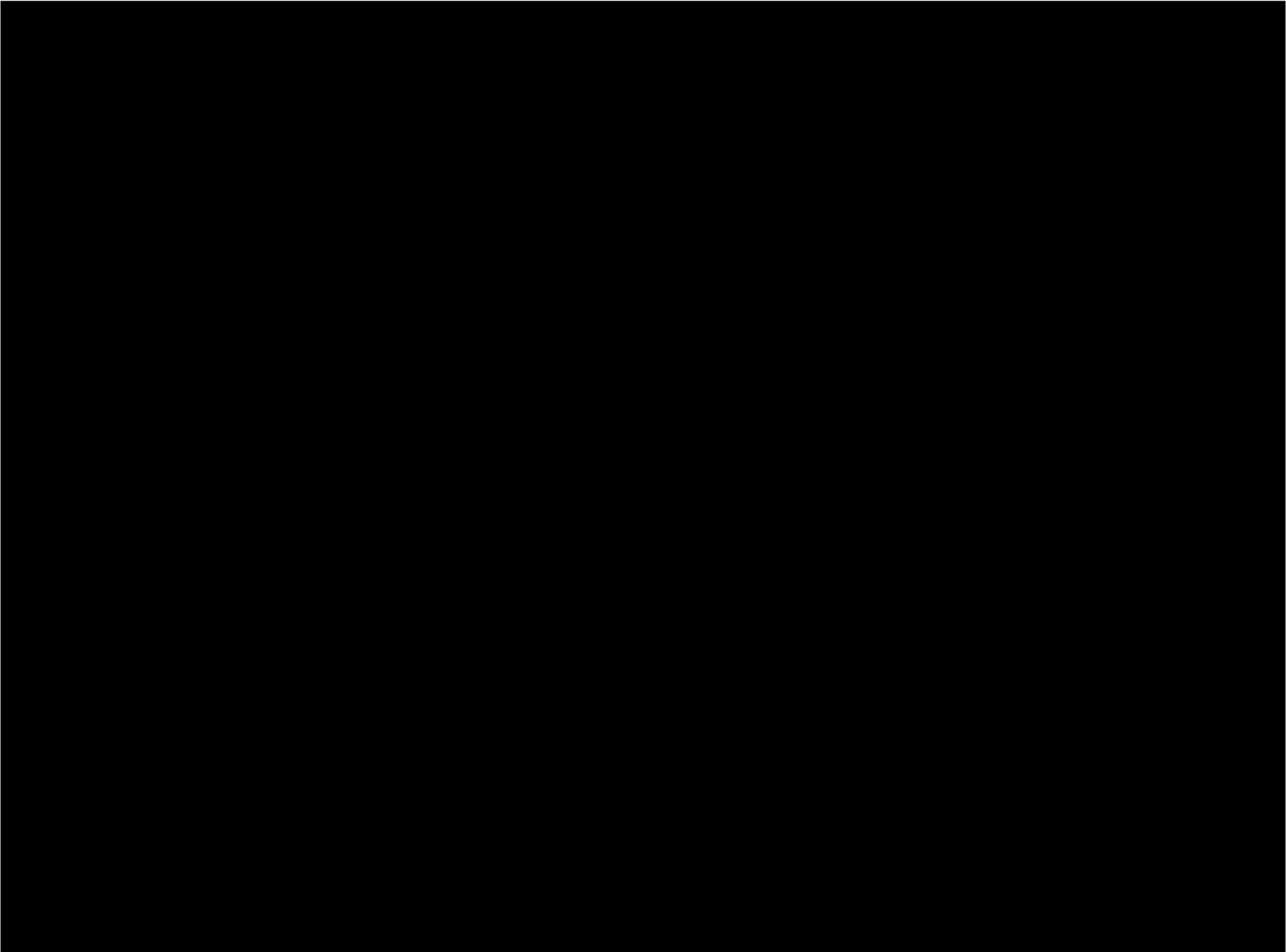


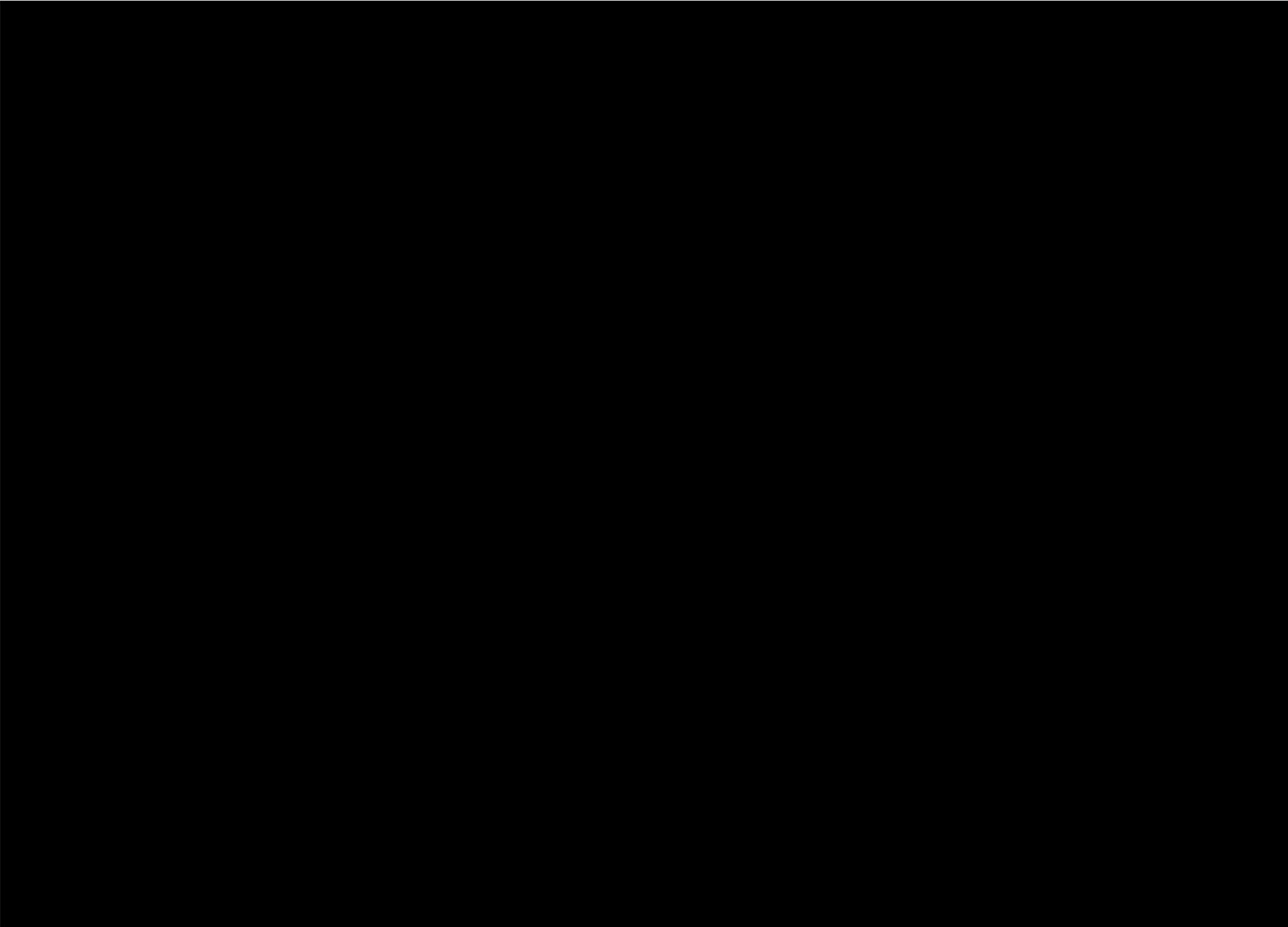


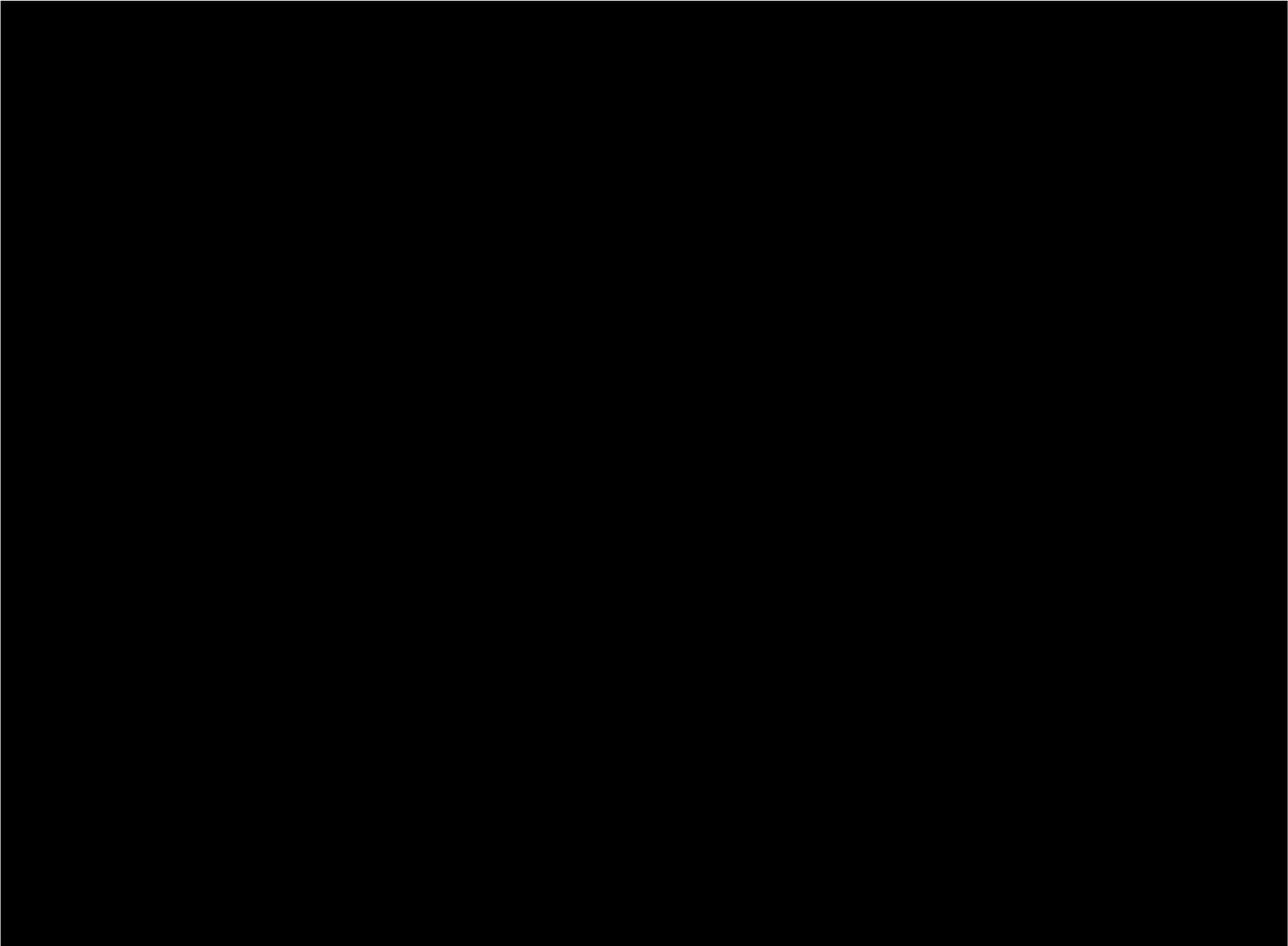


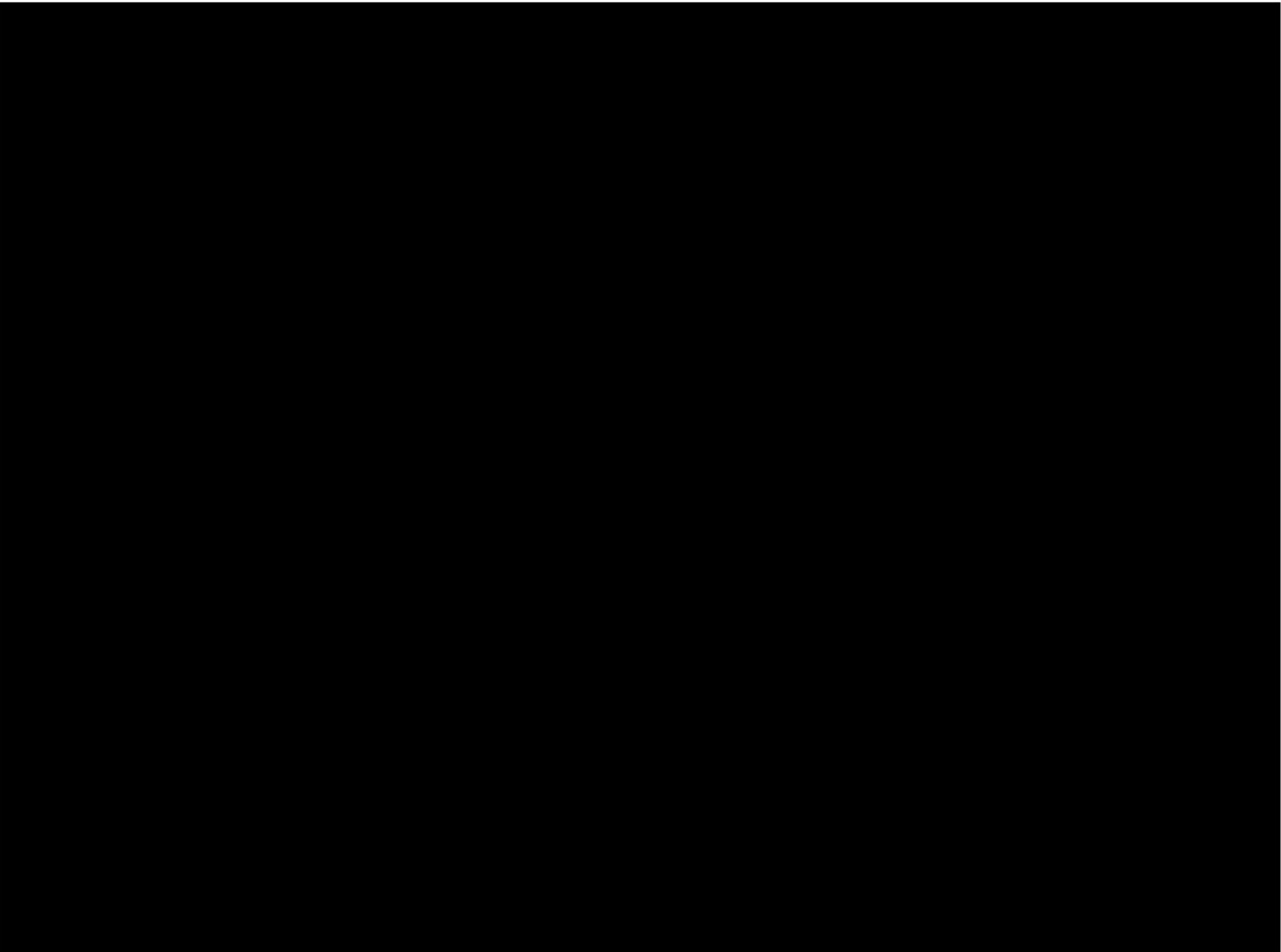


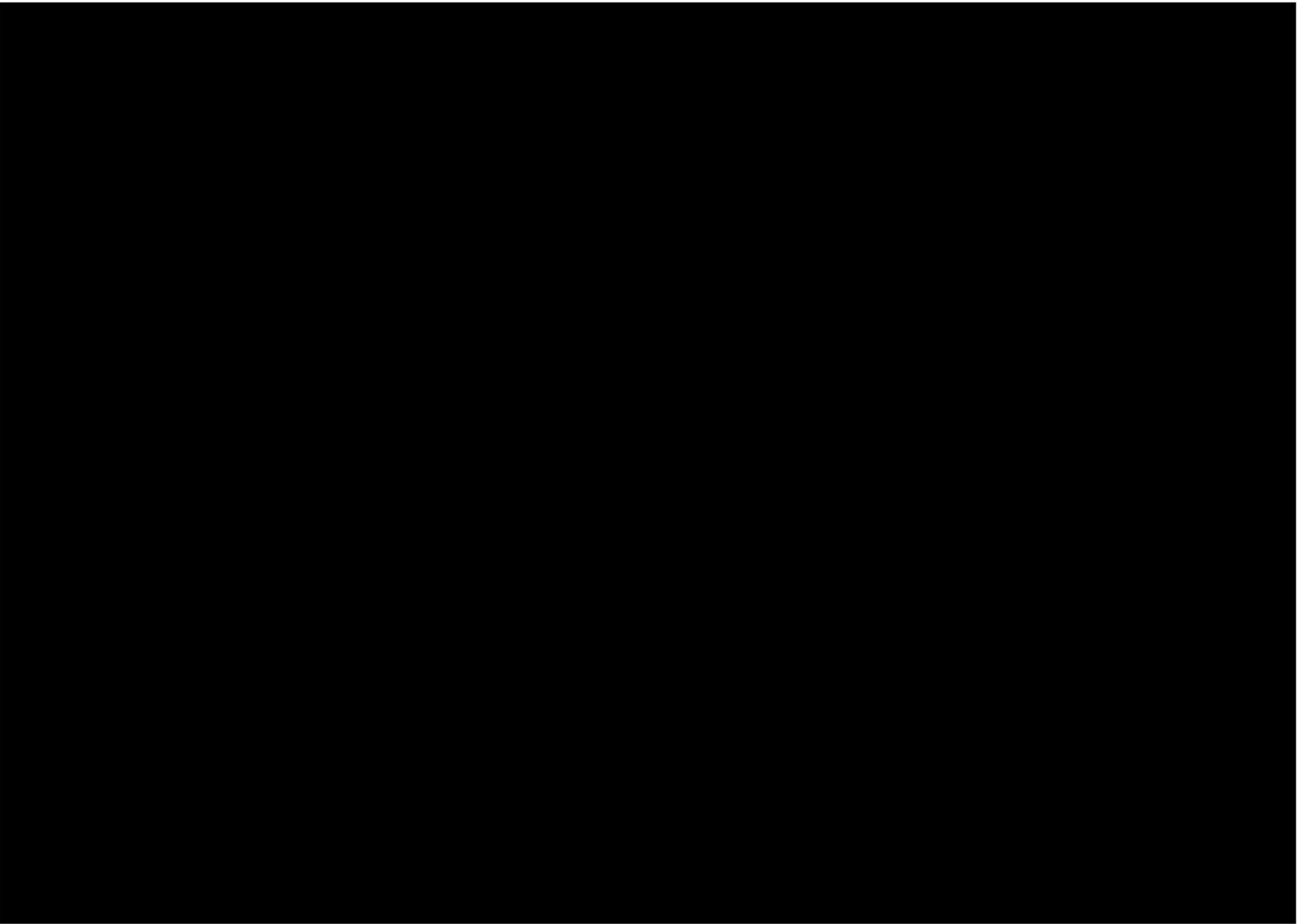


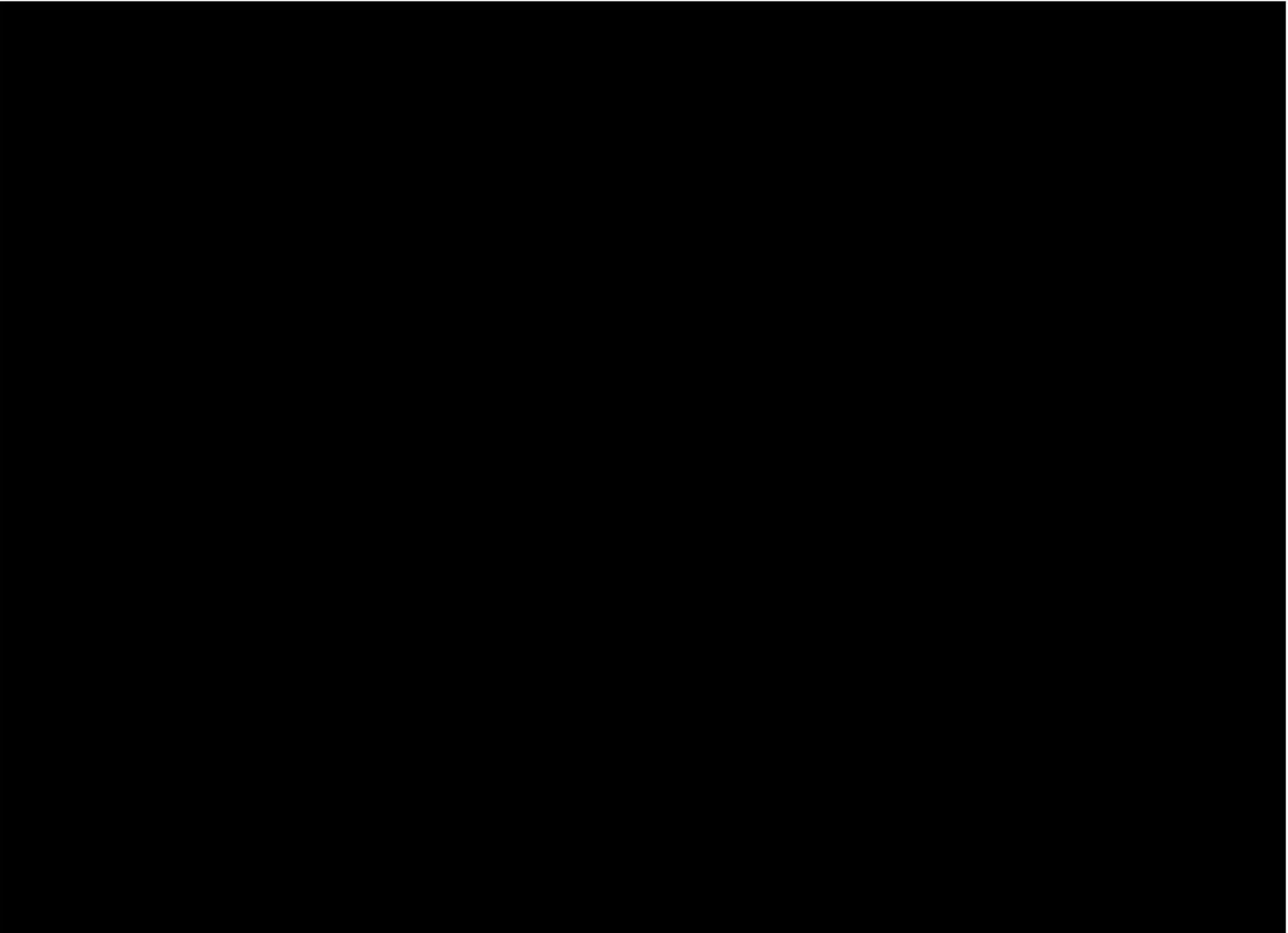


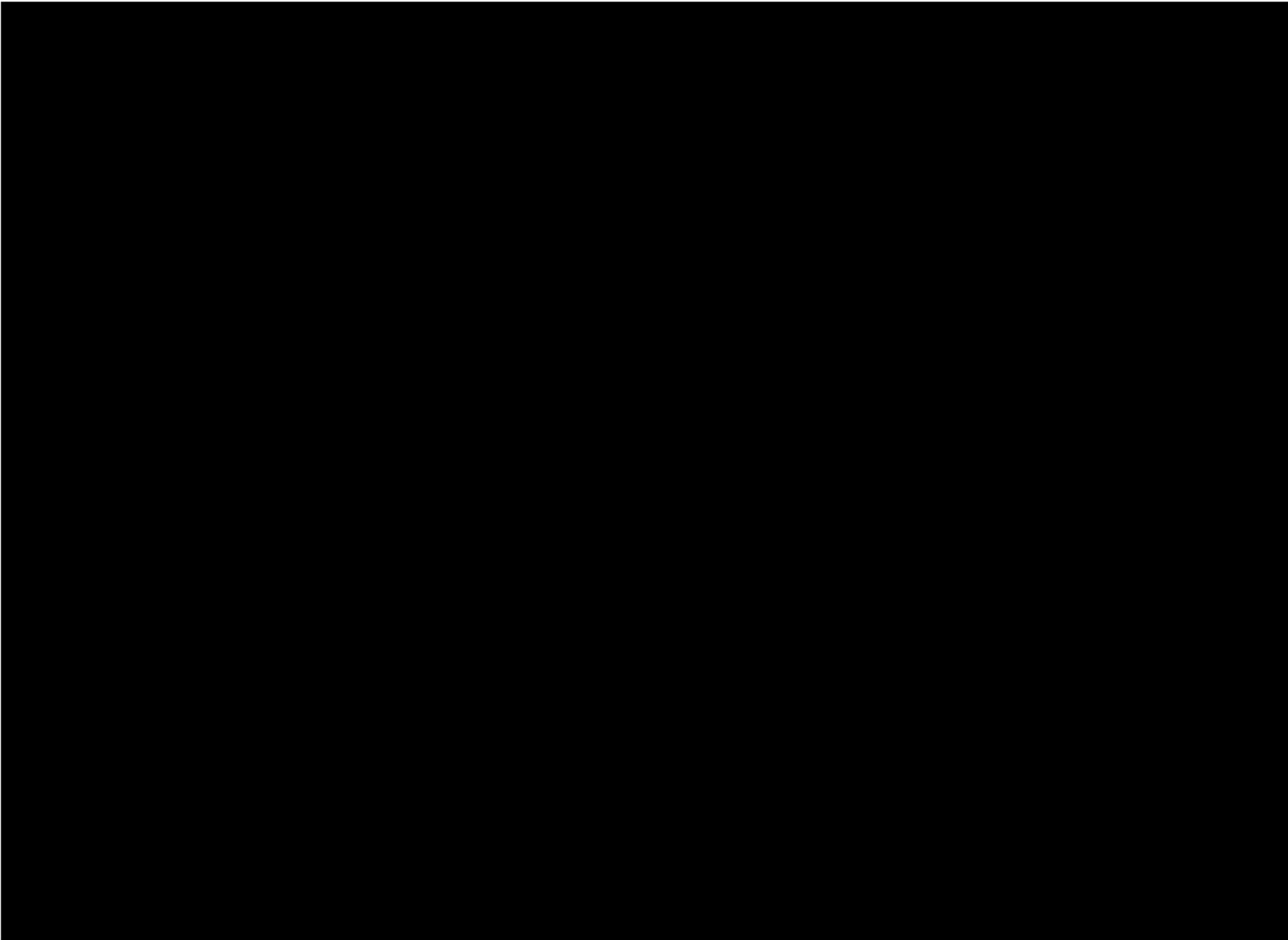


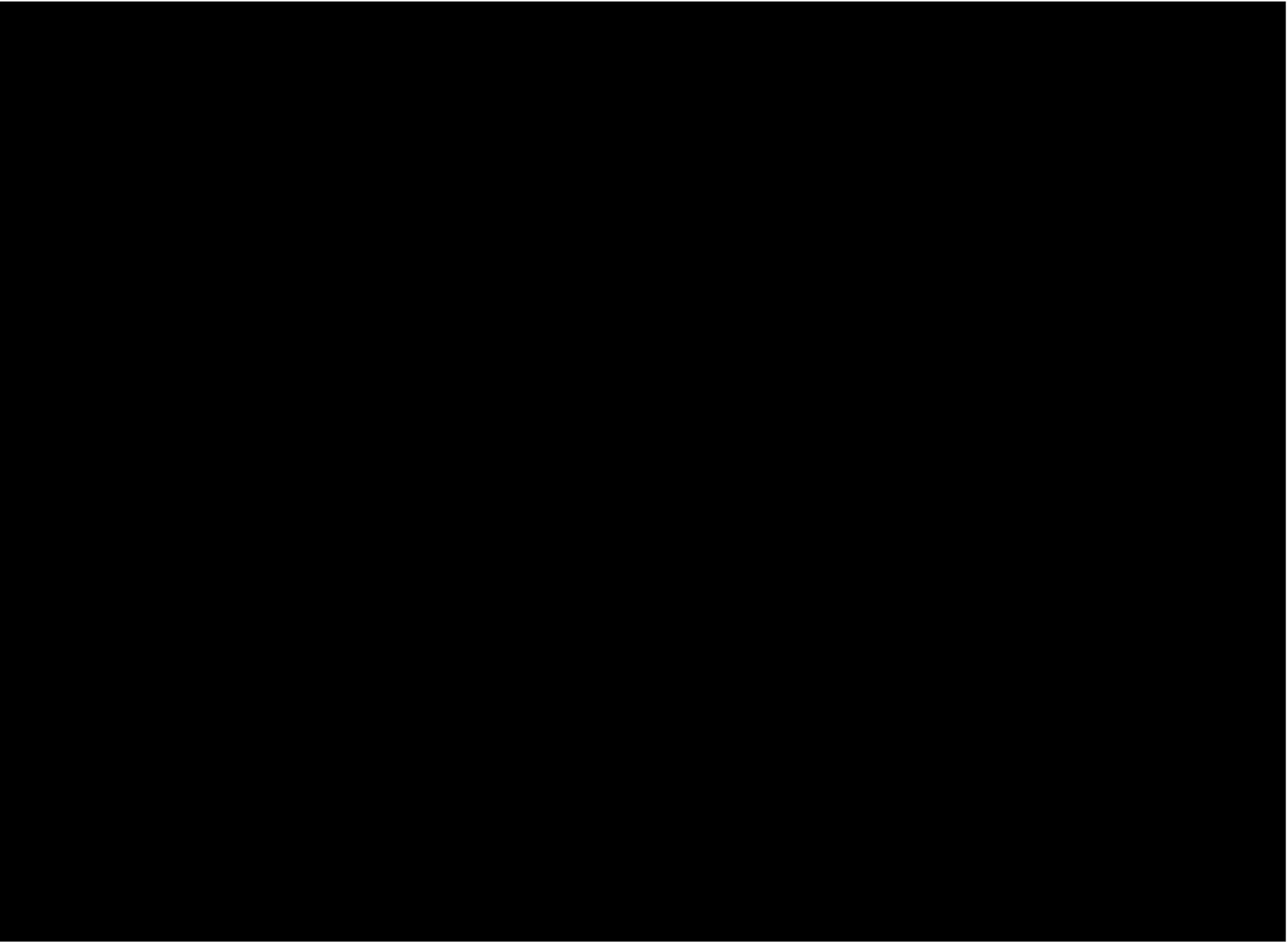


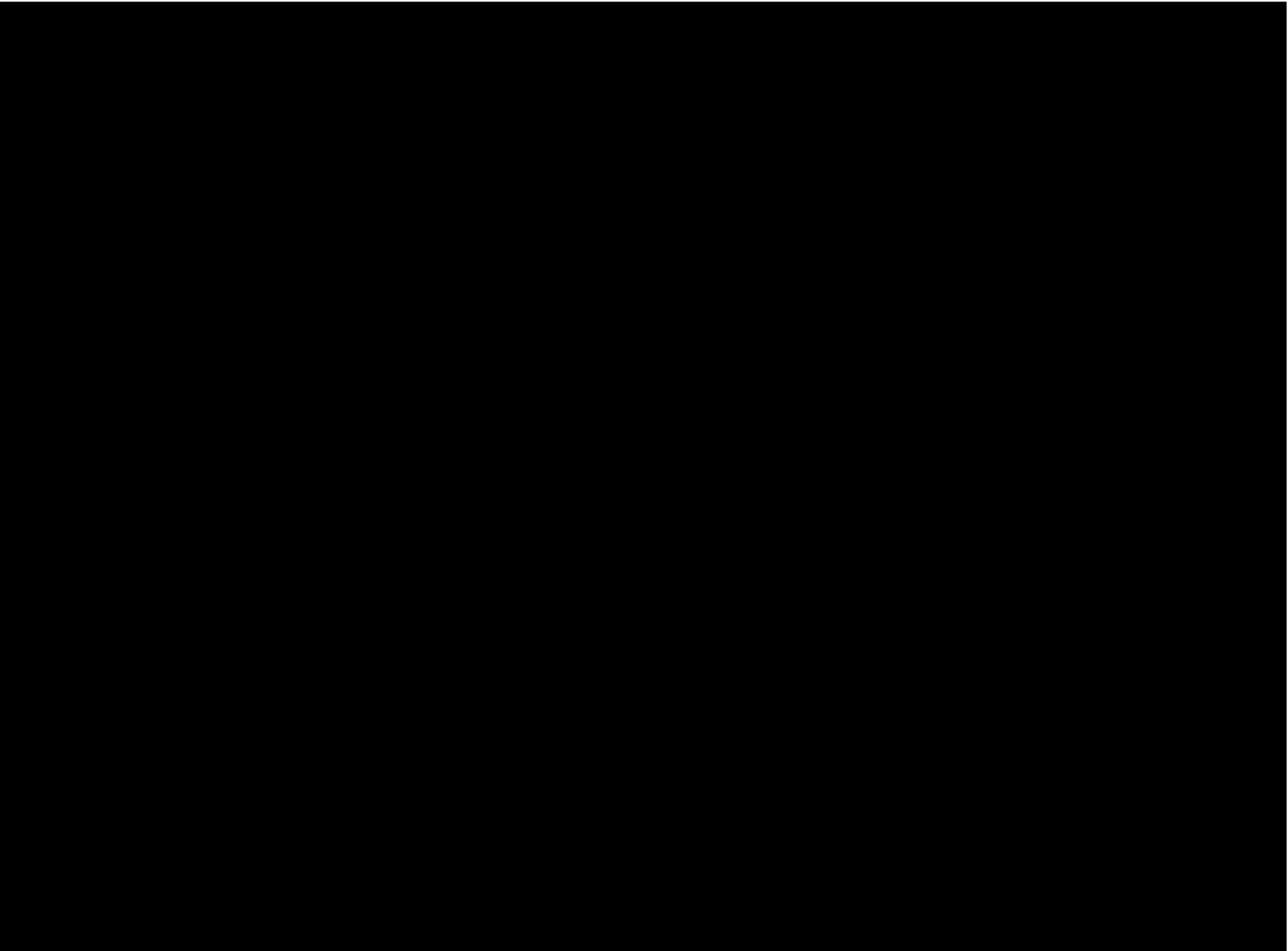


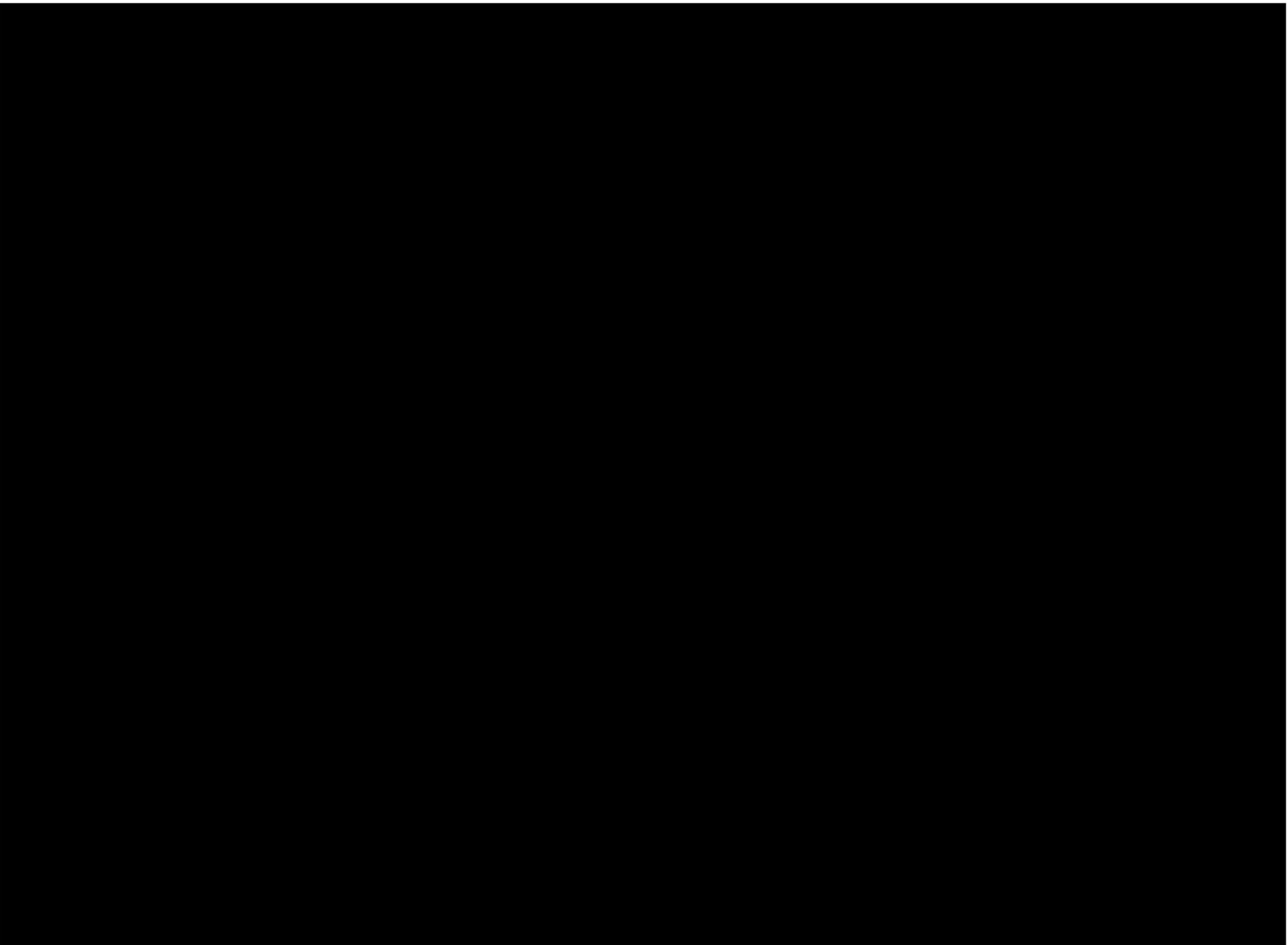




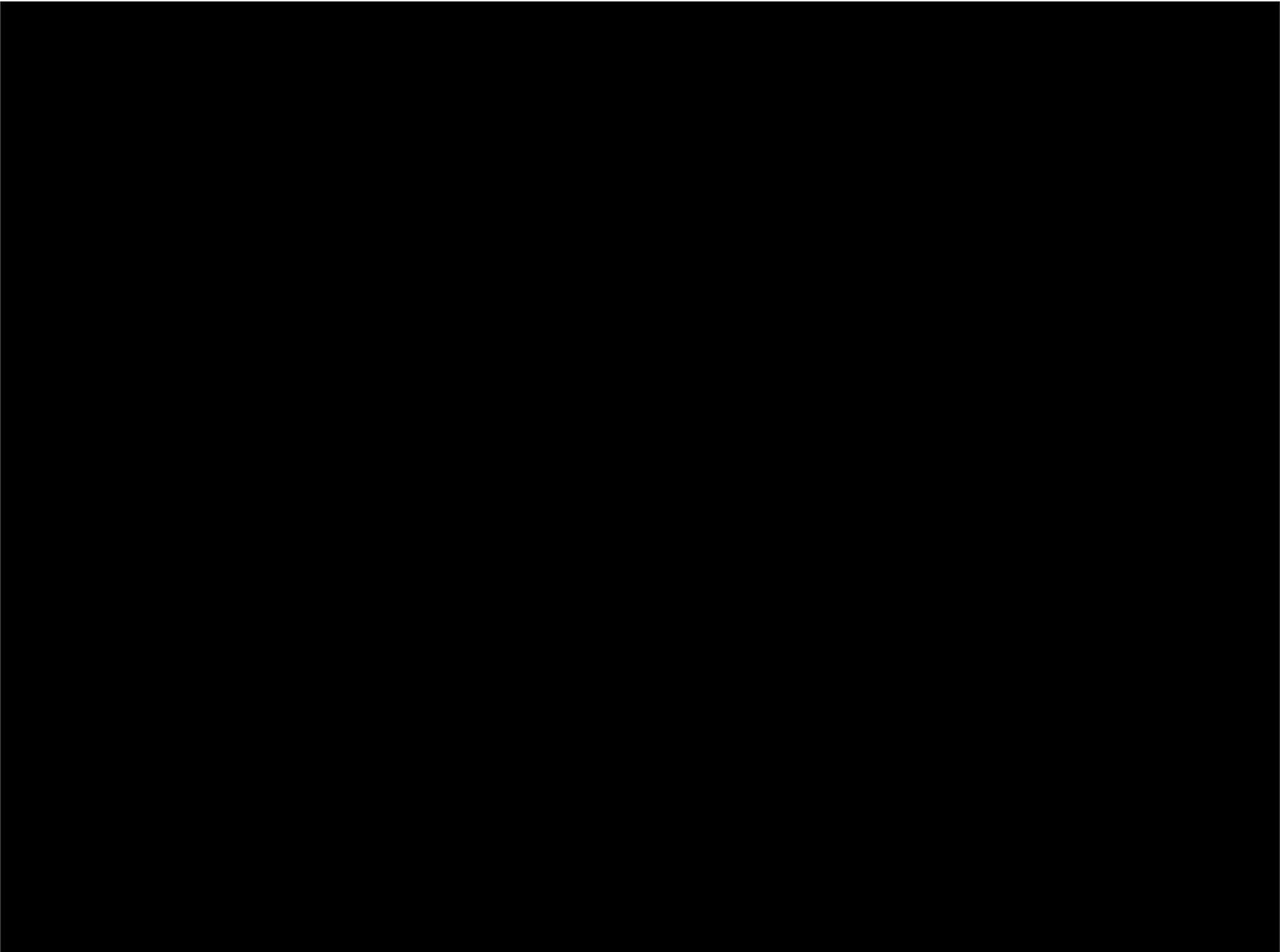


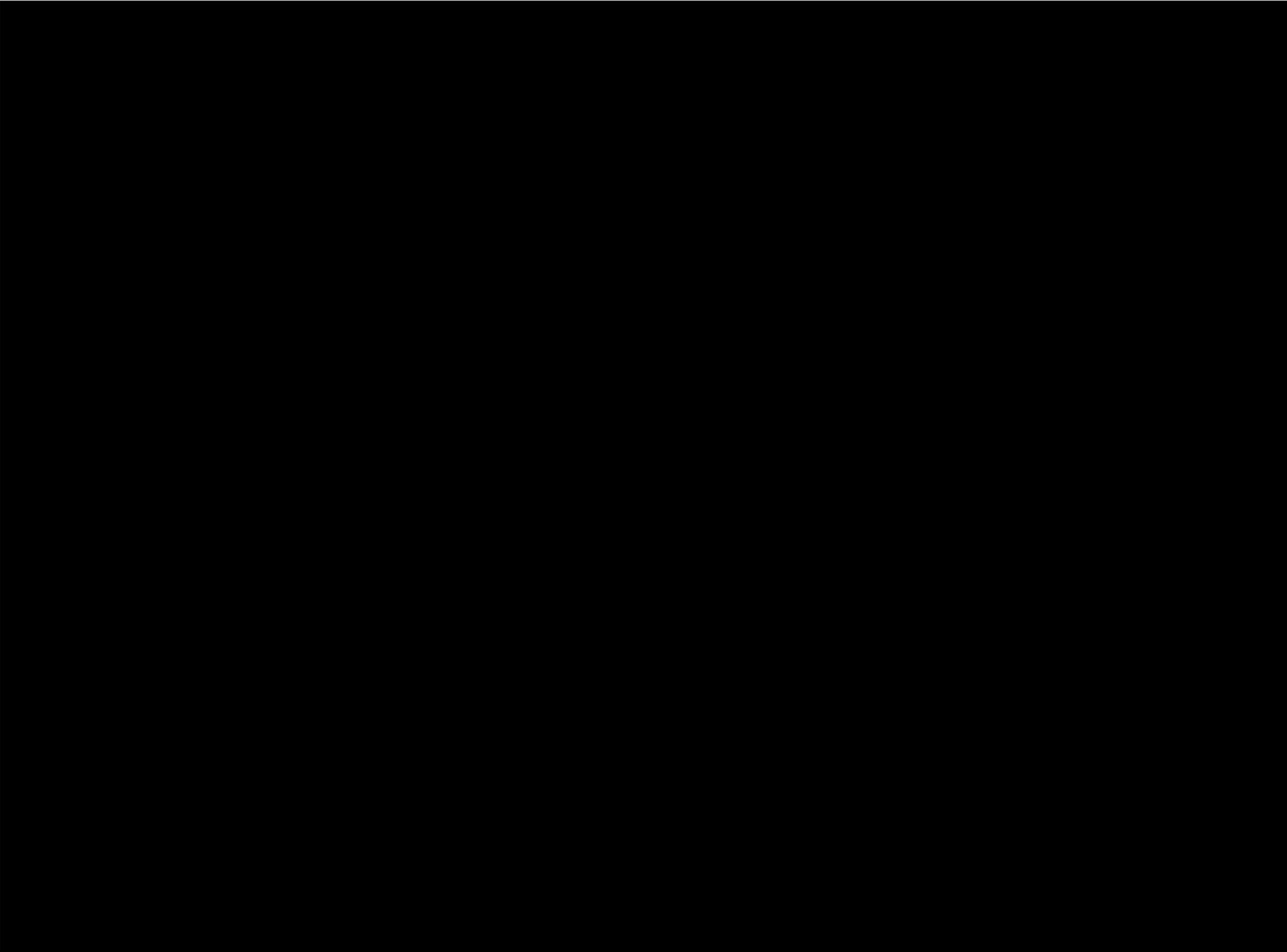


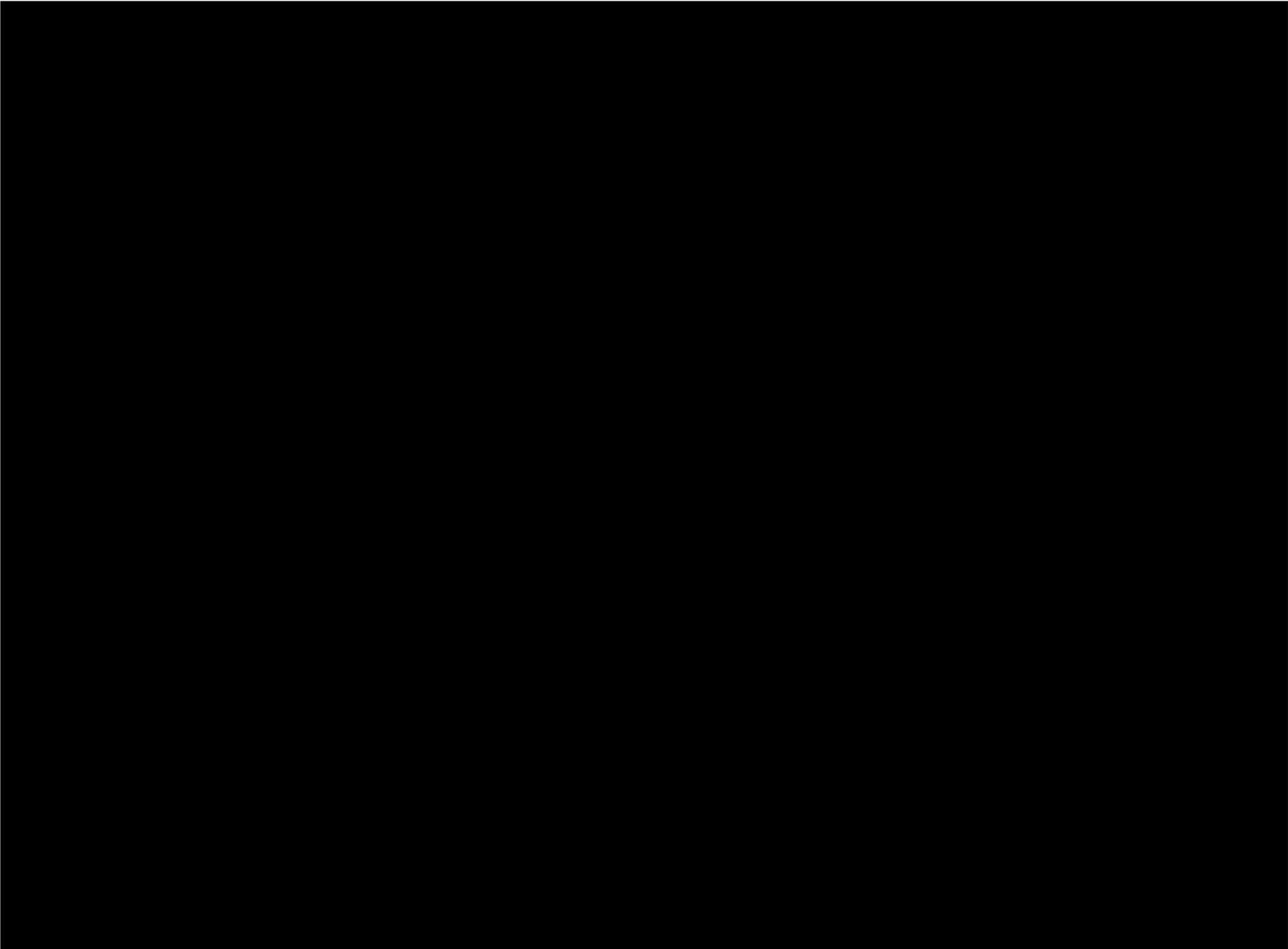


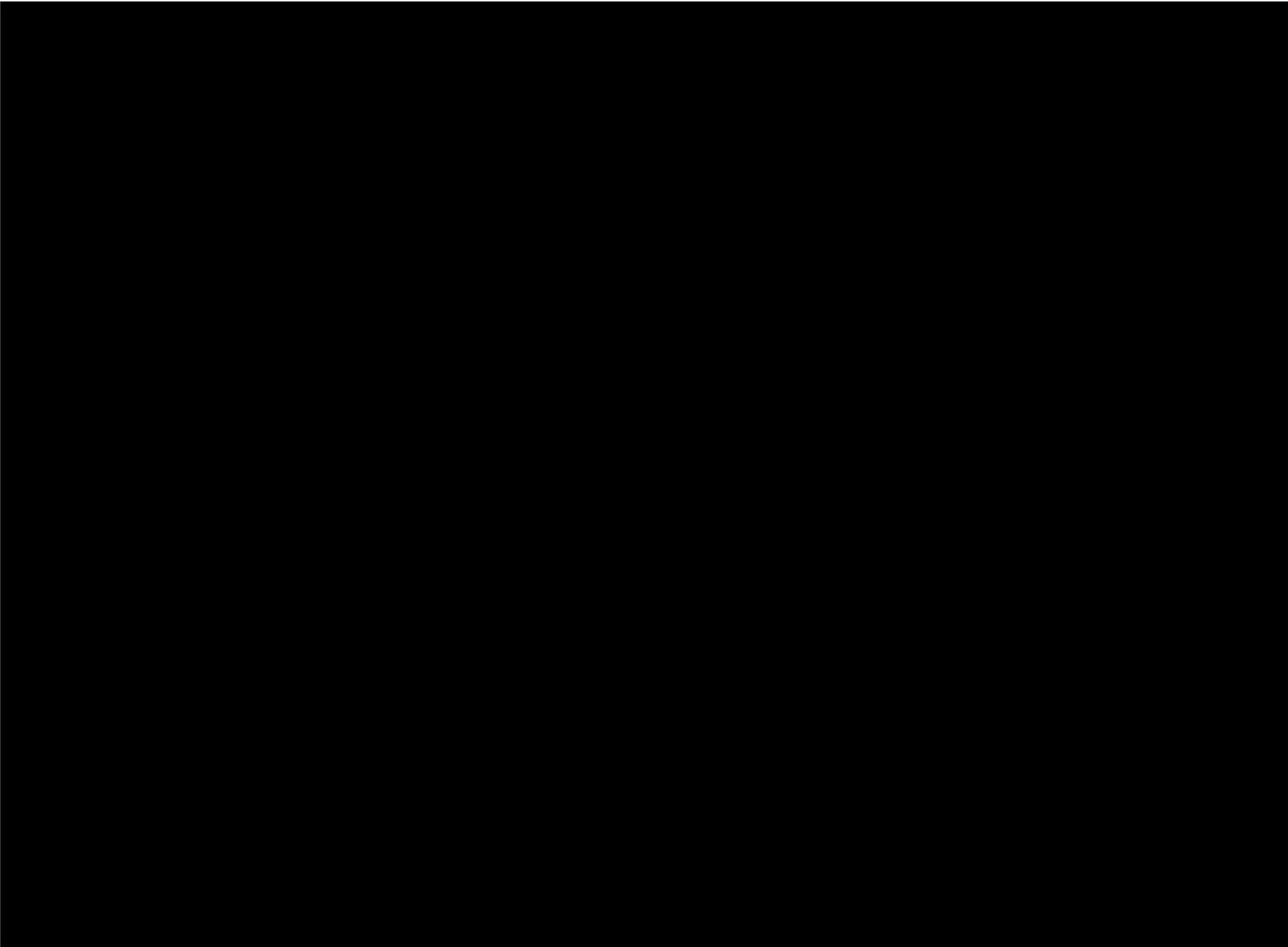


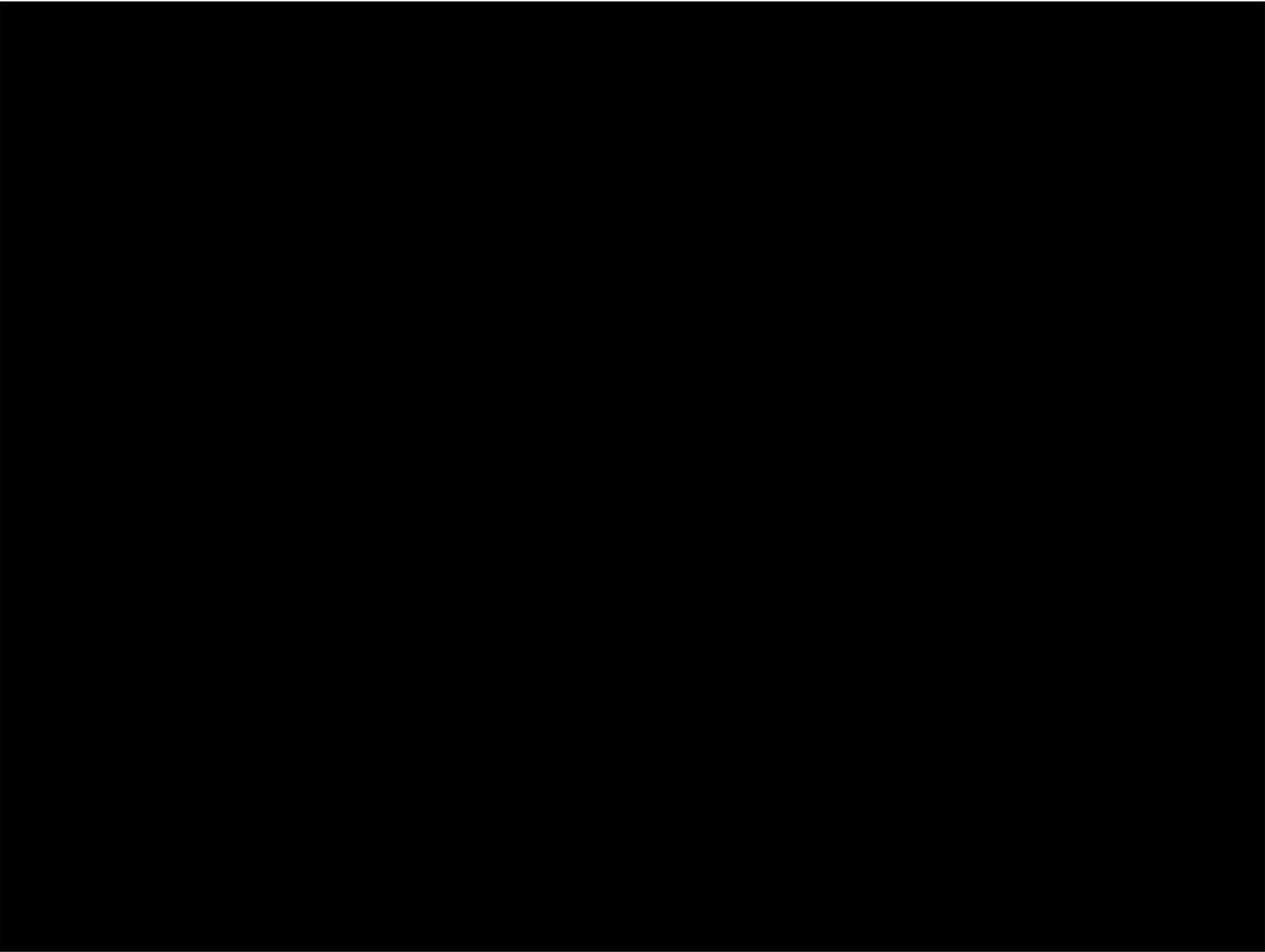


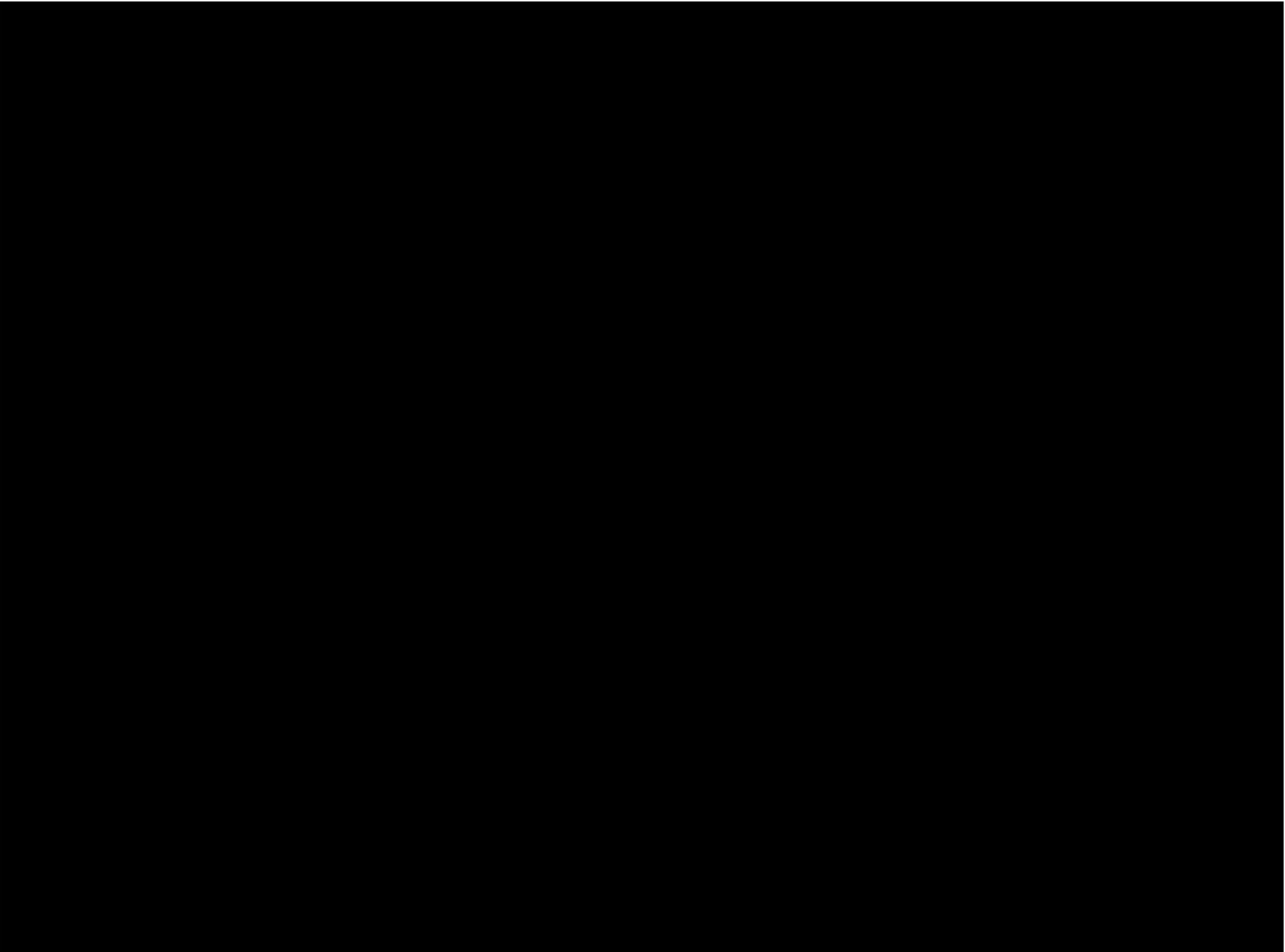


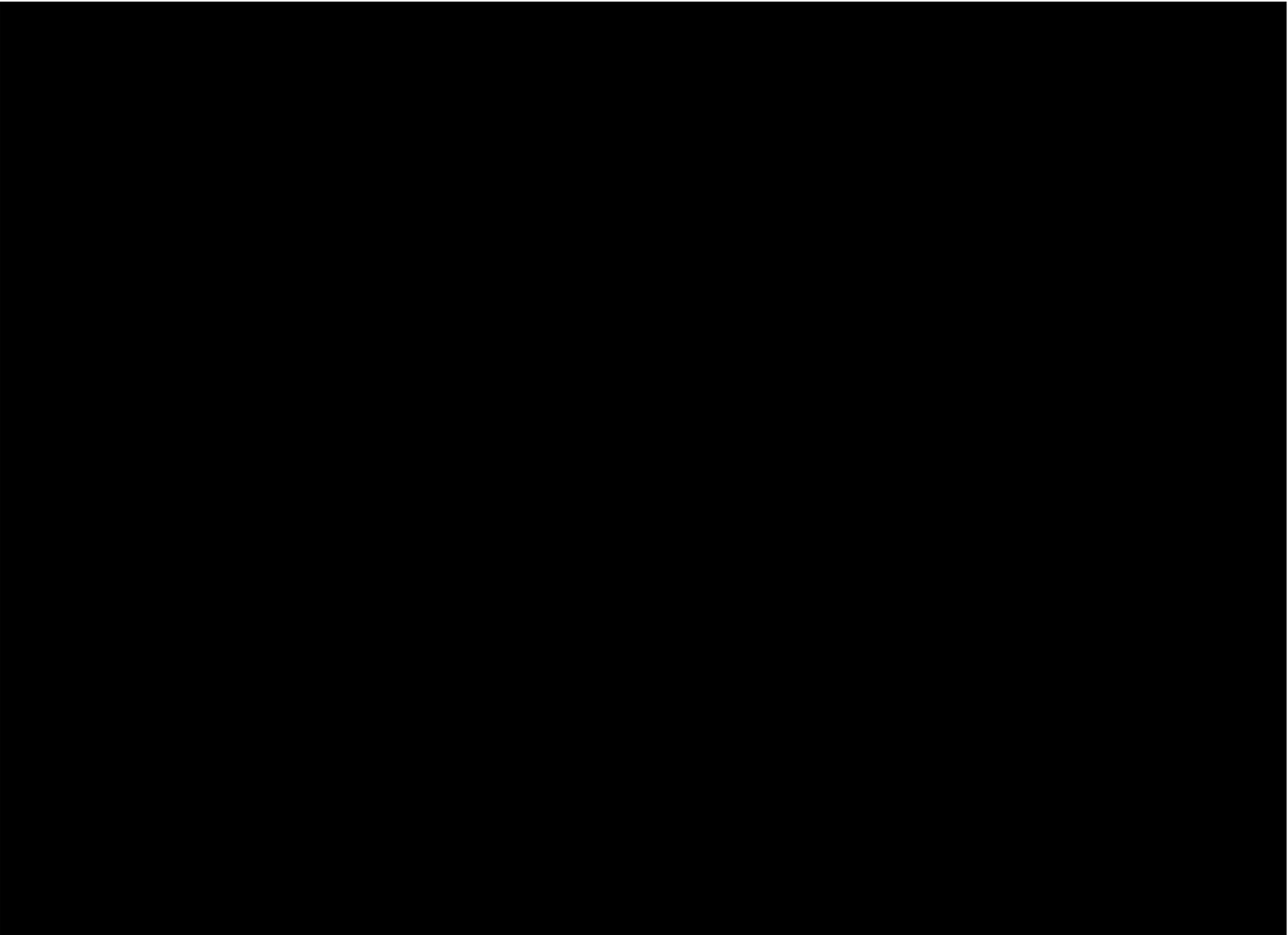


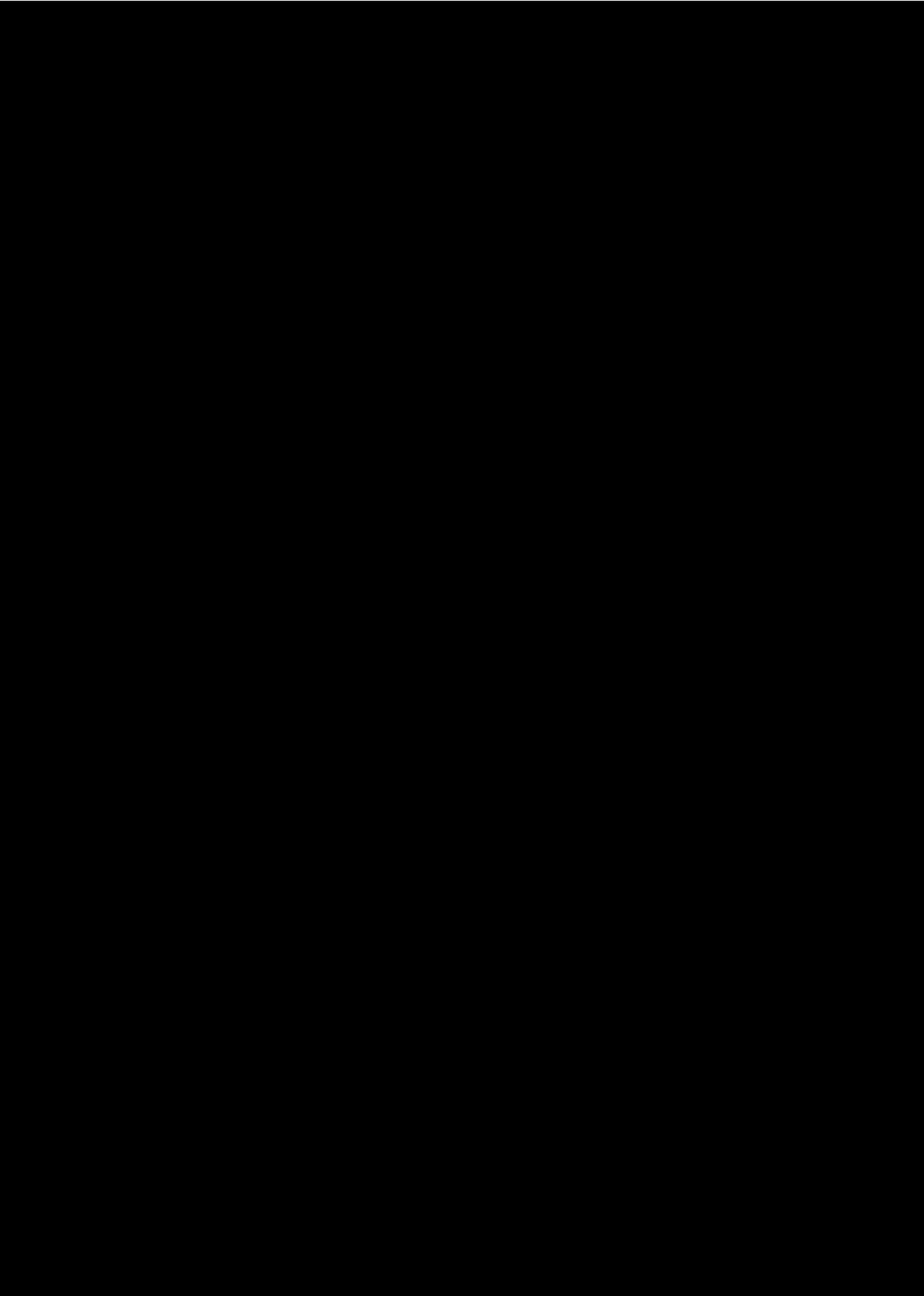


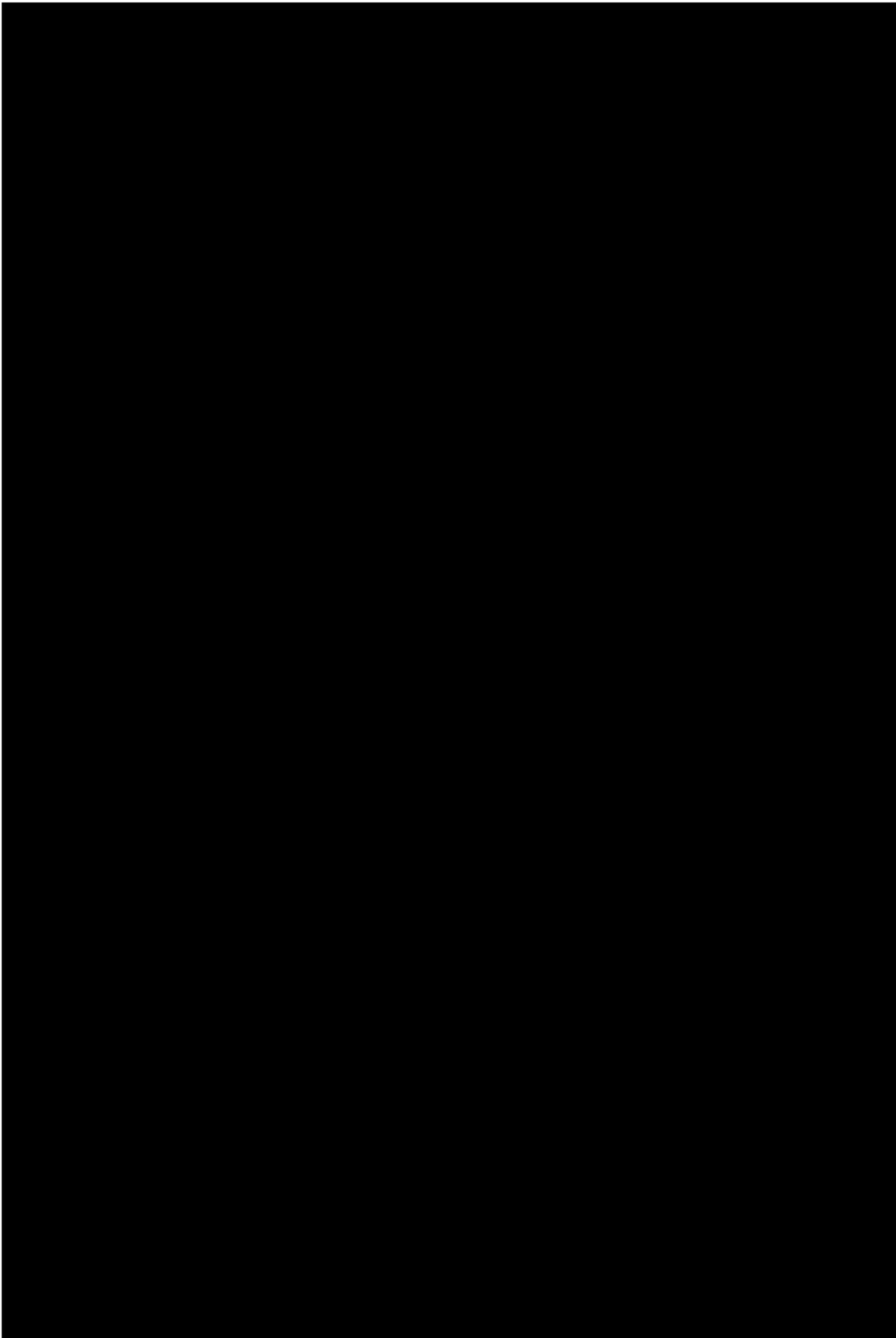










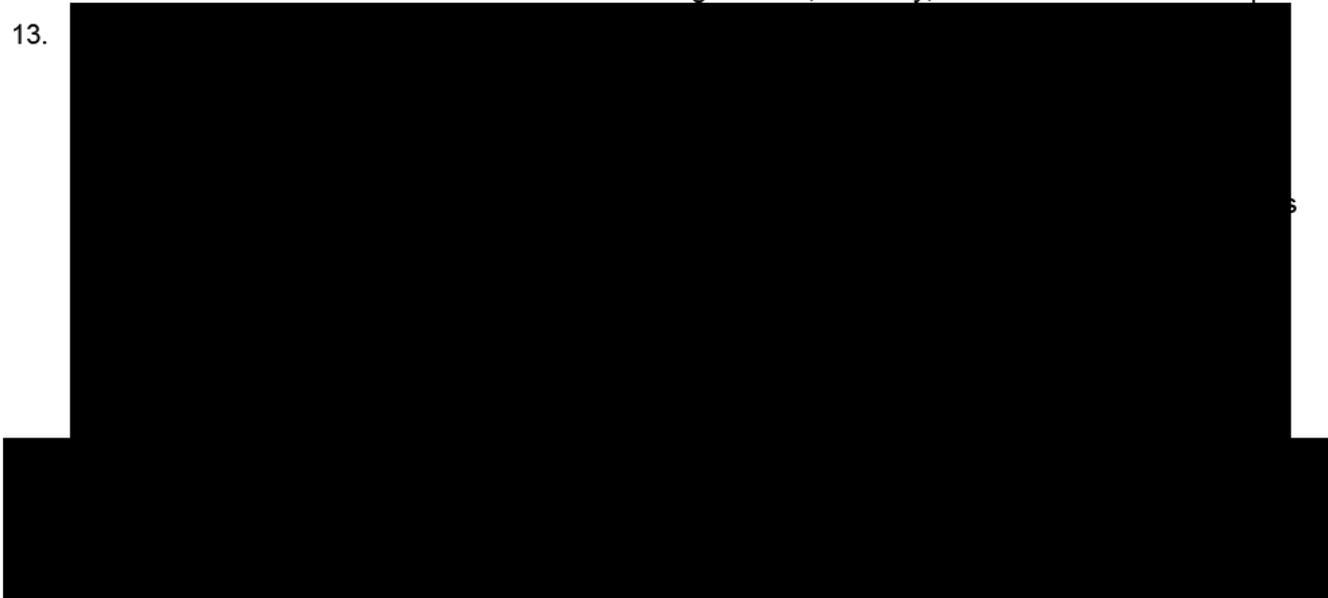


THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. [REDACTED]
2. Approves the Draft Guiding Principles as contained in Attachment A to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025 noting that they have formed the basis for Council's input into the City East Housing Project.
3. Approves commencing a road process pursuant to section 5 of the Roads (Opening & Closing) Act 1991 (SA) to close and transfer the portion of Worsnop Avenue marked A as contained in Attachment B to Item 10.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 4 November 2025.
4. Approves the Structure Plan as contained in Attachment C to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025, noting that delivery of the Structure Plan will result in the removal of the cottages at 25-29 Worsnop Avenue.
5. [REDACTED]
6. Approves the Ownership and Project Governance Structure as contained in Attachment E to Item 10.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 4 November 2025.
7. Approves the appointment of the Chief Executive Officer (or delegate) as Council's representative to the City East Project SPV Board.
8. [REDACTED]
9. [REDACTED]
10. [REDACTED]
11. [REDACTED]
12. [REDACTED]

13.



Part 4 of the motion was then put and carried

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