



## IS It the Plan We All Want?

By Gary Wilson

Recently the SA Government released the draft 30-year Plan for Greater Adelaide. It seems a little presumptuous that the Government puts out a plan called "Planning the Adelaide we all want", especially when this plan over-rides the 1993 plan.

Adelaide's population growth is exceeding projected levels: whereas the SA State Strategic Plan anticipated a state population of 2 million by 2050, that goal will be reached in 2027. There are significant challenges associated with Adelaide's ageing population.

The Plan outlines the need for construction of an additional 38,700 affordable homes by 2038, including high-needs housing in the following concentrations:

|                      | High Needs Houses | Affordable Rent or Purchase | ALL New Housing | Population Growth Target |
|----------------------|-------------------|-----------------------------|-----------------|--------------------------|
| Northern Adelaide    | 2,850             | 5,700                       | 57,000          | 140,000                  |
| Southern Adelaide    | 2,050             | 4,050                       | 40,500          | 82,000                   |
| Eastern (exc City)   | 1,000             | 2,050                       | 20,300          | 41,700                   |
| City                 | 500               | 950                         | 9,700           | 16,300                   |
| Western Adelaide     | 2,300             | 4,600                       | 46,000          | 90,000                   |
| Barossa Region       | 2,850             | 5,700                       | 57,000          | 139,000                  |
| Hills (inc M Bridge) | 650               | 1,300                       | 13,000          | 29,000                   |
| Fleurieu Region      | 750               | 1,450                       | 14,500          | 22,000                   |
| <b>TOTAL</b>         | <b>12,950</b>     | <b>25,800</b>               | <b>258,000</b>  | <b>560,000</b>           |

The aim of the plan is to significantly reduce urban sprawl, reduce emission, and provide better communities with better lifestyles. The plan is to avoid sprawl and the unnecessary expansion of residential and commercial activity into lands of environmental significance or lands that are vital for primary production.

State Government plans to focus government services and facilities in "higher-order" mixed-use activity centres.

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## IS It the Plan We Want? (cont.)

The Plan is not overly detailed, but is a broad policy framework. While it creates no central Planning Authority, the Department of Planning and Local Government will oversee its implementation, and the State will require all Councils to change their planning rules within 2 years to comply with the Plan. The State will develop a detailed set of land-use protocols/policies, designed to remove the need for revisiting policy fundamentals again and again.

A central theme of the Plan is the development of increased density (including new housing) along Adelaide's transport corridors. This will encourage more use of public transport, and provide mixed communities with a range of services within walking distance. There will be an integration of housing, retail and services on transport corridors, leading to employment opportunities.

The "high order" Transport Oriented Developments over the next 9 years are identified as:

|                                |              |
|--------------------------------|--------------|
| CBD                            | Munno Para   |
| Bowden/Clipsal site & environs | Mawson Lakes |
| Port Adelaide                  | Glenelg      |
| Cheltenham/Woodville           | Hove         |
| Glanville                      |              |

There are firm assurances of the provision for social and affordable housing along these transport corridors. There is a danger some people may be in the "wrong places", without access to transport and services. In theory, the 15% affordable housing target will be maintained throughout new developments – this commitment needs to be nailed down.

There will be long-term planning for residential land supply, to avoid shortages. There will be a prevention of both inappropriate concentrations of social housing and new broadacre social housing estates.

There is a long-term goal of achieving 70% urban infill (higher density) and having only 30% of future developments on greenfield sites.

Within the metropolitan area, there will be "Regional Implementation Plans" that identify regional growth opportunities in accordance with the overarching policies and targets in the Plan.

There will also be "Structure Plans" which determine the range of permissible uses in an area and contain the key land-use objectives and key design principles for a given area (set by State Government). These Structure Plans are to be developed in consultation with local government and are to be approved by Cabinet, before being inserted into the Development Plan through the DPA process, and will rezone areas for immediate development and identify major development sites that require precinct planning before development.

On a smaller scale, "Precinct Requirements" will include numbers of dwellings and densities, detailed design parameters, open space corridors, types of services and other information concerning the built environment of a particular area.

Because of new designs and urban planning policies, household energy bills for NEW housing could be potentially cheaper than for existing housing. However, the "Adelaide Solar City" programs will include the installation of 7,000 "smart meters" with new energy pricing products; this is an area that needs further debate about its fairness to people on low incomes.

Recent research by Andrew Beer et al indicates that many older people are willing to "downsize" but want to stay in their current neighbourhoods. Land needs to be set aside for older people so they can stay in their local community. If we are to have sustainable communities, it means local residents need to keep their connections with others in the area.



## IS It the Plan We Want? (cont.)

Apparently some local councils will not approve the redevelopment of older nursing homes unless bed numbers are cut, which will impair the financial viability of such homes, and force some residents to leave their neighbourhoods. Similarly, the 30-year Plan does not talk about Universal Design for new housing, so that people of any age or impairment/disability can “live in place” without having to modify their homes.

There are many maps and even a 2-minute video presentation available on the website.  
[www.plan4adelaide.sa.gov.au](http://www.plan4adelaide.sa.gov.au)

*YOU are encouraged to have your say about the draft Plan for Greater Adelaide by writing a submission by 30<sup>th</sup> Sept. and sending it to either PO Box 1815 Adelaide SA 5001 or emailing it to [dplg.publicsubmissions@sau.gov.sa.gov.au](mailto:dplg.publicsubmissions@sau.gov.sa.gov.au) ALL submissions must contain a cover sheet which is available from the website ([www.plan4adelaide.sa.gov.au](http://www.plan4adelaide.sa.gov.au)), and you should provide section, chapter and page references from the Plan in your comments.*

## National Shelter Disappointment: Social Housing Stimulus Cut by \$750 Million

National Shelter’s Chairperson Adrian Pisarski expressed disappointment in the Federal government’s decision to cut the social housing stimulus investment by \$750 Million. While recognising the Rudd Governments contribution to housing and homelessness in the past year, Mr Pisarski said it is disappointing that social housing is the first area of the package to be reduced.

“After 12 years of neglect, housing should be a major priority and is one element in the Government’s budget that cannot afford to be cut,” Mr Pisarski said.

“Up to 105 000 Australians experience homelessness each night and it is now imperative for the government to develop a long term public process to build on the stimulus initiative,” he continued.

Despite this cut, Mr Pisarski acknowledged the good work of the states as well as the community housing sector in maximising new construction through a lower cost per dwelling.

“It is a great example of what can be achieved when governments work with each other and with the community sector.”



# Looking at the Aboriginal Housing Crisis in 2009

by Cate Jones

On July 10 Shelter SA conducted a forum at Nunkuwarrin Yunti titled, 'Looking at the Aboriginal Housing Crisis in 2009'. The forum was attended by approximately eighty-five people from a very broad collection of organisations ranging from Housing SA representatives to PhD students at University SA. People just seemed to keep pouring in to the large room on the first floor of Nunkuwarrin Yunti.

The first speaker, Klynton Wanganeen, spoke about his opposition to the dissolution of the Aboriginal Housing Authority and its subsequent impact on Aboriginal people. The Aboriginal Housing Authority was intended to provide for Aboriginal housing needs. It was not a mainstream service requiring that Aboriginal people adhere to mainstream criteria. Those applying for Aboriginal housing were not required to be identified as a category 1 applicant; they were essentially, Aboriginal and needing housing. In a letter thanking Klynton for speaking at the forum, I wrote:

“As a housing worker who advocates for Aboriginal people, I was very pleased that you talked about the disbanding of the Aboriginal Housing Authority that was designed to service Aboriginal people and the subsequent mainstreaming of Aboriginal housing applications. I see many Aboriginal people who will not be offered a private rental property because of racist attitudes that continue to influence the private market. For most of these people, their only possible housing option is through Housing SA whose housing stock has been in decline.”

Klynton also talked about his own experience of offering family members accommodation while they waited for their own housing, an experience that is common to most of the Aboriginal community. At the end of his talk, he very kindly offered to head-up a small committee that can meet, inform him of priorities which he can then take to appropriate Ministers or the Social Inclusion Unit. After Klynton's presentation, people interested in participating wrote their names on a white board. This committee has met once since the forum and will meet again soon.

The second presentation was by Tim Dunning, Project Officer, and Audrey Brumby, Pitjintjantari Language Project Artist, from DECS, Anangu Education Services. This was a presentation that dealt with the housing challenges Anangu people face when they arrive to live in areas of urban and metropolitan Adelaide. Audrey, an Anangu woman, offered some interesting and insightful information on both the problematic issues that arise and solutions for these through her very beautiful art work. She also spoke of her personal housing experience in this presentation. The feed-back from this talk and from Audrey's art-work has been significant. One Housing SA worker rang me to tell me how impressed she was with the art-works and the information they provide. She plans to put Audrey's art-work up in her office as a way of educating and advising other Anangu and Aboriginal housing applicants.

One of the biggest challenges for Anangu people in housing is the constant influx of family and relatives. This can create serious overcrowding problems for the householder and put their tenancy at risk. Audrey offered some solutions to this problem in the presentation but the issue will be enduring until there is adequate transitional housing in Adelaide catering for Anangu and other Aboriginal people from remote communities. I attended a forum down South about a week after the forum and met an Arrende woman who now lives in Noarlunga. After the forum we sat and talked and it was interesting to hear her say that she too gets inundated with family from her homelands and related communities. She also told me that some nights the Mobile Assistance Patrol bus drops people at the end of her street and they wander in to her house looking for a bed or shelter for the night. This woman looks after three of her niece's children and has a couple living in her shed until they find housing.



## Looking at the Aboriginal Housing Crisis in 2009 (cont.)

The next presentation was by a group called Ngartunna Patpanga, Children from the South, talking about the effects of homelessness and housing issues on child and youth mental health. Helen Wyld, a worker for this organisation offered some personal stories of some of the people they go to see. No-one was identified in these Southern stories, but it was interesting that they are common to many of the metropolitan areas. The psychiatrist who works for this service, Ken Hooper, talked about the development of children who are raised in unstable tenancies and some of the issues affecting these young people. Both Helen and Ken reinforced the importance of stable housing for the development of healthy families and reiterated Klynton's words, "**Housing is for life, housing is a life issue**". Ken also discussed the importance of understanding and acknowledging that children are emotionally incredibly vulnerable and sensitive, but don't often have the ability to clearly identify their feelings, to speak them or express them.

The final presentation was from Phillip Saunders who is working with Homestart to develop an Aboriginal Housing Company. Phillip spoke about the company, planned for the Salisbury Council area, similar to the Brahma Green affordable accommodation project in that region. In the case of the Aboriginal Housing Company, the land will be owned by the Indigenous Land Corporation and Indigenous Business Australia. An affordable house and land package will be offered for sale exclusively to Aboriginal people.

From the number of people attending the forum, the lively debate from audience members and other animated, engaging interruptions from those who felt compelled to speak, the symposium signified a genuine success. This has also been reinforced by the positive feedback from those who attended. Sometimes it is valuable to identify and expose the issues, discuss them and see what solutions an interested group can come up with. We are currently planning to hold another Aboriginal housing forum before the end of this year.

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## Homeless Connect: Homelessness, Health & Housing Expo Adelaide 2008



The DVD of the Homeless Connect: Homelessness, Health & Housing Expo 2008 is now available.

If you would like a copy of the DVD, please contact Margo at Shelter SA on 8223 4077 or by email at [margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au)

Please note: all current registrations and participants at the 2008 event will automatically be sent a copy over the next few weeks.



## Farewell to the Torrens Building by Margo Johnson



As many of our members would now be aware, Shelter SA has moved out of the Torrens Building to new premises on Carrington St. For the staff at Shelter SA this move has been tinged with some regret at the loss of the camaraderie and communal spirit we have shared with our fellow tenants. There was enormous mutual benefit in co-locating the variety of non-government services that were housed in the Torrens Building and I have personally worked with a number of them to address the diverse needs of clients who would regularly visit. Working in such close proximity has enabled our team to develop a keen understanding of the variety of services and activities smaller NGO's are able to offer and this has, in turn, provided us with a plethora of resources that we have been able to distribute among our networks. But beyond that, I would also like to acknowledge the friendship and rapport that has developed over the years – there was always

someone with a smile and time for a chat when you are having a particularly bad day and there was always someone with a resource they were happy to share.

Special thanks to Jo from Global Education for all the laminating and your gentlemanly ways!! Special thanks to the Brain Injury Network for allowing us to borrow their umbrellas for the Homelessness, Health and Housing Expo every year!! Special thanks to the Men's Information Support Service for letting us borrow your pamphlet folder!! Special thanks to Nouha and the South Australian Lebanese Women's Association for catering at the Homelessness, Health and Housing Expo (the best hamburgers EVER!) Special thanks the Council of Churches who got us in touch with UniSA, who now do our graphics!! Special thanks to Welfare Rights for everything!! Special thanks to the Muslim Women's Association for everything!!

It has been a joy and a privilege to work with you all and I trust we will continue to find new ways to work together.

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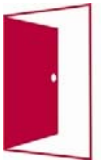
### **National Shelter Seniors Project**

The National Shelter Seniors Project Final Progress Report and Literature Review are now available from

National Shelter's website: [www.shelter.org.au](http://www.shelter.org.au)

or from

Shelter SA's website: [www.sheltersa.asn.au](http://www.sheltersa.asn.au)



# St Vincent de Paul Society Headquarters The Greenest Building in the Adelaide CBD

By Tony Roach, Frederic Ozanam Housing Association

Ash Wednesday 2009 was a very important day in the life of the St Vincent de Paul Society in South Australia with the opening of its newly refurbished State Administration building at 202 Franklin St Adelaide.

Ozanam House stands out as you travel down Franklin St with its unique artwork "People supporting People". It is a pattern of abstract human forms revolving around central cores in a harmonious flow. The stylised people have arms outstretched and extended, depicting the Society's mission to share, help, care and assist the most vulnerable in our community.



The current building was purchased in 1985 and no longer had sufficient office space for the growing number of staff. The Society had investigated the possibility of moving to larger premises outside the City precinct, but in keeping with its reputation for recycling, decided to refurbish and extend the current premises.

Power, water and energy were saved by reusing the existing building. Other environmental features include maximum use of natural lighting through a 'light baffle' located on the front of the building that reflects light inside; solar hot water on the new roof (which is laid over the old roof); extra insulation; individual air conditioning units that can be turned on and off as required; open windows to provide natural air flow through the building and a 10,000l underground rainwater tank.

It is a pleasure to work at Ozanam House in the greenest building in Adelaide.





## Homeless Connect: Homelessness, Health & Housing Expo 2009 by Margo Johnson

Registrations are now open to services wishing to get involved in the Adelaide based Homeless Connect: Homelessness, Health and Housing Expo. This annual multi-agency event aims to improve the health and well-being of those who are experiencing homelessness or are at risk of homelessness. Last year over 45 services in the homelessness, health and housing sectors participated with around 300 participants enjoying the free barbeque, free health checks, live music, face painting, games and giveaways.



There are lots of ways you can get involved: why not discuss having a stall at the event at your next staff meeting? We offer information sessions if you are new to the event, or we can come out to your work place and do a presentation. There is also a free DVD available from last year's Expo that we can post out to you to give you a better idea of what the event looks like and what you can expect.

Perhaps you can facilitate a low income or vulnerable group who would enjoy a day out in the Adelaide parklands where everything is free? Why not organise a group to attend the event – we may even be able to assist with transport.

We are also always looking for high quality performers – particularly those who have participated in or completed a course offered by services working with vulnerable groups. This year we would also like to extend the invitation to someone who could teach juggling for an hour or bocce or chess, and so on.

And of course we are always looking for individuals who would like to get involved – there are so many tasks to organise for an event of this nature – I am sure we could find something to suit you! If you would like to find out more, just contact Margo on 8223 4077 or email

[margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au)





## Regional Youth Homeless Expo Kadina

by Margo Johnson

On Monday, the 6<sup>th</sup> of July, Kadina hosted its first *Youth Homeless and at risk Expo* in Victoria Square, Kadina. The event boasted around 16 stallholders from a variety of the community service sectors, with a broad range of locals in attendance. The highlight for many was the bucking bronco – the theme for the event was that life can throw you off sometimes, but it's important to get back on and try again. This activity was never short of patrons of all ages – even our Cate had a shot! Events like this are particularly important for networking and even more important for regional areas. As many of you who work in regional areas will know, homelessness is especially difficult to effectively respond to, due to the lack of services. Regional areas like the Yorke Peninsula have few resources to draw from, with most young people needing to go to the Iron Triangle or Adelaide for emergency accommodation. This means that they are away from all that is familiar and their schooling can be interrupted. Youth Development Officer, Jodi Russack and her YAC group should be congratulated for all the hard work that goes into putting an event like this together - it was a fabulous success! Well done Jodi and everyone involved.

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### SA Advocacy & Mediation is Seeking Volunteers

Do you have a few spare hours? SA Advocacy & Mediation is seeking some dedicated volunteers to assist with general administration and client advocacy support tasks. This is the perfect opportunity to improve your advocacy skills. If you enjoy helping disadvantaged people in need, this will provide excellent experience for your resume! Perfect for social work or community services students, or mature aged people wanting to re-enter the workforce in this field. Your level of involvement can be as little or as much as you prefer. We would love to hear from you. For more information, please email [info@saadvocacy.com.au](mailto:info@saadvocacy.com.au)

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## Contributing to the Seniors Sharehousing Guide: Seniors Consultations

Shelter SA is currently researching affordable housing alternatives for the over 50's with the aim of developing a Seniors Sharehousing Guide in collaboration with the Office for the Ageing. This research has included a literature review, interviews with key stakeholders, and a survey is available for those over 50 who are currently or have lived in a sharehouse arrangement. To compliment and refine the findings from the research, Shelter SA will be holding another Affordable Housing Alternatives for Seniors Consultation in Salisbury (4<sup>th</sup> of September 1-3pm). We encourage all community members and housing consumers over 50 to attend. To register to attend this event please email [margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au) or telephone 8223 4077.

Research findings and the draft Seniors Sharehousing Guide will be available for comment late September. If you would like to receive a copy of the drafts, please contact Margo on 8223 4077 or email [margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au)



## **Doors Open to a Sustainable Lifestyle: Real Homes Owned by Real People! Sunday 13 September 2009**

The 8th annual Sustainable House Day will open more than 170 homes around Australia to showcase sustainable living.

This year there is a great selection of houses opening across Adelaide and surrounds, including the Barossa, Murray Bridge, Kangaroo Island and in the South East.

These are real homes owned by real people, giving unbiased, first hand advice about sustainable living concepts and how to make them work. Don't miss this fantastic opportunity for people who are keen to make their homes more sustainable but who may be confused about where to start.

Imagine summers without the need for air-conditioning and winters with little or no need for heating. These houses are more comfortable to live in; they are healthier, use less energy, and are cheaper to run.

See the benefits of ventilation, shading, thermal mass, glazing and window treatments, just to list a few of the energy saving elements.

Architects, builders and energy auditors will be on hand at many of the homes to provide expert advice.

Take the first step – talk to somebody who has done it! Find an open house in your area at [www.sustainablehouseday.com](http://www.sustainablehouseday.com)

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## **How Sustainable is Your Home?**

The Adelaide City Council is holding a series of community workshops to discuss the importance of sustainable practices in your home and provide you with helpful hints about actions you can take to contribute to a more sustainable living environment.

All workshops will be held from 6.15-8pm at the North Adelaide Community Centre, 176 Tynte Street, North Adelaide.

Wednesday 9 September 2009

Collecting, reusing and saving water in your house and garden.

Wednesday 23 September 2009

Solar and energy efficiency. How can you benefit?

Wednesday 7 October 2009

Waste is not waste until it is wasted - how can you reduce the waste in your home?

Wednesday 21 October 2009

Gardening practices and community gardening for residents in small spaces.

Places are limited

RSVP your attendance at least one week prior to: [i.pattison@adelaidecitycouncil.com](mailto:i.pattison@adelaidecitycouncil.com)  
or by phoning 8203 7219



## International Students Get Involved in Welfare Programs in SA by Liz Teesdale-Smith



A growing number of social welfare agencies have expressed their concern about the impact of the global financial crisis on the provision of social services.

As service providers are increasingly busy and often under resourced, Cambridge International College is now offering to support non-government agencies with significant grants for welfare projects associated with a pool of Community Welfare Diploma students from diverse cultural backgrounds, willing to assist with projects and service delivery.

Cambridge College students have already contributed to many South Australian human services providers and had a very positive impact on strengthening the delivery of youth mentoring programs, community information and referral services, counselling, advocacy, life skills projects, emergency accommodation, drug and alcohol services, disability and aged services as well as local community and neighborhood initiatives.

Professional Field Supervisors are engaged by the College to ensure that the field placements result in positive outcomes for the agency and the students.

For further information on the Scheme and how to apply please contact Liz Teesdale-Smith, Field Placement Co-ordinator, Phone: 82323581 e-mail:

[liz.teesdale.smith@cambridgecollge.com.au](mailto:liz.teesdale.smith@cambridgecollge.com.au)



**CAMBRIDGE**  
**INTERNATIONAL COLLEGE**  
**ADELAIDE, AUSTRALIA**

### Shelter SA Membership

Don't forget to renew your membership for 2009-2010

Fees are now due!

Membership Forms are available from  
[www.sheltersa.asn.au/membership](http://www.sheltersa.asn.au/membership)

## Upcoming Events

### **Affordable Housing Alternatives for Seniors Consultations**

**4th September 2009, 1-3pm**

**John Harvey Gallery, Salisbury Council, 12 John Street, Salisbury**

To register for either session, please contact Margo on 8223 4077 or email: [margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au)

### **"Re-inventing Social Housing - A Once in a Generation Chance,"**

**Breakfast with Michael Lennon, CEO, Housing Choices Australia**

**23 September 2009, 7.15am - 9am**

**Mercure Grosvenor Hotel, 125 North Terrace Adelaide**

Presented by the Australasian Housing Institute and Unity Housing

Cost: AHI Members—\$35, Non Members—\$55

Register online at <http://www.housinginstitute.org/events/register/register.php>

### **Anti Poverty Week**

**11 - 17 October 2009**

More information: [www.antipovertyweek.org.au](http://www.antipovertyweek.org.au)

### **Homeless Connect: Homelessness, Health and Housing Expo 2009**

**10<sup>th</sup> November 2009, 10am-2pm**

**Whitmore Square, Adelaide**

If you or your organisation would like to participate in this year's event (or you would like to order a copy of the DVD from last year's event) simply contact Margo on 8223 4077 or email: [margo.johnson@sheltersa.asn.au](mailto:margo.johnson@sheltersa.asn.au)

Please note all participants at last years event will automatically receive a copy of the DVD

This event is proudly brought to you by the Adelaide City Council, Housing SA and Shelter SA

### **National Housing Conference**

**24 - 27 November 2009, Melbourne Convention & Exhibition Centre, Melbourne**

<http://www.nationalhousingconference.org.au/melbourne2009>

## Shelter SA Annual General Meeting

Shelter SA will be holding their AGM

in October.

More Details Soon



# Shelter SA

Housing: a basic human right

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Web: [www.sheltersa.asn.au](http://www.sheltersa.asn.au)

Shelter SA is a peak housing organisation representing housing consumers' views to Government, the housing industry and the community. It is primarily concerned with the availability and adequacy of low cost housing, and that people on low incomes have access to secure, affordable and appropriate housing.

Please contact Shelter SA if you are interested in becoming a member, or would like further information.

### **Secretariat**

**Executive Director:** Gary Wilson

**Sector Development Officer:** Margo Johnson

**Project Officer:** Cate Jones

**Clerical Officer:** Cheryl Shepley