



Tuesday, 22 April 2025

Sue Crafter
Director
Obenox Pty Ltd

**Subject: Support for Development Application – 8 Hocking Place,
Adelaide (36 Units)**

Dear Sue,

I write to you on behalf of St Vincent de Paul Society Housing Australia (SVDP(S)HA) to express our strong support for the planning application currently before the State Commission Assessment Panel (SCAP) for the proposed development at 8 Hocking Place, Adelaide.

SVDP(S)HA is the national Community Housing Provider for the St Vincent de Paul Society, operating across South Australia, New South Wales, the Australian Capital Territory, and Tasmania.

As a registered Tier 1 provider under the National Regulatory System for Community Housing (NRSCH), SVDP(S)HA is committed to delivering sustainable, affordable, and appropriate housing outcomes for vulnerable Australians. Our work is grounded in Vincentian principles and is aligned with national and state housing strategies to address homelessness and housing insecurity.

We have valued the opportunity to engage with you through several preliminary and collaborative meetings. These discussions have enabled an open and productive dialogue regarding the vision for the project, potential funding models, and operational frameworks to ensure the successful delivery and long-term sustainability of the proposed development. SVDP(S)HA is actively exploring various partnership and funding options that will further support this important initiative should this development application be successful.

The proposed development — comprising 36 social housing apartments— responds to a pressing community need and aligns closely with the Adelaide City Council's Strategic Plan, which emphasises the urgent need for diverse and affordable housing solutions to foster a more inclusive and vibrant city. Furthermore, the project supports the objectives of the State Government of South Australia's Housing and Homelessness Strategy 2020-2030, which seeks to increase the supply of secure, affordable homes for low-income and vulnerable households.

Delivering additional social housing in the Adelaide CBD is critical, particularly for key cohorts such as older single individuals, key workers, people living with disabilities, and those at risk of homelessness. Developments of this nature are vital to strengthening social inclusion and building resilient communities within the heart of Adelaide.



Accordingly, SVDP(S)HA offers its full support to your planning application before SCAP. We believe that this project represents an excellent opportunity to deliver real, lasting benefits for the community and look forward to maintaining our collaborative partnership as the project progresses.

Should you require any further information from SVDP(S)HA regarding our support or involvement, we would be pleased to assist.

Thank you for your leadership in advancing this important project.

Yours sincerely,



Jonathon Armstrong
State Manager – South Australia
St Vincent de Paul (Society) Housing Australia
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St Vincent de Paul Society Housing
AUSTRALIA
good works

From: Kingsborough, Sally (Housing) <Sally.Kingsborough2@sa.gov.au>
Sent: Monday, 19 May 2025 6:06 PM
To: Sue Crafter <sue@susancrafter.com.au>
Subject: Hocking Place Social Housing Development
Importance: High

OFFICIAL

Dear Sue,

Thank you for your time to share your ambitions for a social housing developing at Hocking Place, Adelaide.

As identified in the SA Housing Roadmap there is a rapidly growing demand for a diversity of affordable housing options in South Australia. The housing crisis is felt acutely in the social housing system and the South Australian Government is committed to working in partnership with the housing sector to increasing affordable housing pathways, rental properties and to safe and secure housing for people at risk of homelessness.

With population growth expected to see another 670,000 people call Greater Adelaide home by 2051, a 46 per cent increase on today's population – this problem is not going to go away.

There are over 14,000 registrants for social housing in South Australia. Nearly 90% of social housing allocation is from the Category 1 for registrants who are homeless and at risk, and their accommodation history and the housing options available to them indicate private housing is unsuitable in the long-term. To respond to this level of housing demand the City of Adelaide is a priority location due to low proportions of social housing. Affordable and social rental accommodation will provide well located dwellings for people in greatest need. Medium density housing that connects people with support services and community is demonstrated as effective in the sustainability of housing.

The South Australian Government is committed to partnerships with local government, the development sector, the not-for-profit community housing sector, the investment, and finance sectors that help to address the housing undersupply. Only through cooperation and deliberate action demonstrated through projects such as your Hocking Place project, can an ongoing supply of housing that meets the needs of our community be ensured.

Best wishes,

Sally Kingsborough (she/her)

Director

Partnerships and Market Solutions

SA Housing Trust

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Visit SA Housing Trust at: www.housing.sa.gov.au





Hocking Place –Letter of Support

Dear Sue

On behalf of the Toward Home Alliance (THA) and the South Australian Alliance to End Homelessness (SAAEH), we commend your commitment to investing in supported permanent social housing in the Adelaide cbd, through the development of 36 units at Hocking Place.

THA is a consortium of not-for-profit organisations working collaboratively to prevent and end homelessness. Our NGO partners are Aboriginal Family Support Services, Baptist Care SA, Hutt st Centre, Lutheran Care, Mission Australia, Sonder and the Salvation Army.

The South Australian Alliance to End Homelessness (SAAEH) drives local collaboration with a broad range of not-for-profit organisations, government agencies, private organisations and services providers to make homelessness rare, brief and non-reoccurring. SAAEH also provides essential backbone and collaborative support to the Adelaide Zero Project (AZP), which aims to achieve functional zero homelessness in the Adelaide City Council region.

THA provides specialist homelessness support to approximately 5000 people at-risk of and experiencing homelessness annually – approximately 17% of people that THA support are experiencing rough sleeping.

The demand for housing, in particular supported social housing in South Australia is significant, with the need greatly outstripping supply. Between 2006 – 2020, South Australia saw an 11% decrease in available social housing stock, yet an 11% increase in homelessness over the same period¹.

THA and SAAEH's experience is that people seeking support from specialist homelessness services is growing. This is affirmed by the 2024 Unmet Need report from Homelessness Australia, where the proportion of people at-risk of experiencing homelessness in South Australia increased 32% from 2016 to 2022, to now exceed 266,000 individuals.

The housing crisis in South Australia is resulting in structural changes to our communities – compounded by the unprecedented growth in private rental affordability, pushing many life-long private renters out of the market and into the homelessness system. The increasing unaffordability of rental properties is disproportionately impacting people on low incomes, and recent research indicates that only 1% of advertised rental properties in South Australia are affordable for people on a low income, with zero homes available for people receiving Youth Allowance².

The result of this on individuals and families at risk of or experiencing homelessness in South Australia, is extended periods of time spent homeless, unnecessary entrenchment in the homelessness system, and the ongoing negative impacts of instability and housing insecurity.

Increased avenues of access to affordable social housing and associated ongoing support are essential to improving the lives of individuals and families experiencing homelessness, and to reducing demand on the specialist homelessness service system.

Supported permanent housing remains an area of high unmet need for South Australians. Evidence through the Adelaide Zero Project (AZP), affirms that approximately 30% of people who are experiencing rough sleeping in the cbd on any given night require supported permanent housing. Currently, Common Ground provides the only type of this accommodation in

¹ Anglicare SA. (2025). 2024 South Australia Rental Affordability Snapshot. https://anglicaresa.com.au/wp-content/uploads/Believe-Housing-Rental-Affordability-Snapshot_ONLINE.pdf

² Anglicare SA (n 3)

Adelaide; yet, through the AZP bi-name list (BNL) we know there are approximately 210 people experiencing rough sleeping in the cbd at any point in time.

Regarding the location of the proposed development at Hocking Place and its proximity to Whitmore Square / Iparitji (Ivaritji); this area has been and remains a gathering place for Aboriginal people for many years. In 2012, Whitmore Square was officially renamed "Whitmore Square/Ivaritji" (later Iparitji) to commemorate the cultural significance of the legendary Kurna woman, and to acknowledge the square as a significant gathering space for Aboriginal communities³.

We can empathise with the challenge faced by community, in delineating the experience and visibility of people experiencing homelessness, with incidences of crime. Our experience is that people experiencing homelessness are often more susceptible to being victims and targets of crime, rather than perpetrators of it.

Housing, and specifically a Housing First approach is the most effective way of reducing homelessness, and ensuring a targeted and appropriate response to crime. THA has and continues to be part of a collaborative and coordinated response with system partners including SAPOL, DHS and Adelaide Council to provide a coordinated and appropriate response to homelessness and other social challenges across the cbd, including within Whitmore square.

The development of a social housing site such as Hocking Place, and its contribution of an additional 36 supported housing opportunities for people experiencing homelessness, will make a significant and substantial social contribution to the South Australian community.

Key tenets of supported permanent housing, include:

- Evidence-informed tenancy matching: for appropriate diversity and compatibility of tenants
- Community curation: Intentionally curating a compatible, thriving and contributing community
- Housing First: enabling people safety and security to address the other holistic needs in their lives
- On-site supports: reducing barriers for people to access supports when they need them.
- Permanency: a stable housing pathway to independence and personal fulfilment.

There is extensive evidence and numerous examples in South Australia, nationally and internationally of the importance of Housing First responses, and specifically the net social impact of supported, permanent accommodation.

We wish you every success in the next stages of development.

Please don't hesitate to contact us should you need any additional information.

Kind regards



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David Pearson
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Australian Alliance to End Homelessness
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³ City of Adelaide. (2024). Reconciliation Committee – Agenda – Monday, 26 February 2024.

<https://meetings.cityofadelaide.com.au/documents/s16673/Cover%20Report%20-%20Portrait%20of%20Iparitji%20Commission.pdf>



The Salvation Army Australia Territory

South Australia & Northern Territory Division

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13 May 2025

State Commission Assessment Panel
GPO Box 1815
Adelaide SA 5001

Via email: scapreps@sa.gov.au

Dear Sir/Madam

Development Application 24042402 - 8 Hocking Place, Adelaide - Construction of residential flat building containing 36 dwellings for social housing

The Salvation Army (SA) Property Trust owns 62 Whitmore Square, Adelaide which is south of the proposed development site. We deliver a range of services from our site including our Sobering Up Unit, programs to support people recovering from alcohol and other drug-related harms and transitional supported accommodation for people who are homeless and have been discharged from the hospital system.

We estimate that around 75% of our clients who access our services at Whitmore Square are homeless. Not having a safe and secure home can have significant impacts on individuals, leading to serious physical, mental, and well-being challenges.

The provision of an additional 36 social homes is a step towards addressing the significant shortfall in social housing, and as such, we wish to confirm our support for the proposed project at 8 Hocking Place.

Having been part of the local community since 1899, we have seen Whitmore Square/Iparrityi evolve into a vibrant community comprising a mix of residential, office, retail and community services. We believe a social housing outcome would be a suitable fit for the local area increasing its vibrancy and helping transform lives.

Yours sincerely

Major Paul Hateley
Divisional Commander SA/NT

Founders **William & Catherine Booth**
General **Lyndon Buckingham**
Territorial Commander **Commissioner Miriam Gluyas**

*Wherever there is hardship or injustice, Salvos will live, love and fight,
alongside others, to transform Australia one life at a time with the love of Jesus.*

salvationarmy.org.au

Friday, 16 May 2025

Sue Crafter
Email: sue@susancrafter.com.au

Dear Sue,

Re: Letter of Support for Hocking Place Social Housing Development Proposal

I write to commend your proposed development at Whitmore Square, which I understand seeks to deliver affordable and supported housing outcomes in the Adelaide CBD.

I am pleased to note the project's strong commitment to social and affordable housing and acknowledge the thoughtful design approach that incorporates principles consistent with inclusive and sustainable urban development.

In particular, we recognise:

- The focus on long-term affordable and supported housing as a contribution to addressing growing housing need in South Australia;
- The proposal's integration of sustainability principles, including social sustainability through tenant support, diversity, and long-term tenancy stability;
- The well considered apartment and floorplate design, which reflects current good practice for housing people on lower incomes and those with complex needs;
- The central location in the Adelaide CBD, which offers close access to employment, services, transport, and health supports which are important enablers for successful tenancies; and
- The inclusion of community spaces, bicycle parking, waste management, and ground-floor amenity, which supports both functionality and community engagement for future residents.

While Housing Choices is not involved in the delivery of this project, we acknowledge its charitable intent and the effort that has gone into aligning it with good practice in supported housing design.

We wish you the best for your ongoing engagement with the Department of Housing and Urban Development and the Planning Authority.

Yours sincerely,



Ruth Carpenter
Development Manager (SA)

12 May 2025

To Whom It May Concern,

I am writing to express strong support for the proposed social housing development at Hocking Place, Adelaide. This project represents a critical opportunity to address the urgent need for stable housing for marginalised and low-income earners in our community. Hutt St Centre has been a leading provider of specialist homelessness services in South Australia since 1954. For over 70 years, we have supported individuals at risk of or experiencing homelessness, offering a wide range of services—from immediate assistance such as nutritious meals, showers, and clean clothing, to long-term support that continues after individuals secure housing. Our goal is to help clients achieve what we call "homefulness," a state where they not only have a roof over their heads but also feel safe, stable, and connected within their community.

Our Model of Care, illustrated in the attached diagram, outlines a continuum of support that begins with immediate triage and extends to long-term, ongoing assistance. This approach addresses both the immediate needs of individuals and their long-term stability, ensuring they are fully supported on their journey to homefulness.

However, access to affordable, secure housing remains a significant barrier for many experiencing homelessness. Subsidised, low-cost social housing is essential for individuals with little or no income, yet such options are in critically short supply nationwide. This is why the Hocking Place development is so important—it offers a viable, long-term solution that can break the cycle of homelessness for many.

I have had the opportunity to discuss the Hocking Place project with Ms. Sue Crafter, one of the key proponents of this initiative. Her vision for this development is inspired by the successful Common Ground Model of supportive housing. Ms. Crafter and her husband have committed to providing financial support to ensure the future Community Housing Provider (CHP) can offer comprehensive services to tenants from the outset. Although Hutt St Centre considered acquiring Hocking Place, our Board ultimately determined that our focus should remain on delivering comprehensive, holistic care rather than direct property management. Nonetheless, we firmly believe that the proposed development aligns with our mission and has the potential to transform lives, reduce homelessness, and strengthen the Adelaide community.

In conclusion, I strongly endorse the Hocking Place social housing development. By providing secure, supported accommodation, this project can offer vulnerable individuals the stability they need to rebuild their lives. Thank you for considering this vital initiative.

Yours sincerely,



Chris Burns CSC

Chief Executive Officer

