

More

Homes

for South

Australians



Government of
South Australia

Frequently Asked Questions

Planning Questions

What type of Code Amendments will be able to use the fast track/template process?

The type of Code Amendments that can use the fast track / template process are Code Amendments that:

- Are assessed as simple or moderate complexity by the Department, following the Chief Executive's Policy - Service Standards and Code Amendment Fees 2024.
- Align with the Greater Adelaide Regional Plan.
- Include standard investigations or a declaration that the proponent agrees to undertake them.

For example, Code Amendments involving spot rezoning to facilitate urban infill.

How will the combined code amendment and outline consent process work? What level of information will I need to qualify for a combined process?

[State Planning Commission Practice Direction 18 Outline Consent 2023](#) (Practice Direction 18) specifies the assessment process for outline consents and the circumstances in which they may be granted. It is proposed to amend Practice Direction 18 to allow an outline consent to be assessed against policy that has been drafted as part of an amendment to the Planning and Design Code (the Code) that has been initiated by the Minister for Planning (the Minister) and is currently subject to public consultation (in accordance with the Community Engagement Charter). Practice Direction 18 would likely need to require the proposed amendment to the Code to be adopted by the Minister before the outline consent is granted.

Practice Direction 18 currently allows for an outline consent to be granted in relation to building height, bulk and scale, building envelope, access, land use, density, open space or any other aspect agreed by an applicant and the relevant authority. The level of information required to accompany an application for outline consent would be subject to the aspects of the proposed development for which an outline consent is sought.

When will the e-Planning system commence automated decision making for accepted and deemed to satisfy development?

A pilot project for this enhancement will be run between August and December 2024. Please get in contact with PlanSA if you want to be involved in testing the pilot. The Government will ensure rigorous testing of the system against a large range of accepted and deemed to satisfy development

applications. Depending on the outcome of the pilot project, the implementation plan will be reviewed. A current date of Q2 2025 is targeted.

It will not apply to performance assessed development, which requires a merit assessment against the Planning and Design Code.

How will the new local engineering standards be applied during a land division assessment? How are they given statutory effect?

The local engineering standards will be prepared in consultation with councils and given statutory effect as design standards. The design standards will be prepared in consultation with councils, engineers and surveyors. The design standards will include exemptions from areas, such as sloping land, where a more bespoke approach is required.

How will the role of private accredited professionals in the land division process be expanded and ensure appropriate oversight by Councils?

A land division requires both a planning consent and a land division consent, as well as a final development approval to be issued by Council. It is intended the process will work as follows:

- Step 1 – planning approval to be issued by the relevant local council or a private accredited professional (if the land division is deemed-to-satisfy)
- Step 2 – applicant may choose to go to the relevant local council or a private accredited professional (for divisions up to 20 allotments that satisfy the engineering design standards) for the issuing of land division consent
- Step 3 – relevant local council issues final development approval, after checking that the consents are consistent.

This new approach cannot commence until after the metropolitan wide engineering standards have been developed and given statutory weight as a design standard under the Planning, Development and Infrastructure Act 2016. Councils and the surveying profession will be involved in the development of the design standards and any amendments to the Code.

It is intended that this will free up busy council planners to work on more complex assessments, including a focus on strategic planning as the Greater Adelaide Regional Plan is implemented.

When will the Government Land Division Assessment Panel be called in to undertake the functions of the relevant authority?

It is recognised that for some relevant authorities the assessment of complex/large scale land division applications are a regular occurrence, and, in most cases, they have resourced themselves accordingly. This may not be the case for other relevant authorities where the assessment and determination of these applications is less frequent or the ability to attract and recruit appropriately experienced individuals is limited (ie: due to the constrained employment market).

The housing crisis requires relevant authorities to process applications expeditiously and accurately in a time of rapidly changing housing needs and where housing demand now outstrips population growth. Regulation 53 of the *Planning, Development and Infrastructure (General) Regulations 2017* (the Regulations) sets out the timeframes for relevant authorities to assess new developments in

South Australia. The relevant authority is the decision-maker who assesses the development application. This could be an assessment manager from council, an independent accredited professional, State Planning Commission or relevant panel. If the relevant authority exceeds the timeframe for assessment, the applicant can serve a notice that provides automatic planning consent.

The Government Land Division Assessment Panel will be utilised in circumstances where:

1. The relevant authority has failed to meet the timeframes for a determination as per Regulation 53 of the Regulations.
2. The relevant authority has demonstrated they do not have the sufficient expertise to assess and make a determination of an application.
3. Other circumstances the Minister considers a 'call-in' as appropriate or necessary to assess a land division application.

What role will the relevant Council have post the authorisation of a land division application development application?

In circumstances where the State Government's Land Division Assessment Panel or a private accredited professional have granted land division consent, it is envisaged that local councils will still play an important role in confirming that the civil infrastructure has been constructed to the appropriate standards. This will still occur before the State Planning Commission issues its land division certificate under section 138 of the Planning, Development and Infrastructure Act 2016.

With the broadening of the Affordable Housing (AH) Overlay and associated Affordable Housing Offset Scheme – what will the charges be if an off-set is paid in lieu of providing an affordable home?

At the moment, the Affordable Housing Overlay is not spatially applied across all residential areas in Greater Adelaide. This is inequitable and everyone accessing incentive policy in the Code that provides for greater yield will need to contribute to social housing outcomes going forward.

Further work is required to quantify the offset arrangements, including the amount to be collected and the governance arrangements around its expenditure on social housing outcomes.

Why are metropolitan councils being encouraged to form regional assessment panels?

Many regional councils in South Australia have formed regional assessment panels, which provide a consolidated assessment body across multiple local government areas. The same approach could be taken by metropolitan local councils to achieve significant operational efficiencies. Combining assessment panels and planning departments would provide the operational efficiencies and cost savings, as well as reduce the burden on the planning profession (both for professional staff supporting the panel, as well as professional panel members).

Why are councils being encouraged to bring together their planning and engineering functions?

The assessment and determination of a land division development application can be a complex process. It requires expertise in planning and engineering and a working knowledge of the land development process. Importantly, the determination of the application also requires the relevant authority to specify conditions that may be imposed by a relevant authority pursuant to section 127 (1)(b) and (2)(a) of the Act. Often these conditions relate to engineering standards for infrastructure that is 'gifted' to the Council through the land division process. This requires both planning and development engineering practitioners to working collaboratively to ensure a thorough assessment has been undertaken, the extent of information required to make a determination has been received and that conditions or classes of conditions are not applied which are prohibited by section 127 of the Act.

Councils who are (or will be) required to regularly assess land division applications to address the housing crisis are encouraged to consider bringing together the planning and development engineering units. It has been observed that where planning and development engineering units within councils work in closely collaboration, and have one line of accountability, that there is a more efficient and consistent processing of applications. Ultimately this is seen to drive benefit for the community, councils, and development sector as a result.

When will the code amendment lodgement and tracking system be available?

Requirements for the new system are currently being finalised. Design, testing and verification of the system is planned for Q2 and Q3 2024. Please contact PlanSA if you want to assist in testing the new system.

The system will be similar to the Development Application Process System, in that lodgement and processing of a Code Amendment will occur in the system. This will allow designated entities to track progress and allow for the generation of reporting.

On the basis that the testing is successful, the new system is planned to go live in Q1 2025 (or earlier).

Housing Infrastructure and Planning Development Questions

Where will the funding for future infrastructure come from that is required to deliver the announcements?

The funding program for infrastructure contributions within the Infrastructure Scheme process is being developed by HIPDU and which will involve consultation with all relevant stakeholders. At this stage the funding for water and sewer is partly being worn by Government, Developers and SA Water customers.

Are there going to be any more developer contributions?

It is expected that the Infrastructure Schemes that apply to new growth areas will outline the contribution amounts for all infrastructure required to build the new communities. This will include clarity around who pays for what ie State Government, Local Government and the Private Sector responsibilities.

Are there going to be any reforms relating to the standard of infrastructure by agencies? ie Will there be any reforms relating to how the Teir 1 Contractors charge?

Renewal SA procurement strategy review will provide government with strategies to reduce costs of infrastructure through the identification of best practice efficiencies, and system improvements. Recommendations from the review will be considered for application across the Department for Housing and Urban Development, SA Water, and SA Housing Trust. Government will continue to work with industry on exploring opportunities to improve existing procurement and contract management frameworks.

SA Water Questions

What will the revised augmentation charges be?

On average, it is estimated that the average augmentation charge for each residential allotment would have been \$100,000 due to the catch-up investment required.

It is clear that developers alone cannot and should not carry the full cost for this catchup in infrastructure as this amount is unviable, and would place a restriction on development.

As such, the state Government has agreed to step in to cover any gap, setting augmentation fees for greenfield allotments.

At the same time, there are many developments that while placing pressure on existing water and wastewater systems have not made a contribution to the cost of infrastructure.

For this reason, new houses in infill areas will also be making a contribution to the costs of infrastructure.

These charges are:

- Greenfield – Flat augmentation charge of \$10,000 comprising of \$5,000 per allotment for water services, and \$5,000 per allotment for wastewater services for incremental greenfield residential developments across the Greater Adelaide
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Planning Region.

- Infill – Phased implementation commencing at \$2,500 per residential allotment for 2024-25 (\$1,250 water and \$1,250 wastewater) and increasing by 25 per cent annually to reach \$10,000.

What key infrastructure will be delivered through this funding and what will it enable?

This unprecedented investment will build and upgrade large scale infrastructure that serves as the backbone of the network to support these growing communities.

It delivers 25 kilometres of new trunk water main and 43 kilometres of trunk wastewater main, four new pumping stations, and two new water storage tanks. Importantly, this backbone infrastructure lays the foundation to unlock an ultimate servicing capacity for up to 50,000 new homes by the 2050s with future investment.

The Roadmap indicates funding for several development areas, but mine is not included. How do I unlock my development?

It is not possible to address all of the required investment in water and wastewater infrastructure over the next four years. Some developments may not be able to proceed in the near future.

The process of infrastructure catch-up will take time, and developments will need to be phased over the coming years.

SA Water is committed to enabling growth and will work with developers in setting a profile of proposed infrastructure and cost for 2028 to 2032 and beyond.

Where a developer wishes to bring a project forward they can do so, but they will need to manage the direct cost of the project, or identify other ways to deliver services as already allowed under the Water Industry Act.

What assurance can you provide that this money will unlock the developments in a reasonable time?

SA Water is working with Housing and Urban Development (HUD) and developers to develop a delivery plan aligned with growth forecasts and occupancy forecasts to ensure services will be available in time for new homeowners.

Whilst permanent infrastructure is being constructed SA Water will implement short term interim solutions where possible in conjunction with the development industry to support continued construction of houses

Short term solutions might include interventions to increase water capacity, such as water storage tanks, managed water use during off-peak times, or pressure flow management.

Temporary wastewater tankering will need to continue in some areas to ensure services are available to meet developers' growth forecasts.

What is the timeline for this work to commence and which are the development areas that will benefit first?

SA Water is prioritising design work and early procurement of large water and wastewater mains, with construction of this new infrastructure expected to commence in late 2024.

Early works have started in Riverlea, Roseworthy and Angle Vale.

How much will water bills increase by to pay for the infrastructure?

These investments are associated with SA Water's 2024-28 regulatory determination. SA Water customer impact on bills will be limited to 3.5% plus CPI.

South Australian Housing Trust Questions

Why revert to the South Australia Housing Trust name?

The South Australian Housing Trust remains an extremely well recognised name within the community, signifying economic development and quality housing. Bringing back the Trust signifies a significant change in investment in Social Housing the ceasing the sale of public housing.

When is the change happening?

From 1 July 2024, all references to SA Housing Authority and Housing SA will be changed to South Australian Housing Trust or SA Housing Trust. This will take time and is expected to be completed by 30 June 2025.

What impact does the name change have on existing SA Housing Trust customers?

There is no impact on existing customers. All leases remain valid. All requests made to Housing Officers, Maintenance Contact Centre, online, or any other SA Housing Trust contacts remain in place. You do not need have your request for maintenance work completed if it has already been lodged.

What impact does the name change have on prospective SA Housing Trust customers?

There is no impact on prospective customers. If you have registered for any support from the South Australian Housing Trust, including registering for a public house, this request remains exactly as it was before the name change. You do not need to complete any new forms and you are just as likely to receive assistance as you were before the name change.

What impact does the name change have on SA Housing Trust contracts or contractors?

There is no impact on existing contracts, or relationships with existing legal arrangements. All proposals that have submitted to SA Housing Authority remain valid.

How many new homes are being built/invested in?

The sale of public housing properties has been ceased and the SA Housing Trust is on track to deliver the biggest investment in decades, fast-tracking construction, with over 1,025 homes projected for completion by 2026. Total commitments to public housing total 4817 homes by 2026, including major updates and upgrades to existing homes.

What is the review into maintenance about?

The SA Housing Trust is encouraged by an independent review, and any effort to improve outcomes for customers is welcome. We expect the review to be about our maintenance model, and relationship with contractors. More details of this will become available in coming days.

Are you concerned about maintenance of public housing homes?

The SA Housing Trust receives around 140,000 requests for maintenance every year. These are categorised from Priority 1 to 4 depending on the urgency and type of the work. We take our responsibilities to our customers seriously and their health and safety is our priority. We are working hard with our Head Contractors to improve outcomes for our customers.

What are you doing to keep house prices down?

HomeSeeker SA is a State Government initiative designed to reduce housing stress by helping more South Australians buy an affordable home or learn more about finding an affordable property to rent. The HomeSeeker SA website features easy to follow information about buying and renting a home, along with listings of affordable homes for sale.

Approximately 500 affordable properties per year (comprising homes and vacant land) are listed on the HomeSeeker SA website. Support to buy through HomeSeeker SA An extended 60-day listing period for sales of private affordable homes and an increase in eligibility means more people than ever before can get on the housing ladder. To be eligible to purchase a fixed-price affordable home through HomeSeeker SA, you can now earn up to \$110k as a single or \$140k as a couple or family.

We are also incentivising builders to build affordable homes. To increase affordable housing supply, the Affordable Housing Overlay, which seeks to deliver a minimum of 15% affordable housing, will be applicable to more residential areas. The overlay provides incentives through dispensations for planning requirements, such as minimum site areas, car parking and building heights, where affordable housing is proposed.

What are you doing to make it easier to access the private rental market?

Rent in advance payments have been increased from one week to two weeks' rent for low-income households, as well as an increase in the availability of rent in arrears payments. It is estimated that around 400 additional households will become eligible for this program. The eligibility criteria for private rental assistance, which provides financial assistance to eligible customers who either have difficulty meeting the upfront costs associated with renting privately or need help to maintain their accommodation, is as follows:

- Increasing the household cash assets test limit to \$62,150 per household.
 - Increasing the weekly rent limit from \$450 to \$600 per week.
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Renewal SA Questions

How many affordable homes for sale or rent is Renewal SA delivering?

Renewal SA is increasing the supply and availability of affordable homes to purchase, providing new pathways for South Australians to achieve their housing goals, and live where they want at a price they can afford. Renewal SA is delivering around 1,140 affordable homes for sale or rental through new projects announced since March 2022 with a pipeline of future projects to further increase this target.

What Affordable Housing outcomes is Renewal SA delivering?

Renewal SA has a track record in delivering affordable housing and will continue to deliver a minimum of 20 per cent affordable homes across its portfolio of projects and aims to maximise affordable and social housing wherever it is possible.

What is the maximum sale price for affordable housing?

The maximum sale price for affordable housing is \$495,000 - \$569,250 in Greater Adelaide and \$381,000 - \$438,150 in the rest of South Australia. The maximum land-only price is \$222,750 in Greater Adelaide and \$171,450 in the rest of the state.

What is the maximum rental price for affordable housing?

Affordable rentals are rentals offered at less than 75% of the market rate.

What is Renewal SA's role in a construction workforce plan?

Renewal SA's Works Program partners with registered training organisations to provide training, work experience, engagement and employment through its projects. The Works Program delivers economic outcomes through:

- employment, work experience and immersion opportunities embedded in Renewal SA-managed contracts
- engagement, training and employment initiatives in partnership with industry, community groups and registered training organisations.

Additionally, through our procurement and delivery partners, Renewal SA achieves a range of on job training and apprenticeship outcomes.

What is Renewal SA doing to speed up delivery?

Renewal SA is working to utilise a range of available levers to accelerate delivery wherever possible. This includes:

- reviewing its procurement strategy to implement panel procurement, system improvements, additional resources, and identifying best practice efficiencies.
 - establish a Builders Panel to deliver Prospect Corner and 29 affordable rentals in the short term with plans to expand to other projects in the future.
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Why is the government/Renewal SA involved in the direct delivery of projects?

Renewal SA seizes opportunities to secure land parcels on behalf of government or deliver urban infill projects on government held land where it can deliver multiple outcomes for South Australians, or when there is a greater need to deliver strategic community and/or state-wide outcomes, including planning for the future needs of the state and its agencies, providing pathways for secure housing for both owners and renters, and activating areas of importance for our City and leveraging existing infrastructure

Adoption of a government-led delivery model for projects provides widespread opportunities for private sector involvement and partnerships in planning, design, civil works and construction activities whilst ensuring best-for-state outcomes and targeted greater speed to market and delivery via holistic coordination of infrastructure, planning and delivery. State led delivery is also necessary where commercial outcomes are challenged or where project or funding risk exists beyond the appetite of the commercial sector.

What private sector opportunities are there across Renewal SA projects?

Renewal SA works with private development partners, builders, designers, consultants, builders and investors. Renewal SA prides itself on building relationship with First Nation groups, along with stakeholders such as local government, community groups, , and other government agencies to achieve the best outcomes for the community.

Private developers play a crucial role in urban development in South Australia and no Renewal SA project can be delivered without the leadership and collaboration of the private sector. Public-private collaborations can combine the strengths of both sectors to achieve the best outcomes for the community.

Register on Renewal SA's website and SA Tenders and Contracts to stay up to date with opportunities.

Does the broader Community get to comment on government led projects?

Renewal SA engages with communities at all stages of our projects, from planning through to completion to ensure that the community's views are reflected in the places we create.

Community members help us to understand the local area and aspirations, develop and review design options and work with us on delivering urban renewal.

Stay up to date on our Community Engagement program via Renewal SA's website.

Do Renewal SA projects have a guaranteed infrastructure funding solution including provision of water and waste water services?

Renewal SA operates on ‘competitive neutrality’ principles meaning it pays all fees and charges applicable under State law including land tax, stamp duty, and any necessary service augmentation charge.

Renewal SA Project Quick Reference

Project name	Target Total dwellings	Affordable and/or social housing target	Estimated Construction start date	First residents
Seaton (Stage 1)	137	72%	Mid-2024	2025
Seaton (Greater)	1,315	44%	2025	2027
Noarlunga	626	28%	Early-2025	2026
Thebarton	1,000	20%	2025	2027
Tapangka	392	35%	Mar/Apr 2026	2028
Bowden – Lot 6005	70	100%	May 2024	2025
Bowden – Lot 51	84	95%	Mid-2024	2026
Prospect	208	61%	End-2024	2025
Playford Alive – Newton Blvd	257	62%	End-2024	2026
Playford Alive – affordable rentals	25	100%	Aug 2024	2025
Playford Alive – Eastern balance site	1,480	40%	2028	2029
Onkaparinga Heights	1,000	20%	2026	2027
Dry Creek	10,000	20%	2031	2032+
Elizabeth South	300	>20%	2026	2027
Smithfield	~1,500	>20%	2027	2029
Aldinga	800	25%	2026	2027
Office for Regional Housing (Key Worker Housing Scheme)	35	N/A	2024	2024