Planning and Development Fund

The Planning and Development Fund (the Fund) operates under the Planning, Development and Infrastructure Act 2016. The Fund provides the means for open space and public realm investment across South Australia.

Money paid into the Fund is derived from monetary payments in lieu of open space for development involving the division of land into 20 or less allotments and for strata and community titles. This money is spent in line with the Act and is administered by the Attorney-General’s Department.

The Fund allows the South Australian Government to adopt a state-wide approach to strategically implement open space and public realm projects in an objective manner. Along with allowing the Minister for Planning and Local Government to acquire, manage and develop land for open space, the Fund provides grant funding opportunities for local government by financing the Open Space and Places for People Grant Programs.

The objectives of the Open Space Grant Program are to:

- Improve the conservation, enhancement and enjoyment of public open spaces to provide community access to quality green public open space for positive health and wellbeing outcomes
- Provide a range of unstructured recreation opportunities compatible with the surrounding environment

The objectives of the Places for People Grant Program are to:

- Create or revitalise public spaces that are important to the social, cultural and economic life of their communities
- Support innovative and creative design processes and outcomes to create unique, well-designed and sustainable public spaces
Open Space and Places for People Grant Programs

Access to quality public open space is becoming increasingly important to ensure South Australia remains liveable, healthy and sustainable, particularly in the context of increasing residential infill in existing neighbourhoods. Councils may apply for grants to assist with the planning, purchase and enhancement of public open space.

Purpose and Objectives

The purpose of these grant programs is to support and enhance the state’s liveability and sustainability.

The programs will support projects that:

- Facilitate the integrated delivery of quality public open space particularly in areas of growth and renewal
- Provide a diverse range of high quality public open spaces that offer a range of active and passive opportunities
- Improve the way our places function, making them more sustainable, more accessible, safer and healthier
- Promote urban greening and climate change resilience
- Create an interconnected network of high quality green spaces that join destinations, public transport and growth areas

Project Types

Under the grant programs, councils may apply for funding for the following types of projects:

- **Development** for the enhancement or revitalisation of:
  - Reserves and parks
  - Linear parks
  - Coastal reserves
  - Trails and strategic open space linkages
  - Foreshore and riverfront precincts
  - Civic plazas, town squares and main street precincts
• **Planning and urban design** to guide future development of key open space and public realm precincts including:
  
  - Open space and cycling/walking strategies
  
  - Public realm strategies and urban design frameworks
  
  - Master plans and concepts plans

• **Land purchase** (Open Space only)

Councils may submit multiple applications per funding round and will need to nominate which type of project they are seeking funding for.

Where development projects are for the upgrade, extension or replacement of existing infrastructure, applications will need to demonstrate how the proposed project provides significant increase in benefit than is currently existing (i.e. improved economic or social benefits).
Eligibility and Assessment Criteria

Grants are available to all local government or organisations representing out of council areas within South Australia. In order to be eligible for grant funding, councils must have met all acquittal conditions for previous funding. Councils should contact a grant funding coordinator prior to submitting an application to ensure there are no outstanding acquittals.

Councils will need to ensure that their proposed projects meet the following eligibility criteria prior to submitting an application.

**Eligibility**

- Applications can only be made by local government or from organisations representing out of council areas

- Projects should have at least a 50% funding contribution from council (see grant funding and other co-contributions for further information)

- Projects must be undertaken on public land with free public access (no fee or charge levied to use the space, or ongoing exclusive use by particular groups – this includes applications for land purchases)

- Projects must be able to be completed within 18 months of grant funding approval

- Projects should be able to commence within two months of grant funding approval

- Councils should not have any outstanding acquittals for overdue projects; outstanding acquittals for overdue projects may lead to an application for the current grant program not being assessed

- Funding is only available for new works; retrospective funding is not available for anything undertaken prior to grant funding approval

**Ineligibility**

The following types of works are not eligible for funding, please do not include these in your application:

- Commercial operations and buildings, including club rooms

- Road works including routine upgrading of footpaths, kerbs and car parks

- Council administration and project management costs associated with delivery of the proposed project
• Public art pieces as a singular project (may be included as part of an overall project design)

• Projects that require the public to pay a fee to access the site

• Construction and planning of organised sporting facilities

• Projects which are considered to be part of council’s usual ongoing maintenance and management of a site (including ongoing reserve management, asset maintenance or replacement of existing infrastructure)

• Projects which commence prior to grant funding approval (including any initial project work, studies, planning or land purchases)

**Assessment Criteria**

All proposed projects will be assessed against the following assessment criteria with priority given to those projects which align with the grant program objectives.

**Grant Program Objectives**

• Improve accessibility and safety
  
  – Response to community issues and improve safety of public open space

  – Increased useability and function for a wide cross section of the community and take into account the needs of mobility impaired users, the elderly and children, etc.

• Promote urban greening and climate change resilience
  
  – Provide access to quality green public spaces

  – Improved sustainability

• Improve open space and neighbourhood connectivity
  
  – Provide connections to other paths, trails, streetscapes, etc.

  – Improved connections to support and encourage wider use of public open space and its surrounds (consider wayfinding/interpretive signage)

• Demonstrate community support and consultation
  
  – Strong level of support from the community

  – Empower communities to work in partnership to foster civic pride and social responsibility through the project
• Demonstrate alignment to the objectives of the **Open Space Grant Program** (if applicable)

• Demonstrate alignment to the objectives of the **Places for People Grant Program** (if applicable)

**Strategic Alignment**

• Demonstrate relevance to the [State Planning Policies](#) and relevant [Planning Strategy](#)

• Demonstrate alignment with local council planning strategies – i.e. council open space and/or public realm strategies

• Demonstrate how the proposed project will support areas of growth and renewal or areas of low open space provision or quality
Grant Funding and Co-contributions

Grant Funding Availability

The grant programs are funded through the Planning and Development Fund. There is no minimum or maximum grant funding amount. In addition, councils may submit multiple applications. However, councils should consider their ability to match requested funding for all proposed projects.

Please note, while an application may meet the assessment criteria, a grant is not guaranteed and successful projects may not receive funding to the full amount requested.

Council Contribution

Councils co-funding contribution can consist of co-contributions from community groups and in-kind works. Co-funding demonstrates your commitment to the proposed project and can show evidence of community support. If the council contribution includes in-kind works (from either council or a community group) a monetary amount equivalent will need to be identified within the total project budget breakdown.

When applying for strategic land purchases to acquire land for public open space. Please note:

- Grant funding is only available towards the market value of the land, any payment above market value will need to be fully funded by council
- Funding will not be provided towards legal costs, transfer fees, stamp duty or compensation arising from compulsory acquisition of land by council

External Funding and Joint Partnerships

Councils should investigate and embrace other external funding opportunities and seek partner organisations with objectives matching those of the proposed project.

Councils are encouraged to seek other sources of funding to supplement grant funding for their proposed project including:

- Other State and Commonwealth Government grant funding programs
- Joint funding with other councils to achieve regional priorities

Contributions from other South Australian Government agencies cannot count towards councils 50% co-contribution.
Project Target Table

A target table of activities and project outcomes contributing towards the proposed project cost must be provided as an attachment to the application form (an example is provided on the following page).

A high level breakdown of the costs associated with the proposed project will be sufficient. For development projects, where a cost estimate has been completed by a quantity surveyor, you may wish to include this as an additional attachment. A target table is not required for land purchase projects.

Please note when providing a target table:

- These figures should not include GST
- Funding is not provided towards council administration costs and project management costs; please do not allocate grant funding towards these costs
- Please provide a monetary amount for any in-kind work and indicate these amounts in the project target table
- The project target table should not include works or activities that have already been undertaken
- Project cost over-runs are the financial responsibility of the council
### Project Target Table – Example

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>TARGET OUTCOMES (brief description of activity)</th>
<th>QTY</th>
<th>COST P&amp;D FUND</th>
<th>COST COUNCIL</th>
<th>COST OTHER</th>
<th>COST TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Urban Design</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Urban design framework</td>
<td>Engage consultant and work with stakeholders and consultant to prepare an urban design framework for the township</td>
<td></td>
<td>$45,000</td>
<td>$45,000</td>
<td></td>
<td>$90,000</td>
</tr>
<tr>
<td></td>
<td>Council project management and administration costs</td>
<td></td>
<td>$10,000</td>
<td></td>
<td></td>
<td>$10,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$45,000</td>
<td>$55,000</td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>Planning and development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Detailed design</td>
<td>Multi-disciplinary consultant team to undertake detailed design and documentation for tender</td>
<td></td>
<td>$45,000</td>
<td>$45,000</td>
<td></td>
<td>$90,000</td>
</tr>
<tr>
<td>Capital works – Town Square</td>
<td>Town square furniture (seating, bins)</td>
<td></td>
<td>$20,000</td>
<td>$20,000</td>
<td></td>
<td>$40,000</td>
</tr>
<tr>
<td></td>
<td>Shade and lighting</td>
<td></td>
<td>$80,000</td>
<td>$80,000</td>
<td></td>
<td>$160,000</td>
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<tr>
<td></td>
<td>Landscaping and paving</td>
<td></td>
<td>$50,000</td>
<td>$50,000</td>
<td></td>
<td>$100,000</td>
</tr>
<tr>
<td></td>
<td>Public art and signage</td>
<td>4</td>
<td>$14,000</td>
<td>$14,000</td>
<td></td>
<td>$28,000</td>
</tr>
<tr>
<td>Capital works – main street</td>
<td>Landscaping (street trees, WSUD treatments)</td>
<td></td>
<td>$35,000</td>
<td>$35,000</td>
<td></td>
<td>$70,000</td>
</tr>
<tr>
<td>precinct</td>
<td>Reorganise street parking</td>
<td></td>
<td>$75,000</td>
<td></td>
<td></td>
<td>$75,000</td>
</tr>
<tr>
<td></td>
<td>Road edge improvement and paving</td>
<td>25sq m</td>
<td>$30,000</td>
<td>$30,000</td>
<td></td>
<td>$60,000</td>
</tr>
<tr>
<td></td>
<td>Widening of street to create shared use pathway</td>
<td></td>
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<td></td>
<td></td>
<td>$45,000</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$230,000</td>
<td>$394,000</td>
<td>$14,000</td>
<td>$638,000</td>
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<tr>
<td><strong>Development</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Capital works</td>
<td>Nature play playground and rest area</td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
<td></td>
<td>$50,000</td>
</tr>
<tr>
<td></td>
<td>Landscaping (trees, mulching)</td>
<td></td>
<td>$25,000</td>
<td>$25,000</td>
<td>$23,000 (in-kind)</td>
<td>$73,000</td>
</tr>
<tr>
<td></td>
<td>Pathway and road crossings</td>
<td>1km</td>
<td>$10,000</td>
<td></td>
<td></td>
<td>$10,000</td>
</tr>
<tr>
<td></td>
<td>Signage, lighting and drinking fountain</td>
<td></td>
<td>$38,000</td>
<td>$30,000</td>
<td>$8,000 (in-kind)</td>
<td>$76,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$63,000</td>
<td>$90,000</td>
<td>$31,000</td>
<td>$184,000</td>
</tr>
<tr>
<td><strong>Development</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Trail preparation and</td>
<td>Preparation and construction of 40mm thick red ochre shared use trail (3m wide) with timber edging and transitional work around</td>
<td>3km</td>
<td>$255,000</td>
<td>$255,000</td>
<td></td>
<td>$510,000</td>
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<tr>
<td>construction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td>$255,000</td>
<td>$255,000</td>
<td></td>
<td>$510,000</td>
</tr>
</tbody>
</table>
Application Process

Discuss any proposed project with a grant funding coordinator. This can be done via phone or email and is encouraged to ensure that all applications are consistent with the objectives of the grant programs.

Where appropriate a grant funding coordinator will arrange a site visit to view the site and discuss the proposal in further detail.

Once the scope, detail and eligibility of your proposal has been determined, complete the online application form. Ensure all relevant sections are completed with all required supporting material and documentation included.

Supporting material may include:

- **Development project:**
  - Location map
  - Photos of existing site conditions
  - Concept plan
  - Previous strategic work (i.e. master plan, concept plan, detailed design)
  - Project target table (and a cost estimate by a quantity surveyor, if applicable)

- **Planning and Urban Design project:**
  - Location map
  - Photos of existing site conditions
  - Project brief
  - Project target table (and a cost estimate by a quantity surveyor, if applicable)

- **Land purchase:**
  - Location map
  - Photos of existing site conditions
  - Current market valuation (by a Certified Practising Valuer)
  - Legal description of property and copy of current Certificate of Title
**Lodgement of Applications**

Applications for the 2020-21 financial year close at **5pm Friday 19 February 2021**. Applications and supporting documents must be received prior to the closing date.

Grants are now managed online through the SmartyGrants platform. Please login to access the application form and view the status of your grant application.

Successful councils will be notified in writing which projects will be funded.

**Assessment Process**

The grant programs are highly competitive; applicants must not assume they will be successful. All applications will be assessed by the Attorney-General’s Department according to the assessment criteria and will be presented to the Minister for Planning and Local Government for the final funding decision. **Please note a funding decision may not be made until June 2021.**

Assessment will take into consideration previous grant performance and the status of any current projects.

Assessment of the proposed project may involve an inspection of the project site with council staff and the grant coordinators.
Grant Conditions and Responsibilities

- In order to accept and receive the grant funding offer, councils are required to enter into a formal Funding Agreement with the Minister for Planning and Local Government – a sample copy of the Funding Agreement can be obtained from the Attorney-General’s Department on request.

- The proposed project must be carried out as described in the application.

- Any variance of project scope, budget or grant requirement is at the discretion of the Minister for Planning and Local Government.

- Where a council project manager changes or a project cannot meet the agreed timeframe for completion, a funding coordinator from the Attorney-General’s Department must be contacted.

- Successful applicants must acknowledge the grant contribution through the Planning and Development Fund in any publications or publicity regarding the project.

- Projects must be able to be completed within 18 months of grant funding approval.

Reporting and Monitoring

Reporting on project progress and achievement of milestones will be required on an ongoing basis until the project is completed.

After completion of the project and within 30 business days of the end of the specified funding period, councils must submit a Final Report that includes suitable evidence of project completion such as:

- Summary of expenditure

- Photographs of completed project (if applicable)

- Completed concept plan, documentation, etc. (if applicable)

Any unspent grant funding must be repaid in accordance with the conditions of the Funding Agreement.

Please note that the contact details of council’s project manager can be changed at any time by sending an e-mail to PublicSpaceGrants@sa.gov.au along with the relevant submission reference number and new project manager contact details (i.e. name, phone number and e-mail address).
Contact us

To discuss your proposal or for further information, please contact the Office for Design and Architecture South Australia grant coordinators.

Telephone: (08) 8402 1852

Email: PublicSpaceGrants@sa.gov.au