

National Housing Accord – implementation schedules

Table 1: Operation of the schedule	
Parties	Commonwealth and all states and territories.
Duration	This Schedule is expected to expire on 30 June 2029.
Purpose	This Schedule will support the delivery of the National Housing Accord.

Table 2: South Australia – as at June 2023		
South Australian commitments/ outputs	Delivery mechanisms	Timeframes
States and territories to deliver up to 10,000 affordable homes – South Australia allocation of around 700 homes.	<p>The Government has identified a range of short and medium term projects to fully deliver its per capita commitments to the 10,000 additional affordable housing outcomes.</p> <p>In February 2023, the Government released its plan for A Better Housing Future, which is intended to deliver more social and affordable houses, more affordable rental opportunities and more support for people to buy a home. It will also provide more social and affordable houses in the regions and greater support for regional communities to pursue housing projects that meet their needs.</p> <p>The 2023-24 Budget provided further support to accelerate the supply of housing, including support for first homebuyers buying new homes, which is intended to encourage the supply of housing.</p> <p>A range of initiatives under the Government’s housing plan will assist South Australia meet its Accord commitments.</p> <p>Specific shorter-term commitments towards the delivery of affordable homes include:</p> <p><u>Priority housing projects</u></p> <p>The SA Government has identified a number of priority projects which utilise SA Government land holdings, and which the SA Government could partner with NHFIC/Housing Australia and community housing providers to deliver a mix of new social, affordable and market housing. These projects include:</p> <ul style="list-style-type: none"> - Franklin Street, estimated 137 social and affordable apartments. 	<p>From commencement to 30 June 2029</p> <p>States and territories will provide quarterly reports on the number of affordable homes supported.</p>

- Park Court, Greenhill Road, estimated 30 social and 75 affordable apartments (agreement with NHFIC in place).
- Bowden (Second and Third Streets), estimated 86 affordable rental properties)
- Prospect (Churchill/Regency Roads), estimated 72 affordable rental properties.

These housing developments are being proactively managed through Renewal SA or SA Housing Authority. Both agencies have the respective capacity to project manage the construction of these developments.

The Government is also accelerating master planning for substantial developments on government owned land at Seaton (redevelopment of land) and Noarlunga (vacant land). These two developments are expected to contribute around 1,600 new homes, which will include a mix of market, social and affordable homes.

Affordable housing initiative

The Government will spend about \$190 million and build 600 new affordable homes which will be listed on the HomeSeeker SA website by 30 June 2026 and available for purchase as affordable housing. These homes are being built in a range of locations.

Further affordable homes for sale will be delivered as part of government developments over the next five years.

South Australia’s definition of affordable homes

Affordable housing is housing for people and households on incomes ranging from low to moderate, and includes both rental and home ownership.

It is priced so that low- and moderate-income households are able to meet essential basic living costs, with housing costing no more than 30 per cent of weekly household income, either for mortgage or rent.

	In 2023-24, the affordable value is \$417,000 in Greater Adelaide (this can increase to \$580,000 if the home meets various characteristics in terms of energy efficiency, proximity to transport and is coupled with a shared equity arrangement).	
Definition of well-located homes and measures of progress.	<p>South Australia defines well-located housing as housing that enables safe and active social and economic participation through proximity to public transport and/or infrastructure, open spaces, essential services, education and employment.</p> <p>South Australia’s measures of progress will include the number of dwelling completions and relevant data by the Australian Bureau of Statistics.</p>	
Undertake expedited zoning, planning and land release to deliver the joint commitment on social and affordable housing in well located areas.	<p>Significant reforms to the planning system in South Australia have been recently introduced, including the replacement of 72 development plans with 1 statewide code, offering consistency and standardisation of policy and zoning across the state. It includes a digital ePlanning system for application lodgement and management, interfacing with GIS mapping.</p> <p>Features of the system include:</p> <ul style="list-style-type: none"> - Streamlined assessment pathways - Affordable housing overlays - Building envelope plans - Policy bounding - Fast track approvals, 5 day ‘deemed to satisfy’ assessment pathways - Density bonusing <p>The new Code Amendment process offers proponents the opportunity to seek land rezoning, a process formerly only initiated by State and local government. This process has been shortened from 29 to 37 months to 52 weeks under the reformed system.</p>	<p>From commencement to 30 June 2029</p> <p>A land supply dashboard is under development and expected to be made available early in the second half of 2023. This will monitor development activity (land divisions, building approvals and completions) from each of the recently proposed land releases, and from the numerous existing development fronts.</p>

	<p>An Infrastructure Planning and Development Unit has been established within the Planning team to help drive residential developments and coordinate infrastructure investment. The Unit is charged with coordinating the provision of utilities such as electricity, water and sewerage, and public infrastructure such as roads and schools.</p> <p>An accepted development pathway will be established for first homebuyers building in greenfield areas, allowing compliant builds that meet a number of basic requirements, to bypass the separate planning consent process through councils.</p> <p><u>Land supply</u></p> <p>South Australia currently has around 139,000 zoned allotments available for housing development, accounting for over 15 years of supply at average growth rates.</p> <p>The Government is fast tracking the single largest release in the state’s history, set to deliver at least 25,000 more homes for South Australians, including:</p> <ul style="list-style-type: none">- 10,000 homes at Dry Creek- 10,000 homes at Concordia- 2,000 homes at Hackham- 1,700 homes at Sellicks Beach- 800 homes at Aldinga- 600 homes at Norlunga Downs- 500 homes and Golden Grove <p>In addition, two parcels of land – at Goolwa North on the Southern Fleurieu and Fisherman Bay on the Yorke Peninsula – are set to be released for development, delivering up to another approximately 2,730 homes.</p>	
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<p>Work with Local Governments to deliver planning and land-use reforms that will make housing supply more responsive to demand over time, subject to further work agreed under the Accord.</p>	<p>South Australia will continue to work with local government to support the delivery of increased housing, including in regional areas through housing projects that meet their needs.</p> <p><u>Office for Regional Housing</u></p> <p>A new Office for Regional Housing is being created to tackle the unique housing challenges facing regional South Australia by:</p> <ul style="list-style-type: none"> - Facilitating the development of new key worker rental housing in regional South Australia through the Regional Key Worker Housing Scheme. A pilot program will deliver around 30 homes in 2024 for police, teachers and healthcare workers in the Copper Coast, Riverland, Mount Gambier, Port Augusta and Ceduna; and - Supporting the planning and implementation of housing projects through advice and assistance. <p>The Office will, where possible, help to facilitate housing projects, including those identified by local governments and regional employers, that provide strategic affordable and key worker housing in the regions. Should the Regional Key Worker Housing Scheme pilot be successful it will be expanded to include other regions and be available to a broad range of employers and industries.</p> <p><u>Planning regulations</u></p> <p>The South Australian government will make amendments to the Planning, Development and Infrastructure Regulations to allow temporary accommodation (up to two years) to be built in regional areas without the need for planning approval.</p>	<p>Ongoing</p>

	<p><u>Adaptive reuse in the Adelaide CBD</u></p> <p>The State Government is coordinating with the City for Adelaide on enablers to drive adaptive reuse of vacant C and D grade commercial office space.</p>	
Support the distribution of the Housing Australia Future Fund (HAFF).	<p>The South Australian Government will collaborate with the National Housing Finance and Investment Corporation (NHFIC), Housing Australia, and Community Housing Providers to facilitate the distribution of outcomes outlined in the HAFF (Housing Australia Fund Framework) by 2029. The measures to be taken include:</p> <ul style="list-style-type: none"> - Facilitating the securitisation and provision of debt finance through the NHFIC, as well as banks and other financial institutions. - Providing contractual support for projects that involve development on land owned or in which the SAHT holds a financial interest. <p>Support could be delivered through a number of ways including, co-contributions, in-kind contributions, or expedited planning or development consents where appropriate.</p>	From commencement to 30 June 2029
Support building of a strong and sustainable Community Housing Provider sector.	<p>South Australia continues to invest in the Community Housing Sector. There are currently 9 registered housing associations and 14 registered housing providers in South Australia managing over 13,700 social housing properties.</p> <p>Of these properties the South Australian government has transferred the management of more than 5,100 public housing homes to Community Housing Providers. Under the transfer arrangements, CHPs derive significant rental returns from these transfer properties and are contractually obligated to redevelop a component of the stock.</p> <p>Investment and Asset Management Plans (IAMPs) have been agreed which will see around 400 obsolete dwellings replaced with 700 new social housing dwellings by 2029.</p>	From commencement to 30 June 2029

	<p>The SAHT also facilitates a Community Housing Asset Renewal Program (CHARP). The CHARP program, which applies to all other properties the SAHT has a securitised interest in (approximately 6,000 properties), encourages the provision of new housing supply. Approximately 116 new houses will be completed in 2022-23 through the CHARP program.</p> <p>The South Australian Housing Trust is currently engaging with the CHP sector in South Australia to inform them on options and methods of debt funding. Typically, South Australian CHPs have financed projects with the limited equity they hold. The HAFF is envisaged to increase assets on CHP's balance sheets which can be leveraged in future as collateral to finance the construction of further social and affordable homes.</p> <p>The South Australian government is coordinating with the National Housing and Finance and Investment Corporation/Housing Australia to determine the best approach of enabling CHPs to upscale projects. This could be through encouraging joint venture arrangements between CHPs and developers.</p>	
<p>Ensure achievement of targets for social and affordable housing are met.</p>	<p>South Australia will monitor and report on the delivery of the AHI and Priority projects directly led by the state as well as any other HAFF initiatives the State is party to.</p>	<p>From commencement to 30 June 2029</p>