



RENEWING OUR URBAN FUTURE **UNLOCKING** **SOUTH AUSTRALIA'S** **POTENTIAL**

Renewing Our Streets and Suburbs program

Renewal SA is commencing the Renewing Our Streets and Suburbs program to renew all pre-1968 SA Housing Trust housing over the next 15 years, with the priority up to 2020 being those houses within 10km of the CBD. This will account for approximately 4,500 SA Housing Trust homes.

The Department of Planning, Transport and Infrastructure will provide technical assistance to Renewal SA in its delivery of the program.

The vision is to support vibrant, liveable communities in South Australia that offer a variety of housing choice for everyone.

Renewal SA and the State Government will work collaboratively with the private and not-for-profit sectors to create commercial outcomes that deliver innovative, well planned mixed use communities.

Renewal SA's objectives for the Renewing Our Streets and Suburbs program are to:

- maximise renewed and re-furbished social housing on sites that are well located to public transport, schools, health and community centres
- where appropriate, incorporate affordable housing for sale as part of a market based product mix without the need for Government subsidies
- enable high quality urban design that incorporates the latest thinking on community wellbeing, environmental sustainability and energy efficiency
- create a sense of place that fosters healthy, safe and connected communities
- incorporate best practice communication and engagement strategies into the project delivery.

New regulations

On 3 September 2015 the Development (Renewal of Social Housing) Variation Regulations were made to support the objectives of the ROSAS program.

The ROSAS program will involve assessment of around 900 dwellings and associated land division proposals per year across most inner metropolitan councils, and over 30 different development plan zones.

Given the scale of the program, and to ensure the orderly and timely assessment of the large number of applications for dwellings each year, the State Coordinator-General (SCG) and the Development Assessment Commission (DAC) will together process many of these developments.

Applications for dwellings and associated land division proposals will be lodged directly with the SCG having been assessed against a set of published performance criteria. If the application satisfactorily meets these criteria it will provide for a streamlined decision making process by DAC.

The standard or traditional assessment pathways are still available to Renewal SA and the first step in the process is for Renewal SA to determine the pathway best suited to assessing each application.

Standard Pathways

Development applications generally traverse one of two assessment paths which if completed satisfactorily result in a Development Approval:

Residential Code

Where a proposed development clearly matches the Residential Code requirements it can be delivered by the residential code and private certification processes. .

Standard Council Application

Applications may also be lodged direct with Council for assessment against the local Development Plan.

State Coordinator-General Pathways

As an alternative to the Standard Pathways, the ROSAS program is able to be facilitated through Schedule 1A of the Development Regulations 2008, which allows Renewal SA (as agent for SAHT or private community provider) to lodge applications for dwellings and associated land division proposals direct with the State Coordinator-General (or one of the assistant Coordinator-Generals).

There will be three main streams of applications:

- **Stream 1 and Stream 1A** - detached, row, semi detached dwellings – 1 to 3 storeys (excluding residential flat buildings/apartments) and associated land division proposals.
- **Stream 2** – 4 storeys or more, and all residential flat or apartment buildings and associated land division proposals.
- **Stream 3** – stand alone land division proposals

Applications lodged will have been assessed against an agreed set of performance criteria. Specific checklists containing relevant performance criteria have been prepared for each stream.

If the application satisfactorily meets the relevant checklist no further assessment is necessary by the SCG. Failure to meet the checklist means the application may require further detailed assessment and may be delayed.

If an application has been assessed by the SCG as satisfactorily meeting the performance criteria it will require building rules consent, and for any associated land division proposal, confirmation that Council and utility requirements will be addressed, ahead of final development approval being granted by the DAC.

As part of determining land division requirements applications will be circulated through the Electronic Land Division Lodgement Site (EDALA), with requirements prescribed in accordance with Section 33 of the *Development Act 1993*.

The checklists are available at www.dpti.sa.gov.au/coordinator_general.

How will communities and Councils be consulted

Over and above the engagement that Renewal SA is undertaking with tenants and the community on the ROSAS program there is no specific requirement for consultation on applications dealt with under the above Streams.

Within Stream 1 / 1A and Stream 3 Renewal SA may choose to undertake engagement in cases where it identifies the need to communicate with neighbours or the community.

For Stream 2, a pre-lodgement process will be undertaken that includes planning and design input from State agencies and Councils. Renewal SA will independently engage with neighbours for Stream 2 developments on a case by case basis to canvass their opinions.

Further Information

Further information on the assessment pathways for the ROSAS Program (including the pre-lodgement process) can be obtained from the Department of Planning, Transport and Infrastructure website at www.dpti.sa.gov.au/coordinator_general.

Further information about the ROSAS program can be obtained from the Renewal SA website at www.renewalsa.sa.gov.au.

Useful Links

[Development Act](#) [Development Regulations](#) [Government Gazette](#)

Contact Information

For advice on the assessment pathways please contact the DPTI Investment Management Team:

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For advice on the ROSAS program please consult Renewal SA:

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