

**Regional Housing
Initiatives Program**
Registration of Interest

March 2024

**OFFICE FOR
REGIONAL
HOUSING**



Supporting
regional growth
through housing



ACKNOWLEDGEMENT OF COUNTRY

Renewal SA acknowledges the Traditional Owners and Custodians of the Lands throughout South Australia.

We respect and support their spiritual relationship with Country and connection to their land, waters and community.

As an organisation that is passionate about creating a better future for all South Australians, we are committed to working with First Nations peoples to ensure Culture and Country is respected in everything we do and is represented through our people and projects.

About the Office For Regional Housing

The Office for Regional Housing (the Office) is a dedicated office within Renewal SA, committed to working with local governments, economic development agencies, and employers to address housing shortages in regional South Australia.

By helping to increase the supply of quality, affordable homes, we will help improve economic growth and quality of life in our regions.

Contents

2	From the Chief Executive
3	Purpose of the Registration of Interest (ROI)
3	Examples of support
4	Eligibility
5	Assessment criteria
7	Timeline
7	How to apply
8	Key information
9	Terms and Conditions

From the Chief Executive

Our regions play a pivotal role in the prosperity of our state, contributing over \$30 billion annually to the economy across critical industries such as farming, fishing, mining, manufacturing, and tourism. Yet, the development of housing in regional areas faces numerous challenges, including limited access to infrastructure, high material and transport costs, constrained local construction capacity, and restricted access to finance.

To ensure the continued growth and vibrancy of our regional communities, it is imperative that we provide opportunities for affordable, quality housing. This not only enhances the quality of life for residents but also supports economic growth in the regions.

The Office for Regional Housing has been established to address these unique challenges by facilitating the development of key worker rental housing and providing support and assistance for housing projects across the regions.

To take part in these transformative initiatives, the Office invites relevant stakeholders, including local government authorities, regional employers, the development industry, and other peak bodies, to submit proposals for consideration for the \$10 million Regional Housing Initiatives Program.

Together, we can unlock opportunities and create thriving communities in regional South Australia.

Thank you for your partnership and commitment to addressing housing shortages in our regions.



CHRIS MENZ

Chief Executive
Renewal SA

Purpose of Registration of Interest

After engaging with communities, businesses, local governments, and developers to gain an understanding of the unique barriers hindering housing supply in regional South Australia, the Office is undertaking a Registration of Interest (ROI) process to identify and support residential housing developments that could benefit from partnership with the state government.

The Office is seeking submissions that meet set criteria to be assessed and considered for targeted assistance to address housing shortages in regional South Australia.

This ROI process will be administered by the Office on behalf of Renewal SA.

Examples of support

There are multiple ways the Office can support an applicant, examples include:

- Infrastructure capital cost contributions to facilitate a new residential development in a regional centre
- Supporting a partnership between local government and local employer to enable the development of long-term, worker housing that supports a new project or business expansion
- Leveraging the state government's requirements for new employee housing to initiate a broader residential development
- Financially contributing towards new, medium density, rental accommodation that supports the provision of services and enables regional business growth.

Funding available

The South Australian Government has provided \$10 million for the Regional Housing Initiatives Program.

The maximum assistance per proposal is \$2 million, there is no minimum for each proposal.



Eligibility

Eligible applicants must be:

- a legal entity
- the key proponent of the project
- registered for an Australian Business Number (ABN)
- registered for GST.

Eligible entities may include:

- local government authorities (LGA's)
- companies
- partnerships
- incorporated associations
- registered charities
- companies limited by guarantee.

Local government plays a critical role in housing outcomes in regional areas. All submissions require local government support.

Applications submitted by private entities must demonstrate support from local government, preferably with a form of financial contribution.

Projects located within the following LGAs are eligible for the Program:

Barunga West	District Council of Karoonda East Murray	Northern Areas Council
Berri Barmera Council	District Council of Lower Eyre Peninsula	Mid Murray Council
City of Mount Gambier	District Council of Loxton Waikerie	Municipal Council of Roxby Downs
City of Port Lincoln	District Council of Mount Remarkable	Outback Communities Authority
City of Whyalla	District Council of Orroroo Carrieton	Port Augusta City Council
Clare and Gilbert Valleys Council	District Council of Peterborough	Port Pirie Regional Council
Copper Coast Council	District Council of Robe	Regional Council of Goyder
Coorong District Council	District Council of Streaky Bay	Renmark Paringa Council
District Council of Ceduna	District Council of Tumby Bay	Southern Mallee District Council
District Council of Cleve	Flinders Ranges Council	Tatiara District Council
District Council of Coober Pedy	Kangaroo Island Council	Wakefield Regional Council
District Council of Elliston	District Council of Kimba	Wattle Range Council
District Council of Franklin Harbor	Kingston District Council	Wudinna District Council
District Council of Grant	Naracoorte Lucindale Council	Yorke Peninsula Council

Projects located within the local government areas comprising the Greater Adelaide Region are not eligible.

Assessment criteria

Regional housing initiatives proposed for consideration by the Office will be assessed and prioritised using the following criteria.

It is not essential for proposals to address all elements of the criteria as set out below, however the more aligned the proposal is to the criteria the higher the chances of a successful application.

Criteria

Assessment criteria 1 - alignment with regional housing priorities

- Demonstrate alignment of the residential development with local, state, and federal government strategic objectives.
- Demonstrate alignment with short-term, medium-term and long-term housing needs, e.g. what type of housing typology and numbers will be provided and what local housing needs will this development meet?
- Demonstrate alignment with the Planning and Design Code and relevant Regional Plan, e.g. is the development consistent with the existing zoning or does it require a Code Amendment.

Assessment criteria 2 - economic and social impact

- Demonstrate the quantum and certainty of housing outcomes expected to be achieved.
- Demonstrate how the residential development will facilitate additional regional employment and economic growth.
- Demonstrate how the residential development would facilitate improved delivery of key public services.
- Identify any associated urban development/uplift opportunities.
- Clearly articulate how the development will provide affordable housing outcomes and mitigate against the transition to commercial use, e.g. short term tourist accommodation.

Assessment criteria 3 - support and development of South Australian industry

- Demonstrate how the development will utilise local industry and supply chain.
- Demonstrate how the development could build capacity and/or capability within the regional development or construction industry.

Assessment criteria 4 - consultation, partnership and collaboration

- Demonstrate Council support and contribution towards the proposal.
- Demonstrate key stakeholder and public support for the residential development.
- Demonstrate broader public/social benefits from initiative.

Assessment criteria 5 - financial viability

- If requested, identify the amount and form of state government funding for the residential development.
 - Identify the extent and commitment of the proponent's (or others) financial investment in the residential development.
 - Identify the potential for the initiative to attract private or federal government funding (if it hasn't already done so).
 - Extent of financial analysis and due diligence undertaken by the proponent, e.g. business case, budgets, etc.
 - Demonstrate the robustness of cost estimates.
-

Criteria

Assessment criteria 6 - longevity and sustainability

- Evidence of long-term planning for use, ownership and occupancy, e.g. how will the development address the long term needs for housing in the region.
- Demonstrate any environmentally sustainable design, construction and operational principles adopted into the residential development.

Assessment criteria 7 - technical feasibility

- Identify the extent of site and technical due diligence undertaken by proponent, e.g. business case/feasibility study, environmental assessments, engineering reports, utility infrastructure capacity studies etc.
 - Detail the proposed methodology for delivery.
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Timelines

Registrations of Interest open on **7 March 2024**.

Applications must be submitted by 5:00 pm on **3 May 2024** via the Renewal SA website.

Applications will be assessed as quickly as possible.

How to apply

Applications must be submitted in the form of an ROI.

A template can be found on the Renewal SA website.

The ROI must detail the necessary information for assessment including:

- documents that demonstrate that the applicant is a legal entity eligible to apply, is registered for GST, and has an Australian Business Number (ABN)
- evidence of how the project aligns with the assessment criteria. This could be in the form of:
 - feasibility studies
 - business plan including information about financial modelling, funding plan, risk assessments etc
 - project plan that includes project scope, budget, capex, major milestones and times
 - evidence of stakeholder and community engagement
 - development approvals
- quotes (if relevant) from service providers
- letters of support for the project
- land ownership information, e.g. certificate of title.

Evidence must be provided to support submissions, if documentation cannot be provided a rationale should be provided to the Office.





Key information

- A clear articulation of the type of support including the amount of financial assistance the applicant is seeking from the Office should be highlighted within the submission.
- The maximum assistance per proposal is \$2 million, there is no minimum for each proposal.
- Applicants are expected to contribute towards their proposals with the provision of funding, land, infrastructure, or by other means identified within the applications.
- Applications can include private sector, LGA and/or Commonwealth Government funding towards the project.
- The Office may consider funding requests that support additional external funding applications (including federal funding applications) to support the proposal. This support will be time limited and negotiated between the applicant and the Office.
- Projects that are investment ready and can commence within 12 months will be prioritised.
- Funding support timeframes will be negotiated with the successful applicant and will likely be subject to definitive deadlines for project delivery.
- The form and quantum of support for proposals is subject to negotiation with the Office after the ROI process has closed and may differ from the applicant's original request.
- During the course of the ROI process, parties remain able to contact the Office and seek advice and assistance regarding matters that are not related to the ROI process.

Terms and Conditions

Non-binding nature of the Registration of Interest (ROI)

This ROI is not:

- an offer of any kind and does not necessarily indicate an intention by Renewal SA to enter into legal relations with any party
- to be interpreted as creating a binding contract (including a process contract) as between Renewal SA and any proponent or giving rise to any contractual, quasi-contractual, restitutionary or promissory estoppel rights or expectations as to the manner in which a proponent will be treated in the evaluation.

No legal or other obligations will arise until parties execute formal documentation.

Renewal SA is not obliged to proceed with or negotiate in respect of any submission.

Disclaimer

The proponent has relied on its own investigations and enquiries in lodging a submission.

Reservation of Rights

Renewal SA may:

- extend the submission closing time (time or date)
- amend this ROI at any time and will give notice of such amendment via the Website and all such variations will be binding on each proponent
- abandon this ROI ask any proponent to clarify any ambiguity or provide additional information in support of a submission
- engage in discussions directly with any proponent(s) with regard to their submission and discontinue such discussions
- perform financial, criminal record, reference and character checks in relation to the proponent and any parties related to it
- make any enquiries of any person, company, organisation, or matter related to the proponent including confirmation of any information provided by the proponent
- consider a submission otherwise than in accordance with this ROI or submitted after the submission closing time
- seek advice of external consultants to assist in the evaluation or review of submissions
- select not to consider a submission submitted by a proponent that:
 - has a potential, actual or perceived

conflict of interest; or

- employs or engages a person who has a potential, actual or perceived conflict of interest, whether or not the potential, actual or perceived conflict of interest is disclosed.
- invite any person or company to lodge a submission
- elect not to accept any submission
- change the structure or timing of the ROI's process or the basis upon which submissions are required, evaluated or accepted
- take any other actions it considers appropriate.

Proponents' response costs

- Any and all costs incurred by proponents in lodging a submission as a result of this ROI shall be the sole responsibility of that proponent.

Copyright and intellectual property

- By lodging a submission, a proponent licenses Renewal SA to reproduce for the purpose of the ROI process the whole or any portion of the submission, despite any copyright or other intellectual property right that may exist in the submission.

Publicity and confidentiality

- Information supplied by or on behalf of Renewal SA is confidential to Renewal SA and each proponent is obliged to maintain confidentiality. Although Renewal SA understands the need to keep commercial matters confidential, Renewal SA reserves the right to disclose some or all of the contents of any submission:
 - to any consultant or advisor as part of Renewal SA's consideration of the Submission
 - as a consequence of a constitutional convention in order that the relevant Minister may answer questions raised in the South Australian Parliament; keep Parliament informed or otherwise discharge the Minister's duties and obligations to Parliament and to advise the Governor; Parliament and/or the Government of South Australia, or if required to do so by law. Any condition in a Submission that purports to prohibit or restrict the Minister's right to make such disclosures cannot be accepted.
- A proponent must not make any news releases or respond to media enquires pertaining to this ROI without Renewal SA's prior written approval.
- If a proponent acts contrary to these expectations, Renewal SA may terminate negotiations and exclude such proponents from the process.

**OFFICE FOR
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Find out more

Contact the Office for Regional Housing at
officeregionalhousing@sa.gov.au or 1300 342 080

Information is also available at
www.officeregionalhousing.sa.gov.au

