Lasting impact for our future

SUSTAINABILITY STRATEGY

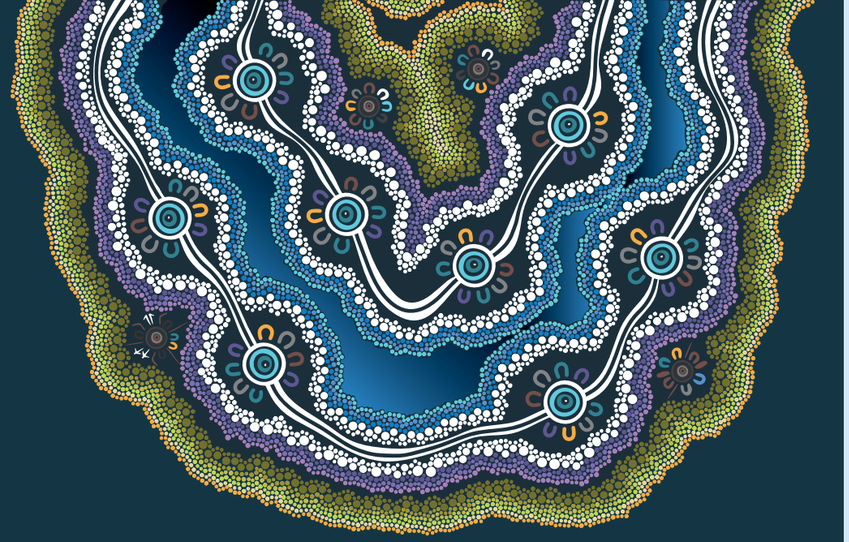
2026-2030



Government of South Australia

RenewalSA

DELIVERING LASTING IMPACT THROUGH PROPERTY AND PROJECTS



Acknowledgement of Country

We acknowledge 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.

Our holistic sustainability approach aims to recognise the deep connection First Nations peoples have to land, honour generations of custodianship and work towards continuing this legacy by acting as responsible stewards of the land on which we operate.

Cover image: Artist impression

Our sustainability vision

As the state government's property and development agency, Renewal SA delivers leadership and lasting impact through the creation of vibrant, sustainable communities across South Australia, contributing to the environment, economy and community wellbeing.

Renewal SA's sustainability approach is driven by this vision and aligned with policy and regulatory requirements across state, national and international frameworks.

One of our key priorities is to support the transition to a low-carbon future, contributing to the South Australian Government's target of net zero carbon by 2050.

Our vision is to deliver property and projects that set the benchmark for low-carbon, liveable and resilient communities, aligning with legislated and policy targets while enhancing long-term value for communities, partners and the state.

We are committed to reducing the impacts of development while enabling critically needed housing and infrastructure for the community.

By integrating sustainability into how we plan, design and deliver projects, we will create places that are more efficient, more liveable and more resilient, reducing emissions, supporting biodiversity, lowering utility and transport costs and improving community health and wellbeing for future generations.



BOWDEN

Renewal SA's role

We are tasked with projects of state significance that have real and lasting benefits for our communities and the economy.

This also brings responsibility and opportunity. We are uniquely placed to support and foster sustainable approaches in property through our activities in land releases, development partnerships and asset management and leasing.

DELIVERY STRATEGY

Determining sustainability parameters around intent, design, construction and delivery to align with state government objectives

MASTER PLANNING

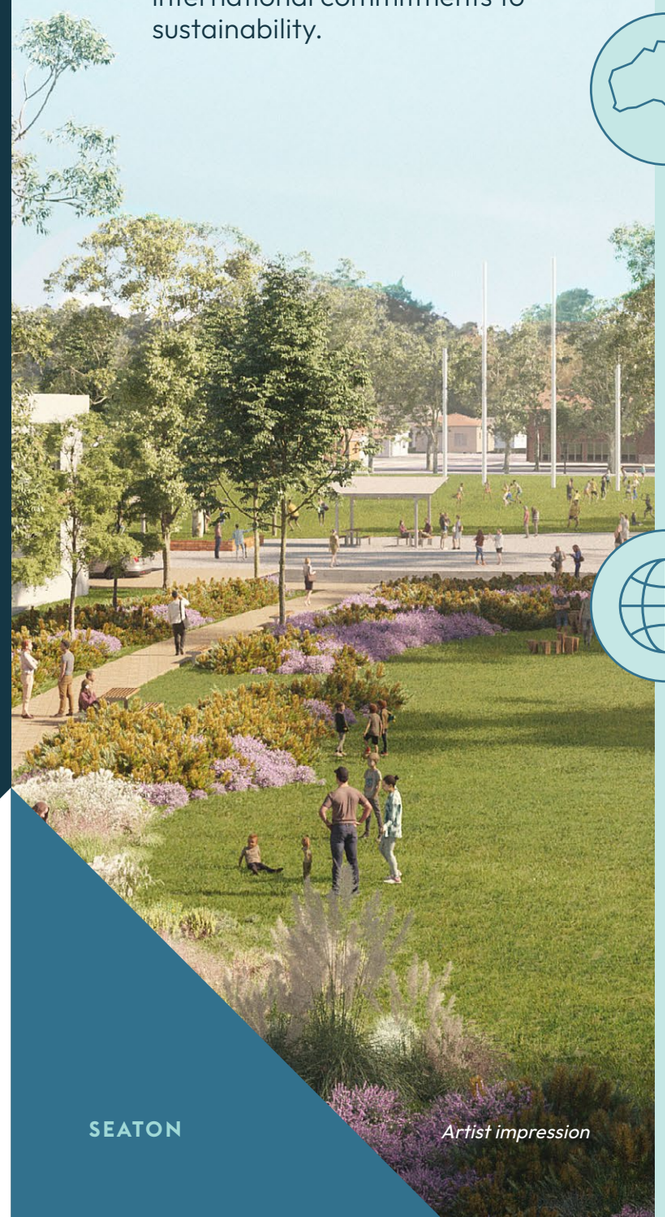
Setting key sustainability metrics through master plans including KPIs around civil and landscape design, tree canopy and stormwater management

PROCUREMENT

Shaping sustainability guidelines around the procurement of goods and services to ensure best practice

MARKETING

Communicating the benefits of sustainable choices for industry and consumers



SEATON

Artist impression

Strategic context

This strategy has been developed to align with state, national and international commitments to sustainability.

STATE

The South Australian Government's Net Zero Strategy 2024-2030 aims to reduce greenhouse gas emissions by at least 60% below 2005 levels by 2030 and to achieve net zero by 2050.

The government's Climate Ready Government Program places requirements on all agencies to undertake climate risk assessments, update policies and measure and report on their carbon footprint to the Department for Environment and Water.

NATIONAL

The Commonwealth Government has adopted a 2030 target for emissions reduction, towards net zero emissions by 2050.

This strategy also reflects the increasing ambition of benchmarks and certification schemes in the property sector set by government and non-government agencies including:

- National Construction Code 2022 uplift to energy performance requirements
- contemporary definitions of best practice in the built environment, through independent rating schemes
- Australian Sustainability Reporting Standard (ASRS).

GLOBAL

In 2015, all United Nations member states adopted 17 Sustainable Development Goals (SDGs).

The key SDGs addressed by this strategy include:



Our sustainability highlights

Sustainability has long been embedded in Renewal SA's approach, with a strong track record of initiatives and achievements across operations and project delivery.

LOCHIEL PARK

2004-2014

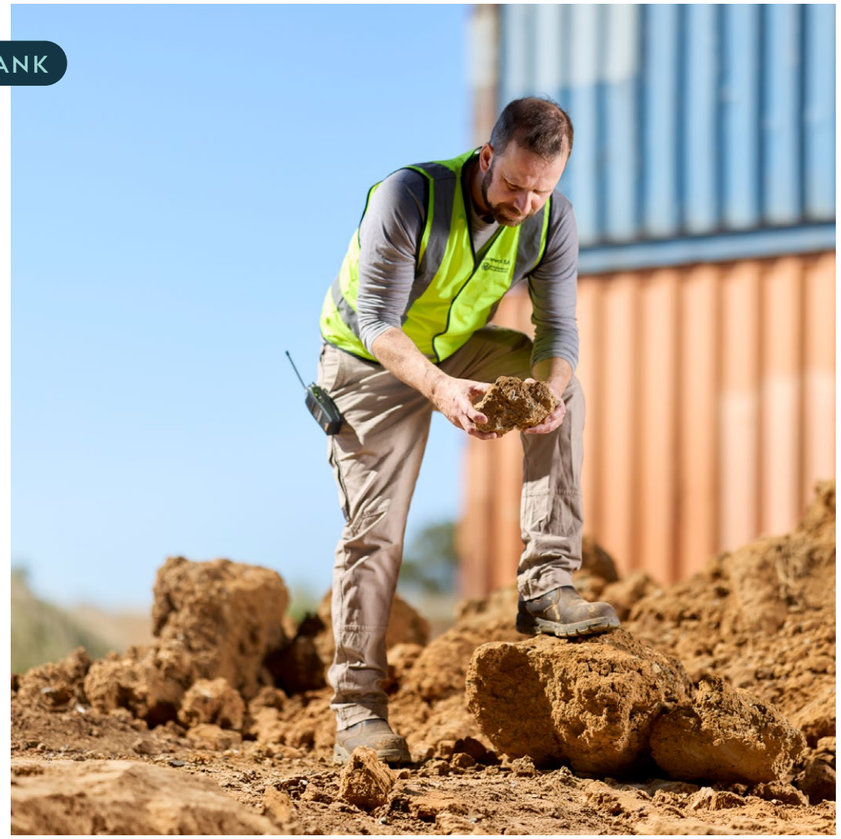
- Green village designed as a ‘living laboratory’, with more than 150 residents
- Research partnership with Cooperative Research Centre for Low Carbon Living
- All homes built to 7.5 star efficiency rating
- Achieved 64% reduction in average energy consumption, 78% in potable water use and 74% in greenhouse gas compared to average Adelaide homes (2004)
- Zero carbon house challenge in 2013
- High quality public realm with a biodiversity corridor



RENEWAL SA SOIL BANK

2015-CURRENT

- A soil recycling facility owned and run by Renewal SA
- Has supplied circa 150,000 tonnes of recycled soil to state, local and federal government projects
- Licensed by the Environment Protection Authority (EPA)



TONSLEY INNOVATION DISTRICT

2012-CURRENT

- Adaptive reuse of former Mitsubishi facility
- 13,000 solar panels linked to the Tonsley District Energy Scheme and a battery producing up to 80% of the district’s needs
- Planting of more than 42,000 plants and trees
- Achieved 6 Star Green Star Communities rating
- On-site rain gardens and recycled water from a nearby wetlands for public place irrigation



BOWDEN

2008-CURRENT

- 5 Star Green Star rating for all buildings in the precinct and neighbouring Brompton Gasworks
- Princes Terraces first townhouses to receive a 6 Star Green Star (Design & As Built) rating
- 36-apartment zero-carbon building ‘Nightingale Bowden’ achieved 5 Star Green Star and 8.2 NatHERS ratings
- Achieved 6 Star Green Star Communities rating



Princes Terraces

LIGHTSVIEW

2006-2022

- Joint venture with Peet, included significant open space and street-tree planting with wider verges
- Treated stormwater connected to household toilets and outdoor irrigation
- Rain gardens, wetlands and ornamental lake created for flood management and water-quality improvement



NOARLUNGA

2024-CURRENT

- More than 600 homes across 22 hectares
- All dwellings to meet 7 stars NatHERS rating in an all-electric development
- First Nations design collaboration on public space



Artist impression

PROSPECT CORNER

2022-CURRENT

- Stage 1 achieved 7.0 - 7.3 Stars NatHERS rating
- Some of the most energy-efficient homes in South Australia
- High quality recreational area with a focus on tree canopy



Artist impression

LOT FOURTEEN

2018-CURRENT

- Heritage buildings refurbished with 6 Star Green Star rating
- Achieved 6 Star Green Star Communities rating
- Future commercial building releases targeting Green Star Buildings
- Master-planned site with increased permeability and new central park reflecting cultural narratives

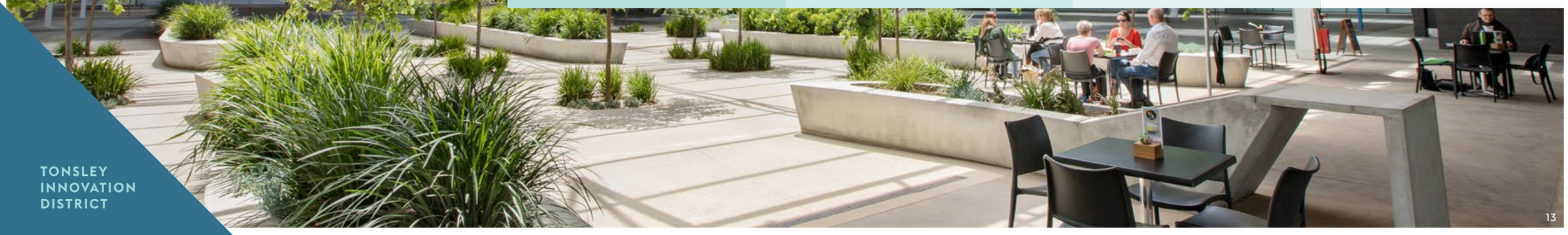


Our targets

Building on our past sustainability achievements. This strategy sets out a roadmap to net zero, that is aspirational and deliverable.

	2026-2030	2030-2040	2040-2050
	ESTABLISHING MEASURES AND BASELINES	**TARGETS INFORMING BUSINESS AS USUAL**	**PURSUE INNOVATION AND ENGAGEMENT**
Corporate carbon footprint	◥ Corporate carbon baseline established, and carbon neutral ◥ Reporting as per Climate Ready Government	◥ Reduce corporate carbon footprint by 60% (Scope 1 and 2) by 2035	◥ Assets strategies progressing
Operational carbon of housing, house and land packages	◥ Green Star commitments at Bowden, Noarlunga, Southwark Grounds driving better than code-compliance ◥ Reduce by 50% by 2030, compared to a code compliant build, 23-24	◥ Reduce by 80% by 2035 ◥ Reduce by 100% by 2040 (Net Zero Homes) ◥ Review trajectory	
Operational carbon of commercial office direct delivery projects	◥ Innovation Centre pursuing Green Star certification, including reduction on operational carbon ◥ Reduce by 30% by 2030 compared to a code-compliant building 23-24	◥ Review trajectory	
Upfront carbon of civil construction	◥ Create a baseline measurement	◥ Set a trajectory to reduce ◥ Engage with project partners and supply chain	◥ Review targets and trajectories ◥ Monitor canopy growth ◥ Work with partners on approaches towards and beyond net zero carbon
Solar for residential land releases	◥ Measurement initiated	◥ Greater than the SA average of 44% of homes, in 23-24	
Tree canopy	◥ Introduce a 30% target at maturity in design, from July 2026	◥ Report on design	
Climate risks	◥ Climate risks documented and addressed at portfolio level, and Master Plan projects, going forward	◥ Report on interventions and actions	
Water sensitive urban design	◥ Measure and report on water sensitive interventions on projects	◥ Review strategies and data	





ADELAIDE

Our five areas of focus

The following five key focus areas represent the ways Renewal SA can drive impact through its operations.

FOCUS AREA 1

EMBEDDING SUSTAINABILITY AND CARBON NEUTRALITY

FOCUS AREA 2

NET ZERO CARBON AND RESPONSIBLE DEVELOPMENT

FOCUS AREA 3

HEALTHY, RESILIENT AND AFFORDABLE COMMUNITIES

FOCUS AREA 4

CONNECTION TO NATURE AND PLACE

FOCUS AREA 5

CONTINUOUS IMPROVEMENT

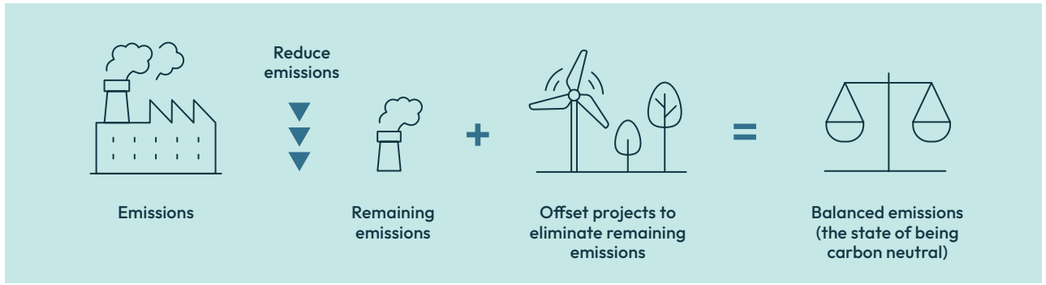
FOCUS AREA 1

Embedding sustainability and carbon neutrality

STRATEGIC APPROACHES	**Reduce direct greenhouse gas emissions** in line with South Australian Government targets and be carbon-neutral certified for our operations.
TARGETS	▸ Certified carbon-neutral operations: neutrality for the agency will be pursued for three financial years before review (Scope 1, 2 and 3 as far as practical) ▸ Climate Risk Assessment by 30 June 2027: assess climate-related risks and opportunities that could affect delivery of the agency's objectives and functions and develop actions to address priority risks and opportunities ▸ Policies and procedures updated by July 2027: update corporate policies and processes to include requirements to manage climate risks, opportunities and emissions
SDG ALIGNMENT	**Goal 13 – Climate action**
MEASUREMENT REQUIRED	▸ Organisation operational carbon measurement (tonnes CO_2) using international Greenhouse Gas Protocol ▸ Reporting of Scope 1, 2 and 3 emissions where practical



TONSLEY INNOVATION DISTRICT



WHAT DOES IT MEAN TO BE CARBON NEUTRAL?

Carbon neutrality is achieved by balancing the amount of carbon dioxide released into the atmosphere with an equivalent amount that is either removed or offset.

As part Renewal SA's strategy, the agency is targeting carbon-neutral certification, which will quantify emissions within a defined boundary and establish an emissions reduction plan across the business.

Renewal SA's emissions boundary includes:

- corporate activities: flights and accommodation, vehicle fleet and staff commute
- corporate offices: electricity, water and waste
- assets: electricity, waste, refrigerants and renewables for commonly managed areas of assets owned by Renewal SA.

The certification will align with the South Australian Government Climate Ready Program requirements for all agencies to report on their emissions footprint in 2026.

BEYOND THE BOUNDARY

As the Government of South Australia's development agency, our responsibility to reduce carbon emissions towards net zero can go beyond the corporate boundary.

We can influence the emissions associated with the operation of a household by helping to create more energy-efficient homes towards the goal of a 'net-zero home', which is described in Focus Area 2.

We can also help reduce the upfront carbon impact of construction and end-of life disposal of infrastructure and buildings, by supporting lower-carbon product choices, higher recycling rates and circular practices.

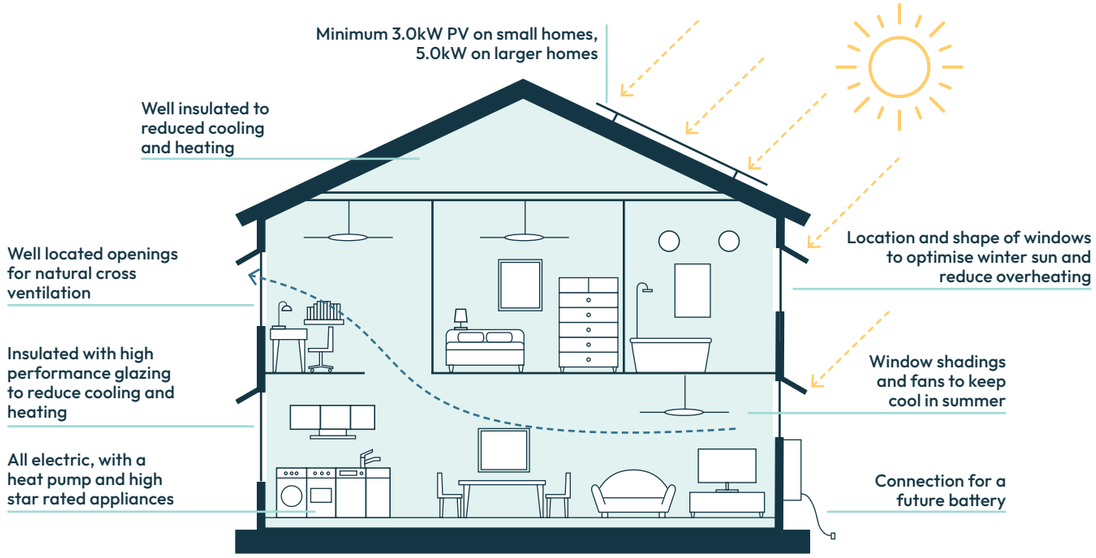
Renewal SA is responsible for two actions in South Australia's Net Zero Strategy 2024-2030 - action 10.1 about facilitating household energy efficiency and 15.4 about low emissions infrastructure.

Setting agency-wide targets for these emission types is the next step in our sustainability journey.

FOCUS AREA 2

Net zero carbon and responsible development

STRATEGIC APPROACHES	**Deliver precincts and residential buildings** that are highly efficient and preferably powered by renewable electricity. **Support comfortable and affordable day-to-day** living through building quality. **Minimise waste to landfill and potable water consumption** from buildings in construction and operation. **Support sales and marketing** to communicate the value of housing energy efficiency and performance.
TARGETS	▸ 50% reduction in operational carbon footprint of new house-and-land packages on a per-unit basis by 2030, compared with code compliance 2023-24 ▸ 30% improvement in direct delivered commercial office buildings operational carbon footprint by 2030, compared with code compliance 2023-24 ▸ Percentage of new dwellings with solar PV higher than the state average (44% in 2023) ▸ Baseline measurement of upfront carbon in direct delivery projects
SDG ALIGNMENT	**Goals 7 – Affordable and clean energy** **Goal 12 – Responsible consumption and production** **Goal 13 – Climate action**
MEASUREMENT REQUIRED	▸ Modelled energy use for all house and land packages within new developments, based on design, floor plans and site-wide modelling ▸ Modelled embodied carbon required by contractors, for site civil works



NET ZERO HOMES

A net-zero energy home will generate as much clean solar power as it uses annually, meaning the carbon emissions from daily life are effectively zero and the utility bills can be significantly lower. In South Australia, setting up for net zero means:

- 7.0 – 7.5 Star rating under the National Home Energy Rating Scheme (NatHERS), or equivalent
- well insulated with high-performance glazing to reduce cooling and heating
- window shading and fans all-electric, with a heat pump and high-star-rated appliances
- solar power system sized for the dwelling and occupancy
- battery and electric vehicle ready.

With today's building techniques, efficient appliances plus solar and batteries, net-zero homes are within reach. New homeowners can benefit from the day they move in, with more comfortable homes with lower running costs. And, thanks to the high amount of wind and solar energy supplying our local electricity grid, South Australia has a great opportunity to accelerate along this pathway.



GUILD TERRACES
BOWDEN

FOCUS AREA 3

Healthy, resilient and affordable communities

STRATEGIC APPROACHES	**Developments will be resilient and adapt to climate change impacts** to support the health and wellbeing of communities. **Infrastructure planning** will consider future climate projections. **Precinct planning will foster walkability** for short trips and improve connections for active and public transport. **Projects will support ethical and sustainable practices** including procuring from local businesses and circular economy principles in material choices. **Recognise Connection to Country** in design and planning phases.
TARGETS	◥ Climate change risk assessment and adaptation plan undertaken during site investigations and planning stages ◥ Incorporation of training and employment opportunities in projects ◥ Increase total project value procured from Aboriginal-owned businesses
SDG ALIGNMENT	**Goals 6 – Clean water and sanitation** **Goal 11 – Sustainable cities and communities**
MEASUREMENT REQUIRED	◥ Number of interventions to capture stormwater, use recycled water and improve urban water quality ◥ Climate adaptation plans undertaken for master-planned precinct with high and extreme risks reduced to medium or lower risk ◥ Number of training, work experience and employment places delivered through project contracts ◥ % of total spend for sustainable and Aboriginal business and goods procurement

RESPONDING TO A CHANGING CLIMATE

As an agency that enables new communities and developments with a design life extending beyond 2050, our planning work needs to recognise and respond to possible climate futures.

The South Australian Department for Environment and Water provides climate projections for business, government agencies and communities to assess risk for 2030, 2050 and 2090.

Climate projection scenarios drawn from the IPCC Fifth Assessment Report anticipate different global futures based on how much CO_2 is emitted into the atmosphere.

These scenarios envisage a range of global mean temperature increases relative to 1995-2014 of between 1.0 and 3.7 degrees C in 2090.

Observed temperature change in Australia has been tracking towards the upper end of that range in model simulations.[1]

Renewal SA is contributing to the South Australian Government Climate Change Resilience and Adaptation Actions for Built and Urban Environments with key areas of responsibility including supporting climate-smart developments for public housing, affordable private dwellings and urban renewal projects as well as increasing the implementation of green infrastructure on public and private land.

[1]Guide to climate projections for risk assessment and planning in South Australia 2022, Department for Environment and Water

Over the coming decades, South Australia is likely to experience:

- Increasing maximum, minimum and average temperatures
- Declining rainfall overall
- More intense heavy rainfall events
- Hotter and more frequent hot days, with days per year over 40°C due to more than double by 2050 and continue to increase toward 2090
- Lower spring rainfall
- Warming spring temperatures
- More dangerous fire weather



SOUTHWARK GROUNDS

Artist impression

FOCUS AREA 4

Connection to nature and place

STRATEGIC APPROACHES	**Existing ecosystems and canopy** are valued. **Developments increase tree canopy and green space** wherever possible to address urban heat island effect and to improve amenity. **Deliver a net positive impact** for nature and biodiversity. **Foster an integrated approach** to water sensitive urban design and greening.
TARGETS	◥ Target 30% canopy coverage modelled at maturity across all developments in the master plan and delivery phase from FY 2026-2027 onwards ◥ Higher than the minimum 12.5% open space required by Plan SA on average across land releases
SDG ALIGNMENT	**Goal 11 – Sustainable cities and communities** **Goal 15 – Life on land**
MEASUREMENT REQUIRED	◥ Total green open space as a percentage of land release area ◥ Total permeable surface as a percentage of land release area ◥ Modelled percentage of canopy cover at maturity based on landscape plans



Artist impression

TREE CANOPY IN DEVELOPMENT

The South Australian Government's Urban Greening Strategy launched in March 2024 sets an initial five-year direction for the state.

The strategy establishes a 30% tree canopy target for metropolitan Adelaide, aligned with the Greater Adelaide Regional Plan and provides a framework to set baselines for urban heat and plant diversity to set future targets.

The benefits include community health and wellbeing, reduced urban heat and energy costs, increased property values, stronger market appeal of developments.

For new developments tree canopy targets must be considered during the master plan phase of project design.

The early commitment influences landscape and urban design, ensuring space for trees is allocated alongside essential underground services, parking and driveways. Incorporating kerb and gutter designs that direct stormwater to tree zones also supports healthy tree growth through hot summers.

This Sustainability Strategy introduces a 30% design target across all future projects, to reflect the intention of Urban Greening Strategy.

This requires a standardised canopy modelling methodology, consistent design review process and regular tracking of growth rates across the portfolio.

The target relates to the modelled tree growth at maturity for developments in master plan stage from FY 2026-27 onwards.

Good planning and innovation are needed now to enable tree canopy that will grow to maturity over the next 10 to 30 years.

Prior to the launch of this strategy, major delivery projects and partnerships at Oakden Rise, Aldinga, Noarlunga, and Southwark Grounds have set project-level tree canopy targets, that are already informing streetscapes and landscapes.



Artist impression

FOCUS AREA 5

Continuous improvement

STRATEGIC APPROACHES	**Collaborate with leading industry partners** on sustainability innovation. **Support the property and development sector** to trial new approaches.
TARGETS	◥ Flagship developments produce case studies on innovation and market leadership
SDG ALIGNMENT	**Goal 17 – Partnerships for the goals**
MEASUREMENT REQUIRED	◥ Case studies for projects where new markets for sustainable approaches, goods and services are being fostered



UNITING ON SECOND BOWDEN

Artist impression

INNOVATION IN ACTION

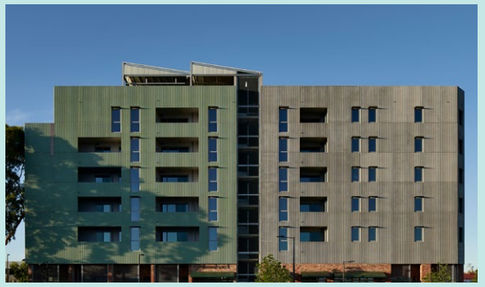
In today's built environment, practices, materials and technology are continually developing to meet global challenges.

Renewal SA has a proud track record of driving and encouraging innovation in sustainability.

Recent examples

Nightingale Bowden

This building achieved a 5-Star Green Star Design & As Built rating. It is all electric, has a large solar system, rainwater harvesting and grey water reuse. The apartment energy efficiency is higher than the requirements of the construction code, achieving an average 8.2 NatHERS rating.



Prospect Corner

The first phase of this development achieved 7.0 – 7.3 Stars using the National Home Energy Rating Scheme (NatHERS), making them some of the most energy efficient designs in South Australia.



Playford Alive

Light roof colours are part of the Urban Design requirements to help reduce the urban heat island effect and foster liveable new suburbs.



Bowden

Kennett Builders established a 'materials bank' for the Uniting on Second project, using a system of QR codes on components of the building. This will enable parts of the building to be reused, taking circular design practice to the next level.



Artist's impression

How we will deliver on this strategy

This strategy sets a clear pathway to net zero. However, our journey can only be accurately mapped and followed through with the right implementation and reporting settings.

These initial settings include:

- endorsement of this strategy by the Urban Renewal Authority Board of Management
- develop resources and training to support delivery in business as usual
- update processes and seek design solutions to meet the project targets set
- review targets and commitments in 2028 to ensure the strategy remains responsive
- intra-government reporting via Climate Ready Government schedule
- public disclosure of progress and results published on Renewal SA's website.



Glossary of terms

GREENHOUSE GASES

Gases that trap heat in the atmosphere, contributing to the greenhouse effect, which is driving climate change. Examples include carbon dioxide, methane, nitrous oxide, and ozone.

CIRCULAR ECONOMY

An economic model designed to prioritise sustainability, resource efficiency and waste reduction. It aims to move away from the traditional linear economic model of 'take-make-dispose' and instead seeks to create a closed-loop system where products and materials are kept in use for as long as possible, with their value preserved and waste minimised. It is based on three principles – design out waste and pollution, keep products and materials in use and regenerate natural systems.

EMISSIONS BOUNDARY

The boundary defines the scope and limits of a company's greenhouse gas (GHG) emissions inventory. It determines which activities, sources and operations are included in the measurement of emissions and helps ensure consistency, transparency and comparability in reporting.

EMISSIONS SCOPES

Greenhouse gas emissions are expressed as tonnes of carbon dioxide equivalence (tCO2-e), relative to their global warming potential.

Scope 1: emissions released to the atmosphere as a direct result of an activity of an organisation. Scope 1 emissions are sometimes referred to as direct emissions. Examples are emissions from the burning of fuel in vehicles.

Scope 2: emissions released to the atmosphere from the indirect consumption of an energy commodity. For example, 'indirect emissions' come from the use of electricity produced by the burning of coal.

Scope 3: indirect greenhouse gas emissions other than Scope 2 emissions that are generated in the wider economy. They occur as a consequence of the activities of an organisation, but from sources not owned or controlled by that facility's business. For example, purchased good and services.

EMBODIED CARBON

The total amount of carbon emissions associated with the production of a product or service, including emissions from raw material extraction, processing, manufacturing, transportation and disposal. In property and built environment, 'upfront carbon' refers to the material supply, transport, manufacturing and construction.

References

South Australian Net Zero Strategy, 2024-2030

South Australian Government Climate Change Resilience and Adaptation Actions

Accelerating SA's transition to a circular economy - South Australia's Waste Strategy 2025-2030

Urban Greening Strategy for Metropolitan Adelaide 2025-2030

SA Government Housing Roadmap

Find out more

renewalsa.sa.gov.au
renewalsa.enquiries@sa.gov.au
1800 993 439

Government of South Australia

Renewal SA

Proudly sustainable: printed on carbon neutral stock.
100% recycled paper.

100200 Sep 2026