

Sustainability Incentives Scheme

# Rebate Guidance and Terms & Conditions

Adaptive Reuse Projects Rebates

As of 1 July 2025

# How To Use This Guide

This document outlines the Terms and Conditions associated with each of the Sustainability Incentive Scheme rebates available to projects involving a change of use to residential through adaptive reuse located within the City of Adelaide boundaries of postcodes 5000 and 5006 and provides guidance on how to apply for each of these rebates.

An adaptive reuse dwelling is defined as any dwelling that delivers a housing outcome as defined in the Housing Strategy, including:

- Market housing (owner occupier, private rental).
- Affordable housing (rental housing, ownership).
- Social housing (community housing, public housing).
- Temporary housing (crisis accommodation, transitional housing).
- Alternative housing models (build-to-rent, ethical market-based development, co-operative community land trust and modern village housing models).
- Student accommodation.

Building categories include:

- Shop-tops: Buildings up to four storeys in height.
- Commercial to residential: Buildings five storeys and above.
- Heritage: Adaptive reuse of heritage listed buildings to residential.
- Major Projects: Projects delivering 20+ dwellings (subject to Council decision).

The document is broken up into discrete sections including:

- A Summary of Available Rebates and their overarching eligibility
- The General Eligibility Criteria and Conditions that apply to all City of Adelaide Sustainability Incentives Scheme Rebates
- Guidance for each individual rebate that outlines:
  - Rebate specific eligibility criteria and conditions
  - Details of whether pre-commitments are available or required for that rebate and any specific conditions surrounding that pre-commitment
  - The supporting document you will require to be able to successfully submit your application
  - Details on how to check if Development Approval (DA) is required for your proposed project
  - Any other specific information that you may need to consider as part of your decision-making process

Applications can be made via the City of Adelaide's SmartyGrants page at

[cityofadelaide.smartygrants.com.au](http://cityofadelaide.smartygrants.com.au)

**Before you apply, please read and understand all relevant sections of this document and note the supporting documentation required for your application.**

You can use the Table of Contents and the Summary of Available Rebates on the following pages to skip to the relevant sections for specific rebates you wish to apply for.

If after reading through this guide you have any further questions or concerns regarding the City of Adelaide Sustainability Incentives Scheme, please contact the City of Adelaide Customer Service on (08) 8203 7203 or at [incentives@cityofadelaide.com.au](mailto:incentives@cityofadelaide.com.au)

Information is also available at [cityofadelaide.com.au](http://cityofadelaide.com.au)

The icons below are used throughout this document to help you understand how these rebates can help you.

	<b>Smart and Green Energy</b> Use your energy efficiently and create renewable electricity with money back on solar and energy smart technologies and appliances.
	<b>Active Transport</b> Get active and save on e-bikes, cargo bikes and more.
	<b>Climate Ready</b> Ready your property for the changing climate and save on insulation, shading, water tanks and more.
	<b>Greening</b> Green your property with money back on trees and native plants and living building features.
	<b>Resource Recovery</b> Reduce waste and recover resources with innovative technologies and reusable products.

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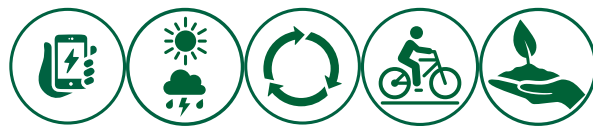
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# General Eligibility Criteria and Conditions

1. The property must be located within the **City of Adelaide municipal area** (postcodes 5000 and 5006).
2. Applications must be submitted within 12 months of **project completion**.
3. Applications must not be receiving any additional funding through other City of Adelaide grants and incentive programs for the same product or service.
4. The Scheme's funding is subject to Council's annual budget processes and funding is limited.
5. Council reserves right to cease the Scheme at any time without notification and applications are not guaranteed to receive funding (except where pre-commitment has been approved and activated).
6. Eligibility of specific products or services is at Council discretion. Council reserves the right to reject any applications.
7. Rebates will be applied to the out-of-pocket installation or service cost incurred by the owner, occupier of the premise or body corporation, after all other incentives, grants, rebates, and discounts received have been deducted.
8. The applicant acknowledges and agrees that the City of Adelaide accepts no liability in respect of any claim, cause of actions, loss or damage arising out of, or in relation to, any device purchased, or service procured under the Scheme.
9. Sustainability measures/devices supported through the Scheme must be installed by appropriately licensed and accredited installers, and maintained in accordance with any relevant guidelines, and in a manner which does not pose risks to the health or welfare of any person.
10. Where a Council Development Application (DA) is required, a rebate will be provided once the DA is granted, the system is installed according to the conditions set out in the DA and the relevant paperwork is submitted.
11. If approved, it may take Council up to 30 working days to pay the rebate.
12. Council may request provision of information associated with the project including data for the preparation of a case study.
13. If the location for installation of a device supported through the Scheme is within a strata or community title property, proof of the approval to install the device from the body corporate or equivalent must be provided with the application. (Refer to the relevant Strata Agreement).
14. If a tenant is applying for a property-related reimbursement, a written letter of permission from their landlord must be provided with their application to be eligible for the rebate.

# Climate Smart Buildings



## Description/Categories

### Business Case Development

Consultant fees related to professional advice and documentation to build a business case for innovative, whole-building approaches to sustainability are eligible for 75% of out-of-pocket expenses up to \$10,000.

### Project Implementation

Project management and implementation of whole-building approaches to sustainability are eligible for 50% of out-of-pocket expenses up to \$40,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. Limit per category: Maximum of one application per site record per twelve (12) month period for eligible projects
3. Applications must address two or more of the other Sustainability Incentive Scheme offerings.
4. Project Implementation applicants must have completed a Business Case Development incentive OR have detailed quote(s) or business case in place for project implementation that demonstrates expected environmental benefits of the project.
5. Incentives will not fund maintenance, like-for-like replacements, or renewals.
6. Buildings must be more than 24 months from certificate of occupancy.
7. This does not intend to replace statutory energy efficiency required for building consent but supports the overall sustainability of the building.
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## Pre-commitments

Pre-commitments are **required** for this incentive. It is recommended that you contact the City of Adelaide to discuss your project before applying at [incentives@cityofadelaide.com.au](mailto:incentives@cityofadelaide.com.au)

Pre-commitments are subject to funding availability at the time of application and will not be offered once 75% of the Sustainability Incentives Scheme's (the Scheme) funding has been allocated.

For more information on pre-commitments, refer to the separate Pre-Commitments Procedure document.

## Supporting Documentation

Please ensure you have the following documentation available to attach to your application:

- Itemised receipt/s for the supply of service, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Supporting information about scope of services, evidence of completed works

If applicable, a copy of your:

- Electricity, Gas and/or Plumbing Certificate of Compliance(s)
- Commonwealth Concession Card
- Tenancy Agreement

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 26.

Please speak to your installer and Council's Development Assessment staff (phone: (08) 8203 7185) to discuss planning and building requirements specific to your property.

## Other Considerations

Please ensure you use licenced and approved contractors when applicable for completing your Climate Smart Buildings Project.

# Summary of Other Sustainability Incentives Scheme Offerings

Climate Smart Buildings projects must include two or more of the following:

## Smart and Green Energy

### Appliance Electrification

Replacement of gas appliances with electric or solar powered alternatives, including:

- hot water systems
- heating ventilation and air conditioning systems
- cooking appliances
- other gas appliances.

### Switchboard Upgrades

Switchboard upgrade to support electrification, solar and/or battery installation, or EV charging.

### Energy Storage Systems

#### Electric Vehicle Charging Stations – all commercial properties

- Electric bicycle charging station.
- Electric vehicle one way charging station (7 kW to <50 kW).
- Electric vehicle 'smart'\* charging station (7 kW to < 50 kW).

\* Smart stations include those with demand management capabilities or two-way charging capabilities.

A demand management system must be controlling four or more electric vehicle chargers on a single NMI.

Software subscription and monitoring service fees are not eligible.

### Solar PV Systems

## Active Transport

### E-bikes\*

### Cargo Bikes \*

### Bike Parking Racks

Bike parking racks must support the parking of a minimum of three bikes. Purchases must be from a South Australian business.

\*Limit of two bikes per application.

## Resource Recovery

### Commercial Green Waste Diversion

The purchase or hire of commercial rapid composters, commercial dehydrators or similar systems to divert green waste from landfill.

### Food Organics Collection

6 months expenses up to \$4,000 for contracting a food organics collection service.

Billing invoices from a licensed waste operator must be presented, and the billing period must not overlap.

Food organics waste bins must be stored in compliance with the City of Adelaide Waste Management by-laws 2018. ([Link](#))

A copy of the food organics contract agreement must be provided as part of the application. Food organics costings must be distinguished from other waste streams.

Any residual value is forfeited.

### Indoor Sorting Bins and Hard Waste Collection

Purchase of indoor sorting bin (eg recycling, organics) and educational signage and a one-off hard waste collection to remove unwanted items and increase storage space for resource recovery systems.

Indoor bins must match existing back-of-house bin collection services. Eligible streams include food organics, 10c containers, co-mingled recycling, soft plastics, paper and cardboard, electronic waste and batteries.

Bin colours must match the National Australian standard (eg green/FOGO, yellow/co-mingled recycling, blue/paper and cardboard).

If hard waste collection is included, billing invoices from a licensed waste operator must be presented.

Evidence must be provided to show how space recovered through hard waste pickup will be used for resource recovery/reusable systems. Site visit may occur to ensure storage space setup matches evidence provided.

## Climate Ready

### Thermal Efficient Window or Door

Replacement of external single glazed windows or doors with thermally efficient windows or doors.

New windows or doors must be replacing external single glazed windows or doors with a thermally efficient option.

New windows or doors can be either a single glazed, double glazed, or triple glazed insulating glass unit.

The total system U-value of the new windows or doors installed must not be more than UT 3.0 W/m<sup>2</sup>K

New windows and doors must comply with AS 2047 and AS 1288.

New windows and doors must have at least a five year warranty.

### Shading Devices

Purchase and installation of fixed outdoor shading devices for shading glazing. Shading devices can include shutters, blinds, and vertical or horizontal building screens with blades, battens or slats.

External shading devices must be fixed to the building and be shading glass windows and doors. If automated, external shading devices must comply with AS/NZS 60335.2.97

Shading devices must have at least a five year warranty.

### Insulation

Purchase and installation of insulation in an uninsulated ceiling space, under floor space or wall.

Insulation must be installed in an area that previously had no insulation.

The insulation product used must achieve a minimum winter R-value of 3.5 for ceiling spaces and a minimum of 2 for under floor spaces or walls.

The insulation product must be installed in accordance with the National Construction Code BCA Section J1

### Rainwater Tanks

A rainwater tank larger than 2,000L, plumbed to an appliance or fixture for private use.

A rainwater tank larger than 10,000L plumbed into common areas or multiple premises.

Single premise use rainwater tanks must be  $\geq 2,000$  litres total capacity and plumbed into a toilet, hot water service or washing machine.

Common area use rainwater tanks must be  $\geq 10,000$  litres total capacity and plumbed into a common laundry, public conveniences or a toilet or hot water service or washing machine in a negotiated number of dwellings.

Rainwater tanks installed for garden use alone are not eligible.

## Greening

### Living Buildings

Consultant service fees related to the design and installation of green wall or green roof features on the property.

Maintenance plan must be provided.

For green walls, evidence of a connected rainwater tank is required.

### Trees and native plants

Purchase of selected\* established mature trees or up to 10 tube stock to be planted on private property from a dedicated native nursery such as Provenance Indigenous Plants (Salisbury Park) or State Flora Nursery (Belair).

\*see Council's approved plant list.

Plants must be planted/grown on private land and not on the nature strip.

Plants must be selected from the City of Adelaide approved plant list (see below).

The City of Adelaide approved plant list is as follows:

### Trees

Drooping Sheoak (*Allocasuarina verticillata*) – suitable for pots

Southern Cypress Pine (*Callitris gracilis*) – suitable for pots

Native Apricot (*Pittosporum angustifolium*)

Native Cherry (*Exocarpos cupressiformis*)

### **Mid – and understorey**

Gold Dust Wattle (*Acacia acinacea*) – suitable for pots

Sticky Hop-Bush (*Dodonaea viscosa* ssp. *spatulata*)

Sweet Bursaria (*Bursaria spinosa*)

Desert Senna (*Senna artemisioides* ssp. *coriacea*) – suitable for pots

Common Emu Bush (*Eremophila glabra* ssp. *glabra*)

Native Scurf Pea (*Cullen australasicum*)

Austral Trefoil (*Lotus australis*)

Ruby Saltbush (*Enchylaena tomentosa*) – suitable for pots

Pale Fan-Flower (*Scaevola albida*) – suitable for pots

Running Postman (*Kennedia prostrata*) – suitable for pots

### **Grasses**

Kangaroo Grass (*Themeda triandra*) – suitable for pots

Common Wallaby Grass (*Rytidosperma caespitosum*) – suitable for pots

Common Tussock-Grass (*Poa labillardieri* var. *labillardieri*) – suitable for pots

Lemon-scented Grass (*Cymbopogon ambiguus*)

### **Sedges and rushes**

Black-Anther Flax-Lily (*Dianella revoluta* var. *revoluta*) – suitable for pots

Pointed Mat-Rush (*Lomandra densiflora*) – suitable for pots

### **Climbers**

Old Man's Beard (*Clematis microphylla*) – suitable for pots

Sweet Apple-Berry (*Billardiera cymosa*)



# Development Approval (DA) Guidance

Please speak to your installer and Council's Development Assessment staff (phone: (08) 8203 7185) to discuss planning and building requirements specific to your property.

A Development Approval will be required for:

1. Any solar PV system, hot water system, or rainwater tank on a State Heritage listed place.
2. Any solar PV system, hot water system, or rainwater tank on a Local Heritage listed place and/or in a Historic Area Overlay of the Planning and Design Code where the system can be seen by a person standing at ground level on a public street.
3. Installation of a solar PV system with a total weight exceeding 100kg on the roof of a building, unless all of the below are met:
  - a. The weight load does not exceed 100kg at any one point of attachment to the roof
  - b. The panels (and associated components) are not overhanging any part of the roof
  - c. The underside of the panels are no more than 100 mm above the surface of the roof at any one point.
4. Any water storage tank that is on the roof or at roof height.
5. Installation of a rainwater tank (and other supporting structure) with:
  - a. Total floor area exceeding 10 square meters
  - b. Not located wholly above the ground
  - c. With any part higher than four meters above the natural surface of the ground.

## For Solar and Energy Storage System Installations

It is important your installer has valid Clean Energy Council Accreditation.

Check your installer has valid CEC Accreditation within South Australia (SA) here: [cleanenergycouncil.org.au/consumers/buying-solar/find-an-installer](https://cleanenergycouncil.org.au/consumers/buying-solar/find-an-installer)

If CEC training was obtained outside of SA, their Australian Institute of Building Surveyors (AIBS) South Australian Supplementary Training for Solar Photovoltaic installations number will need to be provided in addition to the CEC number.

# Glossary of Terms

**Certificate of Compliance:** A document provided by a Regulator certifying that work has been performed in accordance with a relevant regulation, standard or guidance.

**Clean Energy Council (CEC):** The peak body for the clean energy industry in Australia.

**City of Adelaide Municipal Area:** The municipal boundary of the City of Adelaide is defined as properties within the postcodes 5000 – 5006.

**Commonwealth Concession Card Holder:** An individual who has a Commonwealth-issued Health Care Card or Pensioner Concession Card.

**Development Approval:** The process of acquiring the necessary consents to proceed with development of land, buildings and infrastructure. You can contact our Development Approval Team on (08) 8203 7185.

**Electrification:** The transition from fuel burning appliances to all-electric or solar powered appliances.

**Embedded Network:** Private electricity networks that serve multiple premises. The owner is then responsible for the purchase and on selling of energy to the multiple premises.

**Energy Efficiency:** The use of less energy to perform the same task or produce the same result.

**Energy Efficient:** Above average energy efficiency compared to equivalent equipment available.

**Innovative:** A new or uncommon technology, or a new application of a proven technology.

**Like-for-like Replacement:** Replacing an appliance with another that is of the same asset category, size and basic configuration.

**Maintenance:** All actions necessary for retaining an asset as near as practicable to an appropriate service condition, including regular ongoing day-to-day work necessary to keep assets operating, excluding rehabilitation or renewal.

**Measurable Impact:** A measurable impact is defined as meeting one or more of the following criteria:

1. Electrification with an energy efficient replacement
2. A half star improvement in NABERS or Greenstar rating
3. An energy efficiency improvement of more than 10%

**National Meter Identifier (NMI):** A unique 10 or 11-digit number used to identify every electricity network connection point in Australia.

**Project Completion:** When an appliance is installed, or a course/assessment is finalised.

**Renewal:** Activities that restore, rehabilitates, replaces an existing asset to its original capacity.

**Small to Medium Business:** A business with up to 200 employees based on headcount not FTE.