



CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE

Agenda and Reports

for the meeting on

Tuesday, 1 July 2025

at 6.30 pm

in the Colonel Light Room, Adelaide Town Hall

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE
Meeting Agenda, Tuesday, 1 July 2025, at 6.30 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Deputy Lord Mayor, Councillor Martin (Chair)
Councillors Abrahamzadeh, Couros, Davis, Giles, Dr Siebentritt and Snape

Agenda

Item		Pages
1.	Acknowledgement of Country At the opening of the City Planning, Development and Business Affairs Committee meeting, the Chair will state: ‘Council acknowledges that we are meeting on traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kaurna people living today. And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’	
2.	Apologies and Leave of Absence Nil	
3.	Confirmation of Minutes - 3/6/2025 That the Minutes of the meeting of the City Planning, Development and Business Affairs held on 3 June 2025, be taken as read and be confirmed as an accurate record of proceedings. View public 3 June 2025 Minutes .	
4.	Declaration of Conflict of Interest	
5.	Deputations	
6.	Workshops Nil	
7.	Reports for Recommendation to Council	
	7.1 Sustainability Incentive Scheme - Operating Guidelines Review	3 - 39
8.	Reports for Noting Nil	
9.	Closure	

Sustainability Incentive Scheme -
Operating Guidelines Review

Strategic Alignment - Our Environment

Public

Tuesday, 1 July 2025
City Planning Development and
Business Affairs Committee

Program Contact:
Sarah Gilmour, Associate
Director Park Lands, Policy &
Sustainability

Approving Officer:
Ilia Houridis, Director City
Shaping

EXECUTIVE SUMMARY

The purpose of this report is to:

- provide the outcomes of the Sustainability Incentives Scheme (SIS) for 2024/25, and
- outline minor amendments to the Sustainability Incentive Scheme Operating Guidelines (Operating Guidelines) for implementation from 1 July 2025.

The Sustainability Incentive Scheme (SIS) has been operating since 2015 and is a key driver for community action towards a low carbon and circular economy as set out in the Strategic Plan 2024-2028 and the Integrated Climate Strategy 2030.

At its meeting on 13 February 2024, the Council noted the environmental outcomes from the SIS program and approved amendments to restructure the program to enable smaller scale and larger scale incentive, and incorporate embodied carbon through adaptive reuse, to be implemented from 2024/25 ([Link 2](#)).

In line with the priorities in the Integrated Climate Strategy, the SIS provides incentives for action that deliver tangible emissions savings.

In 2024/25, SIS invested \$226,000 in 121 projects and leveraged \$8.03 of community investment for every dollar spent. The estimated cumulative annual emissions reduction for projects approved in 2024/25 is estimated to be 2,930 tCO₂e. This figure is equivalent to saving the annual emissions of 293 households.

Administration has completed the annual review of the SIS program to ensure alignment with the Integrated Climate Strategy and identify adjustments to account for technological advancements, and State and Federal Grant offerings. The Operating Guidelines are amended to be consistent with Council's Funding Programs Policy adopted on 11 June 2024 ([Link 1](#)).

RECOMMENDATION

The following recommendation will be presented to Council on 8 July 2025 for consideration

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Notes the environmental outcomes of the Sustainability Incentives Scheme for 2024/25 as outlined in Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 8 July 2025.
2. Notes amendments to the Sustainability Incentives Scheme Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the City Planning, Development and Business Affairs Committee held on 1 July 2025.

3. Notes the Chief Executive Officer, or delegate, will finalise the amended Sustainability Incentives Scheme Operating Guidelines as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 1 July 2025 and review related documentation and terms and conditions publicly available on the City of Adelaide's website for consistency with the amendments to the Sustainability Incentive Scheme.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Environment Support a 50% reduction in the city's community greenhouse gas emissions by 2030 from the 2020 baseline with an ambition to be net zero by 2035
Policy	The Funding Programs Policy (Link 1) provides for Funding Programs to be reviewed and approved by Council on a four-year basis, in the year following the adoption of the Council's Strategic Plan.
Consultation	Changes to the Sustainability Incentives Scheme (SIS) will be communicated on the City of Adelaide website.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	The SIS is reviewed annually to ensure alignment with the Integrated Climate Strategy and identify adjustments to account for technological advancements, and State and Federal Government grant offerings.
25/26 Budget Allocation	The 2025/26 Annual Business Plan and Budget adopted on 24 June 2025 includes an operating budget of \$233,000 for the Sustainability Incentive Scheme. The 2024/25 Annual Business Plan and Budget included \$226,000 to deliver the Sustainability Incentives Scheme which was fully expended by March 2025.
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The SIS has been ongoing since 2015, with regular reviews of incentive offerings to ensure alignment with Council and community needs. The Funding Programs Policy provides for Funding Programs to be reviewed and approved by Council on a four-year basis, in the year following the adoption of the Council's Strategic Plan. The next programmed review of the Operating Guidelines is 2029.
24/25 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Purpose

1. The purpose of this report is to provide the outcomes of the Sustainability Incentives Scheme (SIS) for 2024/25 and outline amendments to the Sustainability Incentive Scheme Operating Guidelines (Operating Guidelines) for implementation from 1 July 2025.

Background

2. SIS has been operating since 2015 and is a key driver for community action towards a low carbon and circular economy as set out in the Strategic Plan 2024-2028 and the Integrated Climate Strategy 2030.
3. At its meeting on 13 February 2024, the Council noted the environmental outcomes from the SIS program and approved amendments to restructure the program, and incorporate embodied carbon through adaptive reuse to be implemented from 2024/25 ([Link 2](#)).
4. At that same meeting the Council approved amendments to restructure the program, to remove some incentives and enable new smaller scale and larger scale incentives in line with the priorities in the then draft Integrated Climate Strategy that deliver tangible emissions savings, subject to 2024/25 budget.

Outcomes of 2024/25 SIS program

5. In 2024/25, SIS invested \$226,000 in 121 projects and leveraged \$8.03 of community investment for every dollar spent.
6. The estimated cumulative annual emissions reduction for projects approved in 2024/25 is estimated to be 2,930 tCO₂e. This figure is equivalent to saving the annual emissions of 293 households.
7. Projects have been delivered across all five incentive categories: 1. smart and green energy; 2. active transport, 3. climate ready buildings, 4. greening; and 5. resource recovery.
8. Funding was fully allocated by March 2025, with the Administration actively managing pre-committed projects to ensure the full expenditure of the 2024/25 budget allocation.
9. Estimated savings in energy and resources diverted from landfill for projects approved in 2024/25 are provided in the table below.

Category	Annual Savings	Equivalency
Electricity	13,960 MWh	2,790 households' electricity consumption
Gas	1,160 GJ	325 households' gas consumption
Diversion from landfill	30,000 kg	8.6 SME's waste to landfill

Proposed Amendments to Sustainability Incentives Scheme

10. Administration has completed the annual review of the SIS program to ensure alignment with the Integrated Climate Strategy and identify adjustments to account for technological advancements, and State and Federal Government grant offerings.
11. The following is a summary of amendments to the Operating Guidelines (**Attachment A**):
 - 11.1. Program specific eligibility criteria is presented under the five program categories.
 - 11.2. Replacement of the former Home Energy/Sustainability Assessments, Shared Solar and Energy Smart Buildings incentives with a combined Climate Smart Buildings Category that supports strata buildings and adaptive reuse projects.
 - 11.3. Amending the Thermal Efficient Windows or Doors incentive to increase accessibility of this incentive by maintaining the total system U-value requirement, but removing the Window Energy Rating Scheme rating requirement.
 - 11.4. Amendment of the eligible property types for the Commercial Green Waste Diversion incentive to better support apartments and higher density dwellings with no green waste collection service.
 - 11.5. Reduction in the incentive quantum offered for E-bikes and Energy Storage in accordance with the Funding Programs Policy Principle 3 – Value for Money, from \$800 to \$500 and \$2,000 to \$1,000 respectively.
 - 11.6. Inclusion of a new statement in the Terms and Conditions for the avoidance of doubt regarding requirements under the National Construction Code.

- 11.7. Amendments are consistent with Council's Funding Programs Policy adopted on 11 June 2024 ([Link 1](#)).
- 11.8. Items that do not meet Principle 3 – Value for Money in the Funding Programs Policy, are delivered through other means, or have limited to no impact on carbon emission reduction have been removed:
- 11.8.1. EV demand management
 - 11.8.2. Digital water meters
 - 11.8.3. Retailer Energy Productivity Scheme top up
 - 11.8.4. Performance ratings and Climate Active Certification
 - 11.8.5. Business sustainability training support
 - 11.8.6. Hard waste collection and Reusable takeaway containers
 - 11.8.7. Commercial dishwashers
12. A marked-up version of the amended Operating Guidelines is provided ([Link 3](#)).

Next Steps

13. The amended Operating Guidelines will be included on the City of Adelaide Policy Register.
14. Administration will review related documentation and terms and conditions publicly available on the City of Adelaide's website for consistency with the amendments.
15. The 2025/26 funding round for SIS opens on 1 July 2025.

DATA AND SUPPORTING INFORMATION

Link 1 – [City of Adelaide Funding Programs Policy](#)

Link 2 – [City Planning, Development and Business Affairs Committee – Agenda – Tuesday – 6 February 2024](#)

Link 3 – [Sustainability Incentive Scheme Operating Guidelines marked-up version](#)

ATTACHMENTS

Attachment A – Amended Sustainability Incentives Scheme Operating Guidelines

- END OF REPORT -

Sustainability Grants and Incentives Program Operating Guidelines

*8 July 2025**Council*

PURPOSE

This Operating Guideline has been prepared to support City of Adelaide (CoA) employees to ensure consistency in administering grants and incentives delivered to support sustainability outcomes, including low carbon, circular economy, greening and biodiversity outcomes. These programs are typically run by the Park Lands and Sustainability and the Low Carbon and Circular Economy Teams.

This Operating Guideline has been separated into two sections:

1. Grants Operation (Sustainability Program Grants)
2. Incentives Operation (Sustainability Incentives Scheme or SIS)

GRANTS OPERATION

Strategic Context

Sustainability Program Grants may be used by the City of Adelaide to support priorities and actions outlined in the City of Adelaide's strategic documents related to sustainability, climate and circular economies.

Objectives

Objectives for individual grant programs will be listed in public facing guidance and terms and conditions documentation. Objectives must clearly link to a strategic outcome or priority area related to sustainability, climate or circular economies.

Eligibility

Eligibility for individual grant programs will be listed in public facing guidance and terms and conditions documentation. Eligibility criteria will clearly state who is eligible and who is ineligible for the specific program.

Applications in any grant program will be ineligible if any of the following apply:

- The applicant undertakes canvassing or lobbying of councillors or employees of the City of Adelaide in relation to their grant application during the application and assessment process;
- The application does not meet the identified priorities;
- The application will contravene an existing City of Adelaide Policy or Operating Guideline;
- Applicants are yet to acquit on any previous Council funding or finalise outstanding debts to Council.

Current Council employees or former employees who ceased employment less than six months before applying and who are residents are eligible to apply for funding.

Applicants that have received funding from other grants are not precluded from receiving funding from Sustainability Program Grants or SIS.

Applicants may be eligible for funding more than once per year.

Assessment Criteria

To support decision-making, a set of assessment criteria will be developed for each category within individual grant programs and will be included in the relevant public facing documentation. Assessment criteria should include at a minimum:

CRITERIA	WEIGHTING
Strategic alignment with the priorities of the grant	15%
Cultural, social, and environmental outcomes	15%

Other criteria should be specific to the individual grant’s objectives.

Application and Approval Process

Applicants seeking funding can apply by submitting an application form within the advertised timeframes through online submission via Smart Grants.

Once submitted, an application will be assessed according to:

- The eligibility criteria;
- Assessment criteria; and
- Available funding.

Where an application is incomplete or inaccurate, the applicant will be contacted and asked to supply additional information.

City of Adelaide understands that formal application and acquittal processes are not accessible and available for everyone and will provide support to individuals or groups to ensure the Sustainability Program Grants are fair and accessible.

Roles and Responsibilities

Sustainability Program Grants will be organised and run by specific officers within the Park Lands and Sustainability and the Low Carbon and Circular Economy Teams.

Each officer will organise an assessment panel when required for their specific grant program.

Administration aims to provide all applicants with the opportunity to access support and feedback while considering the application to the Sustainability Program Grants.

Council is committed to creating opportunities for collaboration and encourages applicants and Administration to work together to ensure that shared outcomes can be achieved.

Decision Making

Based on the identified program priorities, eligibility criteria and assessment guidelines, Administration will assess each application received as part of the Sustainability Program Grants and refer funding recommendations up to the value of \$50,000 (excluding GST) for a single application to the Manager of the relevant team (Park Lands and Sustainability or Low Carbon and Circular Economy) or appropriately delegated officer.

Funding recommendations in excess of \$50,000 will be presented to Council for decision.

Funding Source

Funding for the Sustainability Program Grants is subject to the City of Adelaide's Annual Business Plan and Budget annually. All grant funds will be allocated, administered and managed in a responsible and transparent manner. Approved grants will not exceed the annual budget. We have considered other funding sources available to avoid duplication.

Notification and Payment

All applicants will be notified in writing of the outcome of their application.

All successful applicants will be required to:

- Provide to City of Adelaide a copy of their organisation's Public Liability Insurance "Certificate of Currency" (minimum \$20 million) where relevant;
- Provide to City of Adelaide relevant details for Electronic Funds Transfer of grant monies;
- Sign a funding agreement detailing the grant's terms and conditions.

Funding Acquittal

All successful applicants (including multi-year funding commitments) will be required to provide a detailed written report on all outcomes of the project funded by City of Adelaide in the form of an acquittal report document (a template will be provided). For multi-year commitments, applicants will be required to set the acquittal year during the application process. If a project spans more than one year, a project update will be required at the end of each year. Acquittal reports will be required within 6 weeks from the conclusion of each project or annually for multi-year funding commitments. Applicants may also be required to present, promote and share their successful grant projects with the local community and/or other grant recipients.

Key Performance Indicators

Key measures of performance for the Sustainability Program Grants will be;

- Alignment of funding with the City of Adelaide Strategic Plan and any other identified strategic priorities;
- Impact on sustainability measures, including but not limited to reductions in greenhouse gas emissions, increases in resource recovery and improvements in biodiversity;
- Funded projects are successfully completed within funding agreement and a report and acquittal is submitted at the end of the project;

- Funded applicants achieve the stated outcomes;
- Annual promotion of Grants Program;
- Total amount of City of Adelaide funding distributed annually and total matched funds to measure return on investment.

Monitoring and Implementation

The performance of the Sustainability Program Grants will be monitored through the administrative and financial systems of City of Adelaide.

Individual Funding Programs will report outcomes to Council on an annual basis. Updates will be captured in the Council programs reporting process.

INCENTIVES OPERATION

Strategic Context

The City of Adelaide's Sustainability Incentives Scheme (SIS) is a primary driver for community action to support priorities outlined in the City of Adelaide's strategic documents related to sustainability, climate and circular economies.

Objectives

The objectives of the Incentives for Sustainability Program are:

- **Carbon emissions reduction** – support an overall reduction of carbon emissions
- **Growing renewables** – increase smart utilisation and storage of renewable electricity during peak supply periods
- **Zero emissions transport** - accelerate transport decarbonisation to capture economic opportunities
- **Driving Circular Economy** – eliminate food waste and increase resource recovery
- **Climate Readiness** – support increased resilience within the city through increasing water efficiency, improving greenery, and reducing tree canopy loss
- **Equity, access, and affordability** – accelerate uptake of sustainable technologies, practices, and initiatives in an equitable and financially responsive way
- **Innovation, environmental leadership and emerging technologies** – catalyse early adoption, benchmark certification and enhance consumer choice
- **Minimal administrative burden** – ensuring incentives are relatively simple to assess and provide a transparent application process

Eligibility

The General Eligibility Criteria below apply to every available incentive.

- The property must be located within the City of Adelaide municipal area.
- Acquittals must be submitted within 12 months of project completion.
- Incentive funding is subject to City of Adelaide's annual budget processes and funding is limited.
- City of Adelaide reserves the right to cease incentives at any time without notification and applications are not guaranteed to receive funding (except where pre-commitment has been approved and activated).

- Eligibility of specific products or services is at City of Adelaide's discretion. City of Adelaide reserves the right to reject any applications.
- 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.
- 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 incentives.
- Sustainability measures/devices supported through the incentives 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.
- Where a 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.
- If approved, it may take City of Adelaide up to 30 working days to pay the rebate.
- The City of Adelaide may request provision of information associated with the project including data for the preparation of a public facing case study.
- If the location for installation of a device supported through the incentives 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).
- If a tenant is applying for a reimbursement, a written letter of permission from their landlord must be provided with their application to be eligible for the rebate.

Current Council employees or former employees who ceased employment less than six months before applying and who are residents are eligible to apply for funding. Applicants that have received funding from other grants are not precluded from receiving funding from the Sustainability Incentives Scheme.

Applicants may be eligible for funding more than once per year.

Each incentive has its own specific eligibility criteria as defined in **Appendix A**.

Application and Approval Process

Applicants seeking funding can apply by submitting an application form within the advertised timeframes through online submission via Smarty Grants.

Once submitted, an application will be assessed according to:

- The eligibility criteria; and
- Available funding.

Where an application is incomplete or inaccurate, the applicant will be contacted and asked to supply additional information.

The majority of applications will be processed post-project completion (once the applicant has paid in full).

A-pre-commitment may be available for projects that meet one of the following:

- Require the approval of a third party and involve higher levels of project management.
- Offer greater community demonstration potential.
- Engage multiple households or tenancies in a building.
- Involve participation of Commonwealth concession card holders or tenanted properties.

Administration will not pre-commit more than 75% of unallocated funding at any time in a financial year.

Where pre-commitments are approved, final payment is subject to meeting all requirements of the incentive with project completion within three months, or other such time as agreed in writing by City of Adelaide.

Council understands that formal application and acquittal processes are not accessible and available for everyone and will provide support to individuals or groups to ensure the Sustainability Incentives Scheme is fair and accessible.

Roles and Responsibilities

The Climate Change Coordinator is responsible for administering the Sustainability Incentives Scheme. Administration aims to provide all applicants with the opportunity to access support and feedback while considering the application to the Sustainability Incentives Scheme. Council is committed to creating opportunities for collaboration and encourages applicants and City of Adelaide to work together to ensure that shared outcomes can be achieved.

Decision Making

Based on the above program priorities, eligibility criteria and assessment guidelines, City of Adelaide will assess each application received as part of the Sustainability Incentives Scheme and refer funding recommendations up to the value of \$50,000 (excluding GST) for a single application to the Manager of the relevant team (Park Lands and Sustainability or Low Carbon and Circular Economy) or appropriately delegated officer.

Funding recommendations in excess of \$50,000 will be presented to Council for decision.

Funding Source

Funding for the Sustainability Incentives Scheme is subject to the City of Adelaide's Annual Business Plan and Budget annually. All incentive funds will be allocated, administered and managed in a responsible and transparent manner. Approved

incentives will not exceed the annual budget. We have considered other funding sources available to avoid duplication.

Notification and Payment

All applicants will be notified in writing of the outcome of their application.

All successful applicants will be required to provide to City of Adelaide relevant details for Electronic Funds Transfer of grant monies.

Funding Acquittal

All successful pre-commitment applicants will be required to provide final outcomes of the project funded by City of Adelaide in the form of an acquittal report document (a template will be provided). Acquittal reports will be required within 6 weeks from the conclusion of each project.

All applicants may also be required to present, promote and share their successful grant projects with the local community and/or other grant recipients.

Key Performance Indicators

Key measures of performance for the Sustainability Incentives Scheme will be;

- Applications received and approved by type of incentive and month
- Total amount of funding distributed annually and total matched funds to measure return on investment.
- Overall investment ratio (total investment/ rebates) since 2015
- Impact on sustainability measures, including but not limited to;
 - Reductions in greenhouse gas emissions
 - Energy efficiency improvements
 - Total Solar PV installed
 - Total Energy Storage (kWh) installed
 - Total EV Charging Stations installed
 - Average EV Charging Station Capacity (kW)
 - Total Rainwater Storage (L) installed
 - Increases in resource recovery
 - Increases in biodiversity.

Monitoring and Implementation

The performance of the Sustainability Incentives Scheme will be monitored through the administrative and financial systems of City of Adelaide.

Individual Funding Programs will report outcomes to Council on an annual basis. Updates will be captured in the Council programs reporting process.

City of Adelaide is committed to regular review of the Sustainability Incentives Scheme to ensure City of Adelaide is providing relevant incentives to encourage our community to transition to a climate ready, low carbon and circular economy, consistent with industry and market trends. Recommendations from these reviews will be presented to Council for consideration.

OTHER USEFUL
DOCUMENTS

Related documents

- Public facing guidance and terms and conditions documents
- How to for SmartyGrants and payments

Relevant legislation

- *Local Government Act 1999* (SA)
- *City of Adelaide Act 1998* (SA)
- *Environmental Protection Act 1993* (SA)
- *Planning, Development and Infrastructure Act 2016* (SA)
- *Heritage Act 1993* (SA)

ADMINISTRATIVE

As part of Council’s commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **four** years in the year following the adoption of Council’s new Strategic Plan unless legislative or operational change occurs beforehand. The next review is required in **2029**.

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2024/32737	Council	13/02/2024	Creation
	<i>Council</i>	<i>08/06/2025</i>	<i>Amendments to align with City of Adelaide Funding Programs Policy</i>

Contact:

For further information contact the City Shaping Program.

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APPENDIX A

Sustainability Incentives Scheme Program Specific Eligibility Criteria

The tables below provide an overview of eligibility for each individual incentive and provide examples of what would be ineligible for each incentive currently available through the Sustainability Incentives Scheme.

1. Smart and Green Energy

Appliance Electrification	Eligible	Ineligible
Categories and Description	50% up to \$1,000 (residential) and \$5,000 (commercial and not-for-profit) Categories are: - Hot Water Systems - Heating Ventilation and Air Conditioning Systems - Cooking Appliances – Stove Tops - Cooking Appliances – Ovens - Other Gas Appliances Appliance must be replacing a gas or wood burning appliance with either an all-electric or solar powered appliance.	- Replacement of an electric appliance. - Replacement with a gas or hybrid (including gas) appliance.
Entities	- Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/Community/Body Corporation Buildings - Small to Medium Enterprises - Multistorey Commercial properties - Not-for-profit Community or Sporting Facilities	
Limits per category	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

Switchboard Upgrades	Eligible	Ineligible
Categories and Description	• 50% up to \$5,000 – upgrade of switchboard to support electrification, solar and/or battery installation, or EV Charging	
Entities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record
Project Types	• Undertaking a load study to determine if there's sufficient capacity for an electrification project. • Creation of a separate dedicated distribution board for electrification. • Installation of control hardware (eg for EV chargers). • Upgrade of existing equipment to increase capacity in switchboard for additional equipment	Switchboard upgrades not associated with supporting electrification, solar and/or battery installation, or EV Charging

Residential Solar PV	Eligible	Ineligible
Categories and Descriptions	• 20% up to \$1,000 – ≥ 1.5 kW to <10 kW Solar PV System • 20% up to \$2,500 – 10kW to < 20kW Solar PV System • 20% up to \$5,000 – ≥ 20 kW Solar PV System	• <1.5kW Solar PV System
Entities	• Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants • Not-for-profit Community or Sporting Facilities	• Houses (Owner Occupied) • Small to Medium Enterprises • Multistorey Commercial properties
Limits	maximum of one application per retail electricity meter (National Meter Identifier – NMI).	Multiple applications per retail electricity meter (NMI)
Power Purchase Agreements	Solar PV systems purchased on a solar lease or power purchase agreements are eligible if the outright ownership is vested with the property owner or tenant at the end of the contracted term.	Solar PV systems purchased on a solar lease or power purchase agreements where outright ownership is vested with an external third party at the end of the contracted term.

Business Solar PV	Eligible	Ineligible
Categories and Descriptions	• 20% up to \$1,250 – 10kW to < 20kW Solar PV System • 20% up to \$2,500 – ≥20 kW Solar PV System	• <1.5kW Solar PV System • ≥1.5 kW to <10 kW Solar PV System
Entities	• Small to Medium Enterprises • Multistorey Commercial properties	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants • Not-for-profit Community or Sporting Facilities
Limits	maximum of one application per retail electricity meter (National Meter Identifier – NMI).	Multiple applications per retail electricity meter (NMI)
Power Purchase Agreements	Solar PV systems purchased on a solar lease or power purchase agreements are eligible if the outright ownership is vested with the property owner or tenant at the end of the contracted term.	Solar PV systems purchased on a solar lease or power purchase agreements where outright ownership is vested with an external third party at the end of the contracted term.

EV Charging	Eligible	Ineligible
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Categories and Description	EV Charging Stations • 50% up to \$250 – Electric bicycle charging station • 50% up to \$1,000 – Electric vehicle one way charging station (7 kW to <50 kW) • 25% up to \$2,000 – Electric vehicle 'smart'* charging station (7 kW to < 50 kW) * Smart stations include those with demand management capabilities or two-way charging capabilities EV Demand Management Systems • 25% up to \$1,000 – stand-alone system • 50% up to \$10,000 – network-integrated system	• Electric vehicle charging stations > 50 kW • Software subscription and monitoring service fees
Entities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	
Limits per category	maximum of one application per retailer electricity meter (National Meter Identifier – NMI). The application may include multiple electric vehicle chargers. A demand management system must be controlling four or more electric vehicle chargers on a single NMI.	More than one application per NMI. Demand Management system controlling less than four EV chargers on a single NMI.

Energy Storage	Eligible	Ineligible
Categories and Description	• 50% up to \$1,000 – Battery Energy Storage System • The system must be installed to optimise internal electricity consumption and not be configured as a mains electricity supply back-up system only. • Costs associated with the energy storage system equipment and installation only.	• Energy Storage Systems configured as a mains electricity supply back-up system only. • Additional costs such as switchboard upgrades.
Entities	• Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings
Limits	Maximum of one application per retail electricity meter (National Meter Identifier – NMI).	Multiple applications per retail electricity meter (NMI)
Power Purchase Agreements	Energy Storage Systems purchased on a lease or power purchase agreements are eligible if the outright ownership is vested with the property owner or tenant at the end of the contracted term.	Energy Storage Systems purchased on a lease or power purchase agreements where outright ownership is vested with an external third party at the end of the contracted term.

Climate Smart Buildings	Eligible	Ineligible
Categories and Description	• Business Case Development 75% up to \$10,000 – Consultant fees related to professional advice and documentation to build a business case for innovative, whole-building approaches to sustainability • Project Implementation 50% up to \$40,000 for project management and implementation of whole-building approaches to sustainability Pre-commitment required. Applications must address any two or more of the other Sustainability Incentives Scheme offerings. 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.	• Projects that are maintenance, like-for-like replacements, or renewals. • Buildings less than 24 months from certificate of occupancy. • Statutory energy efficiency required for building consent but supports the overall sustainability of the building.
Entities	• Multistorey Residential Strata/Community/Body Corporation Buildings • Multistorey Commercial properties • Projects located in the City of Adelaide involving a change-of-use to residential through adaptive reuse. Building categories include: ○ Shop-tops: Buildings up to four storeys in height. ○ Commercial to residential: Buildings five storeys and above.	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Single-storey Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Not-for-profit Community or Sporting Facilities

SUSTAINABILITY GRANTS AND INCENTIVES PROGRAM OPERATING GUIDELINES

	○ Heritage: Adaptive reuse of heritage listed buildings to residential. ○ Major Projects: Projects delivering 20+ dwellings (subject to Council decision).	
Limits	Maximum of one application per site record per twelve (12) month period for eligible projects	Multiple applications per site record per twelve month period.

2. Active Transport

Active Transport	Eligible	Ineligible
Categories and Description	• E-bikes for commuting purposes 20% up to \$500 • Cargo bikes 20% up to \$1,000 • Bike Parking Rack Purchases must be from a South Australian Business	• Non-Electric bikes • E-bikes not for commuting purposes • Purchases from a business outside of South Australia
Entities	• Houses (Owner Occupied)* • Houses (Tenanted)* • Houses (Commonwealth Concession Card Holders)* • Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	*Bike parking rack rebates are not available for Houses of any kind.
Limits per category	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record An application may include up to two bikes.	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

3. Climate Ready Buildings

Shading Devices	Eligible	Ineligible
Categories and Description	50% up to \$2,000 – installation of fixed outdoor shading device to shade glass windows and doors Pre-commitment required. 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	- Indoor Shading Devices - Outdoor Shading Devices that do not cover windows or doors
Entities	- Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/Community/Body Corporation Buildings - Small to Medium Enterprises - Multistorey Commercial properties - Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

Thermal Efficient Window or Door	Eligible	Ineligible
Categories and Description	50% up to \$3,500 – Replacement of external single glazed windows or doors with thermally efficient windows or doors. Pre-commitment required. 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/m²K New windows and doors must comply with AS 2047 and AS 1288. New windows and doors must have at least a five year warranty	- Replacement of existing thermal efficient windows or doors. - Installation of new windows or doors - Installation of Windows or Doors with a total system U-value of more than UT 3.0 W/m²K
Entities	- Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/Community/Body Corporation Buildings - Small to Medium Enterprises - Multistorey Commercial properties - Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

Insulation	Eligible	Ineligible
Categories and Description	50% up to \$2,000 – installation of insulation in an uninsulated ceiling space, under floor space or wall Pre-commitment required. 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.	Insulation installed where there is pre-existing insulation
Entities	- Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/Community/Body Corporation Buildings - Small to Medium Enterprises - Multistorey Commercial properties - Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

Rain Water Tanks	Eligible	Ineligible
Categories and Description	• 50% up to \$500 – Rainwater tank > 2,000 L plumbed into a single premise toilet, hot • water service or washing machine. • 50% up to \$5,000 – Rainwater tank 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 not plumbed into an eligible appliance • Rainwater tanks installed for garden use alone.
Entities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	
Limits	Residential, business, non-profit community and sporting facilities – maximum of one application per rateable, rate exempt or rate rebated premises. Landlords and body corporations – maximum one application per site record.	

4. Greening

Living Buildings	Eligible	Ineligible
Categories and Description	50% up to \$5,000 – Design and Installation of a Green wall or Green Roof feature Pre-commitment required. Applicants must demonstrate that an appropriate maintenance plan has been developed. For green walls, evidence of a connected rainwater tank is required	- Applications without an appropriate maintenance plan - Green walls without a connected rainwater tank.
Entities	- Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/Community/Body Corporation Buildings - Small to Medium Enterprises - Multistorey Commercial properties - Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

Trees and Native Plants	Eligible	Ineligible
Categories and Description	- Up to \$100 – 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 or State Flora Nursery. Approved Plant List: Trees - Drooping Sheoak (<i>Allocasuarina verticillata</i>) – suitable for pots - Southern Cypress Pine (<i>Callitris gracilis</i>) – suitable for pots - Native Apricot (<i>Pittosporum angustifolium</i>) - Native Cherry (<i>Exocarpos cupressiformis</i>) Mid – and understorey - Gold Dust Wattle (<i>Acacia acinacea</i>) – suitable for pots - Sticky Hop-Bush (<i>Dodonaea viscosa</i> ssp. <i>spatulata</i>) - Sweet Bursaria (<i>Bursaria spinosa</i>) - Desert Senna (<i>Senna artemisioides</i> ssp. <i>coriacea</i>) – suitable for pots - Common Emu Bush (<i>Eremophila glabra</i> ssp. <i>glabra</i>) - Native Scurf Pea (<i>Cullen australasicum</i>) - Austral Trefoil (<i>Lotus australis</i>) - Ruby Saltbush (<i>Enchylaena tomentosa</i>) – suitable for pots - Pale Fan-Flower (<i>Scaevola albida</i>) – suitable for pots - Running Postman (<i>Kennedia prostrata</i>) – suitable for pots Grasses	- Plants not on the approved plant list - Plants to be planted on public land (e.g. nature strip) - Plants from nurseries that are not dedicated native nurseries.

	• Kangaroo Grass (<i>Themeda triandra</i>) – suitable for pots • Common Wallaby Grass (<i>Rytidosperma caespitosum</i>) – suitable for pots • Common Tussock-Grass (<i>Poa labillardieri</i> var. <i>labillardieri</i>) – suitable for pots • Lemon-scented Grass (<i>Cymbopogon ambiguus</i>) Sedges and rushes • Black-Anther Flax-Lily (<i>Dianella revoluta</i> var. <i>revoluta</i>) – suitable for pots • Pointed Mat-Rush (<i>Lomandra densiflora</i>) – suitable for pots Climbers • Old Man’s Beard (<i>Clematis microphylla</i>) – suitable for pots • Sweet Apple-Berry (<i>Billardiera cymose</i>)	
Entities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings • Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	
Limits	Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record	Multiple applications per rateable, rate exempt or rate rebated premise, or site record

5. Resource Recovery

Food Organics Collection Service		
Food Organics Collection Service	Eligible	Ineligible
Categories and Description	• Six-months expenses up to \$4,000 – contracting a food organics collection service. Billing invoices from licenced operator over a consecutive six months required, billing periods must not overlap. Organic waste bins must be stored in compliance with the City of Adelaide Waste Management by-laws 2024. If an individual business is applying, waste must be managed by that business and not by a building manager or landlord.	
Entities	• Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings
Limits	Business, non-profit community sporting facilities – maximum of one application per rateable, rate exempt or rate rebated premise. Landlord, building owners, and body corporations – maximum of one application per site record	Multiple applications per premise or site record.

Commercial Green Waste Diversion	Eligible	Ineligible
Categories and Description	• 50% up to \$5,000 on out-right purchase or first 12-months of a rental agreement – commercial rapid composter, dehydrator or similar system to divert green waste from landfill. Pre-commitment required including statement affirming landfill avoidance strategy. This could include: a. Privately Contracted Green Waste Removal Service (billing invoices from licenced operator over a consecutive two months required as proof, billing periods must not overlap) b. Providing green waste to community garden. A trade waste application may be required from SA Water to operate a commercial composter, dehydrator, or similar system on site if the system dispels wastewater to the sewer network. The name of the officer and date of contact must be included in the application and, if required, a copy of an approved trade waste application must be provided. Organic waste bins must be stored in compliance with the City of Adelaide Waste Management by-laws 2018. If an individual business is applying, waste must be managed by that business and not by a building manager or landlord.	• Maintenance or other costs associated with running the system. • Application that does not define landfill avoidance strategy or details of contact with SA Water officer regarding requirement for Trade Waste Application. • Applications where organic waste bins are not being stored in compliance with City of Adelaide Waste Management By-Laws • Applications where individual business applying but waste managed by landlord or building manager.

Entities	• Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings
Limits	maximum of one application per rateable, rate exempt or rate rebated premises.	Multiple applications per premises.

Indoor Sorting Bins and Hard Waste Collection	Eligible	Ineligible
Categories and Description	50% up to \$5,000 – indoor sorting bin (e.g. recycling, organics) and educational signage and use of a private waste contractor to remove unwanted materials in a storage area to increase space for resource recovery items (e.g. bins, reusable containers) Pre-commitment required Indoor bins must match existing back-of-house bin collection services. Eligible streams include: - food organics 10c containers - co-mingled recycling - paper and cardboard - electronic waste and batteries Bin colours must match the National Australian standard (e.g. green/FOGO, yellow/co-mingled recycling, blue/paper and cardboard). If Hard Waste included, billing invoices from a licensed waste operator must be presented. If an individual business is applying, hard waste must be owned and managed by that business and not by a building manager or landlord. 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.	Bins for materials processed as alternative fuel

Entities	• Small to Medium Enterprises • Multistorey Commercial properties • Not-for-profit Community or Sporting Facilities	• Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings
Limits	Business, non-profit community sporting facilities – maximum of one application per rateable, rate exempt or rate rebated premise. Landlord, building owners, and body corporations – maximum of one application per site record	Multiple applications per premise or site record.

Suppliers of Reusable Delivery Containers	Eligible	Ineligible
Categories and Description	• 50% up to \$500 – services that deliver back-of-house supplies in reusable containers to your business. Pre-commitments required Evidence of reusable transport containers (e.g., reusable crates, kegs) used by supplier must be provided (swap system) Billing invoices over a consecutive two-month period from a supplier must be presented, and the billing period must not overlap The rebate applicant must be receiving supplies transported with reusable delivery containers. Supplier can be located outside the CoA as long as the recipient of this rebate is located within the Adelaide CBD or North Adelaide.	• Beer kegs, pallets, bakery crates, large drums/tanks and milk crates • cannot be used by a supplier to replenish their existing stock of reusable containers.
Entities	• Small to Medium Enterprises • Not-for-profit Community or Sporting Facilities	• Multistorey Commercial properties • Houses (Owner Occupied) • Houses (Tenanted) • Houses (Commonwealth Concession Card Holders) • Residential Strata/Community/Body Corporation Buildings

Limits	Business, non-profit community sporting facilities – maximum of one application per rateable, rate exempt or rate rebated premise. Landlord, building owners, and body corporations – maximum of one application per site record	Multiple applications per premise or site record.
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Initial Purchase of Reusable Delivery Containers	Eligible	Ineligible
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Categories and Description	50% up to \$10,000 – initial purchase of reusable transport containers between supplier and business. Pre-commitments required Evidence of reusable transport containers (e.g., reusable crates, kegs) used by supplier must be provided (swap system) Reusable transport containers must be made with at least 50% recycled material. Reusable containers must comply with SA Health and Transport standards The rebate applicant must be either a CoA business receiving supplies transported with the purchased reusable delivery containers or be a CoA business transporting products with purchased reusable containers (swap system).	- Beer kegs, milk crates, bakery crates, large drums/ tanks, and pallets - cannot be used by a supplier to replenish their existing stock of reusable containers.
Entities	- Small to Medium Enterprises - Not-for-profit Community or Sporting Facilities	- Multistorey Commercial properties - Houses (Owner Occupied) - Houses (Tenanted) - Houses (Commonwealth Concession Card Holders) - Residential Strata/ Community/ Body Corporation Buildings
Limits	Business, non-profit community sporting facilities – maximum of one application per rateable, rate exempt or rate rebated premise. Landlord, building owners, and body corporations – maximum of one application per site record	Multiple applications per premise or site record.