

Sustainability Incentives Scheme

# Rebate Guidance and Terms & Conditions

Residential Rebates

As of 1 July 2024



CITY OF  
ADELAIDE

# How To Use This Guide

This document outlines the Terms and Conditions associated with each of the Incentives for Sustainability available to Residential Properties located within the City of Adelaide boundaries of postcodes 5000 and 5006 and provides guidance on how to apply for each of these rebates.

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 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 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.

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

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# Summary of Available Rebates

## Smart and Green Energy

### Appliance Electrification – all residential

50% up to \$2,000 for residential replacement of gas or wood-burning appliance with electric or solar powered (eg hot water).

### Switchboard upgrades – all residential

Pre-commitment required

50% up to \$5,000 for switchboard upgrade to support electrification, solar and/or battery installation, or EV charging.

### Energy Storage – all residential

50% up to \$2,000 for energy storage systems.

### Electric Vehicle Charging Stations – all residential

- 50% up to \$250 for electric bicycle charging station.
- 50% up to \$1,000 for electric vehicle one way charging station (7 kW to <50 kW).
- 25% up to \$2,000 for electric vehicle 'smart'\* charging station (7 kW to < 50 kW).

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

### Residential Solar PV – residential landlord/tenants and concession card holders, residential strata/community/body corporation properties

20% up to \$5,000 for solar systems based on size.

## Active Transport

### E-bikes\* – all residential

20% up to \$800 for the purchase of an e-bike for commuting purposes.

### Cargo bikes \*– all residential

20% up to \$1,000 for the purchase of a Cargo Bike.

### Bike Parking Racks – residential Strata/community/body corporation buildings

25% up to \$200 for the purchase of bike parking racks for strata residents/staff and visitor use.

\*Limit of two bikes per application.

## Climate Ready

### Thermal Efficient Window or Door – all residential

Pre-commitment required.

50% up to \$3,500 for the purchase and installation of windows or doors that meet minimum rating requirements outlined in eligibility.

### Shading Devices – all residential

Pre-commitment required.

50% up to \$2,000 for the purchase and installation of fixed outdoor shading devices for shading glass windows or doors.

### Insulation – all residential

Pre-commitment required.

50% up to \$2,000 for the purchase and installation of insulation in an uninsulated ceiling space, under floor space or wall.

### Rainwater Tanks – all residential

- 50% up to \$500 for a rainwater tank larger than 2,000 L, plumbed to an appliance or fixture for private use.
- 50% up to \$5,000 for a rainwater tank larger than 10,000 L plumbed into common areas or multiple premises.

## Greening

### Living Buildings – all residential

Pre-commitment required

50% up to \$5,000 for consultant service fees related to the design and installation of green wall or green roof features on a property.

Maintenance plan must be provided.

### Trees and native plants – all residential

Up to \$100 for the 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.

# Climate Smart Buildings

## **Multi-storey residential and commercial strata/ community/body corporation properties**

Pre-commitment required.

### **Climate Smart Buildings Business Case**

75% up to \$10,000 for Professional Advice and Documentation to build a business case for innovative, whole-building approaches that include TWO or more of the following:

- Switch Board Upgrades for electrification
- Whole-of-building electrification
- Shared Solar (sharing of solar electricity between tenants (>20 kW)).
- Min 25% shared to individual tenants, not common areas.
- Whole-of-building resource recovery systems
- Whole-of-building active transport and EV Charging
- Whole-of-building water saving devices
- Whole-of-property greening

### **Climate Smart Buildings Implementation**

50% up to \$40,000 for project management and implementation of innovative, whole-building approaches that include two or more of the above categories.

Must have completed Climate Smart Business Case incentive OR have detailed quote or business case in place for project implementation that demonstrates environmental benefits.

# General Eligibility Criteria and Conditions

1. The property must be located within the **City of Adelaide municipal area** (ie postcodes 5000 and 5006), or the applicant must reside in this area for the bike rebates.
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.



# Smart and Green Energy

## Appliance Electrification

### Description/Categories

Residential properties are eligible for 50% of the out-of-pocket costs associated with the replacement of gas or wood-burning appliance with electric or solar powered (eg hot water) up to \$2,000.

Eligible appliance categories are:

- Hot Water Systems
- Heating, Ventilation and Air Conditioning Systems
- Cooking Appliances – Stove Tops
- Cooking Appliances – Ovens
- Other Gas Appliances

### Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per appliance category:
  - a. Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise.
  - b. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record.
4. The appliance must be replacing a gas or wood-burning appliance with either an all-electric or solar powered appliance.

### Pre-commitments

Pre-commitments are available for:

Tenants or Commonwealth Concession Card holders

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Electrical Certificate(s) of Compliance (CoC)
- Photos demonstrating installation of eligible appliances.
- The manufacturer's technical specifications for appliances being installed
- If applicable, a copy of your:
  - Commonwealth Concession Card
  - Written approval from your body corporation, landlord or equivalent
  - Tenancy Agreement
  - Decision Notification Form for Development Approvals (DA)
  - Gas and Plumbing Certificate(s) of Compliance (CoC)

### Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to replace your gas or wood-burning appliances with electric or solar powered alternatives:

1. Use a licensed electrical or gas contractor to install and remove your appliances when applicable.
2. Obtain all relevant approvals, including from the property landlord, body corporation, SA Power Network, and Council (Phone Development Assessment on (08) 8203 7185).



# Switchboard Upgrades

## Description/Categories

Residential Strata/Community/Body Corporation Buildings are eligible for 50% of the out-of-pocket costs up to \$5,000 associated with the upgrade of switchboards to support electrification, solar and/or battery installation, or EV charging.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met.
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings
3. Limit per appliance category:
  - a. Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise.
  - b. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record.
4. Switchboard upgrades must be to support the electrification of a property, the installation of a solar and/or battery system, or for the installation of EV charging. Evidence of agreements or proposals to undertake these changes would be required.
5. The following project types would be eligible for this rebate:
  - a. Undertaking a load study to determine if there's sufficient capacity for an electrification project.
  - b. Creation of a separate dedicated distribution board for electrification.
  - c. Installation of control hardware (eg for EV chargers).
  - d. Upgrade of existing equipment to increase capacity in switchboard for additional equipment.

## Pre-commitments

Pre-commitments are **required** for this incentive.

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Electrical Certificate(s) of Compliance (CoC)
- Photos demonstrating installation of eligible appliances.
- The manufacturer's technical specifications for appliances being installed

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)
- Gas and Plumbing Certificate(s) of Compliance (CoC)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to upgrade your switchboard:

1. Use a licensed electrical contractor for any installations.
2. Obtain all relevant approvals, including from the property landlord, body corporation, SA Power Network, and Council (Phone Development Assessment on (08) 8203 7185)
3. Load studies can be completed by SA Power Network, an electrician, or an engineer.





# Energy Storage

## Description/Categories

Energy storage systems (i.e. home batteries) are eligible for up to 50% of the installed system cost to a maximum of \$2,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category: maximum of one application per retail electricity meter (National Meter Identifier – NMI).
4. The system must be installed by a licenced electrical installer and in accordance with relevant regulations, standards and current CEC guidelines, including Grid-Connect Accreditation with either Battery Endorsement or Stand-Alone Power Systems (for more information, see [cleanenergycouncil.org.au/consumers/buying-battery-storage](http://cleanenergycouncil.org.au/consumers/buying-battery-storage)).
5. The system must be installed to optimise internal electricity consumption of solar? and not be configured as a mains electricity supply back-up system only.
6. Rebate for the installed system cost relates to the energy storage system equipment and installation only. It excludes additional costs such as switchboard upgrades (see separate rebate).
7. 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.

## Pre-commitments

Pre-commitments are available for Energy Storage Systems of any size.

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- The manufacturer's technical specifications for the energy storage unit
- Electrical Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install an Energy Storage Battery system:

1. Familiarise yourself with the Clean Energy Council's (CEC) information about battery and storage safety ([cleanenergycouncil.org.au](http://cleanenergycouncil.org.au)).
2. Use a licensed and Clean Energy Council accredited installer.
3. Contact your electricity retailer to discuss implications of installing an energy storage system on your property.
4. Obtain all relevant approvals, including from the property landlord, body corporation, SA Power Network and Council (phone Development Assessment on (08) 8203 7185).



# Electric Vehicle Charging

## Description/Categories

### Electric Vehicle Charging Stations

#### 50% up to \$250 per bicycle charging station

#### 7 kW to <50 kW electric vehicle charging station(s):

- a. 50% up to \$1,000 per dedicated unidirectional (one way) charging station
- b. 25% up to \$2,000 per dedicated 'smart'\* charging station

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

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category: maximum of one application per retailer electricity meter (National Meter Identifier – NMI). The application may include multiple electric vehicle chargers.
4. A demand management system must be controlling four or more electric vehicle chargers on a single NMI.
5. Software subscription and monitoring service fees are not eligible.

## Pre-commitments

Pre-commitments are available for all applications for either Electric Vehicle Charging Stations or Demand Management Systems.

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:

- Supporting system information and evidence of works
- Itemised receipt/s for the supply and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Electrical Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Embedded Generator Agreement (Vehicle to Grid chargers)
- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required for public electric vehicle charging stations that are not incidental or ancillary to the approved use of the land.

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 have considered the following when deciding to install an Electric Vehicle Charger or demand management system:

1. Obtain all relevant approvals, including from the property landlord, body corporation, SA Power Network and Council (phone Development Assessment on (08) 8203 7185).



# Solar PV

## Description/Categories

### ≥1.5 kW to <10 kW Solar PV

Solar PV systems of 1.5 kW and up to and including 10 kW capacity are eligible to receive 20% of the installed system cost up to a maximum of \$1,000.

### 10 kW to <20 kW Solar PV

Solar PV systems of more than 10 kW up to and including 20 kW are eligible to receive 20% of the installed cost of the system up to a maximum of \$2,500.

### ≥20 kW Solar PV

Solar PV systems of more than 20 kW are eligible to receive 20% of the installed cost of the system up to a maximum of \$5,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Tenanted)
  - b. Houses (Commonwealth Concession Card Holders)
  - c. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category: maximum of one application per retail electricity meter (National Meter Identifier – NMI).
4. 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.

## Pre-commitments

Pre-commitments are available for:

- Tenants or Commonwealth Concession Card holders
- Solar PV systems of 10 kW or more

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Electrical Certificate(s) of Compliance (CoC)
- Photos demonstrating installed panels are not visible from the street (applicable for heritage properties).

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install a Solar PV system:

1. Use a licensed and Clean Energy Council accredited installer.
2. Contact your electricity retailer to discuss implications of installing a solar photovoltaic system on your property.
3. Obtain all relevant approvals, including from the property landlord, body corporation, SA Power Network and Council (phone Development Assessment on (08) 8203 7185).



# Active Transportation

## Description/Categories

### E-bikes:

The purchase of an e-bike for commuting purposes is eligible for 20% of the out-of-pocket expenses up to \$800.

### Cargo bikes:

The purchase of a cargo bike is eligible for 20% of out-of-pocket expenses up to \$1,000.

### Bike Parking Racks:

Residential Strata/Community/Body Corporation Buildings are eligible for 20% of the out-of-pocket expenses for the purchase and installation of bike parking racks up to \$200.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. The e-bike or cargo bikes rebates are available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. The bike parking rack rebate is only available for Residential Strata/Community/Body Corporation Buildings Shared Use areas.
4. Limit per category:
  - a. Eligible Residential, Business, Community and Sporting Premises – maximum of one application per rateable, rate exempt or rate rebated premise.
  - b. Building Owners, Community Corporations and Body Corporates – maximum of one application per site record.
  - c. An application may include up to two bikes.
5. Bike parking racks must support the parking of a minimum of three bikes.
6. Purchases must be from a South Australian business

## Pre-commitments

Pre-commitments are available for:  
Tenants or Commonwealth Concession Card holders

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 available on request from [incentives@cityofadelaide.com.au](mailto:incentives@cityofadelaide.com.au)

## Supporting Documentation

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

- Itemised receipt/s for the supply and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting information.
- Receipt must demonstrate that the business the bikes or racks were procured from is based in South Australia

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

Development Approval should not be required for this installation.

However, 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 if there is any uncertainty.

## Other Considerations

Please ensure you have considered the following when deciding to purchase a new e-bike, cargo bike, or bike parking rack:

1. All bikes must be used in accordance with South Australian Road rules: [sa.gov.au/topics/driving-and-transport/cycling](http://sa.gov.au/topics/driving-and-transport/cycling)
2. The suitability of any bike for your individual requirements. The bike should be suitable for regular use for commuting and/or transporting shopping or children.



# Climate Ready

## Thermal Efficient Window or Door

### Description/Categories

The replacement of external single glazed windows or doors with thermally efficient windows or doors are eligible for 50% of the out-of-pocket expenses up to \$3,500.

### Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
4. New windows or doors must be replacing external single glazed windows or doors with a thermally efficient option.
5. New windows or doors can be either a single glazed, double glazed, or triple glazed insulating glass unit.
6. New windows or doors installed must meet minimum WERS star rating of 6 stars in heating mode and 3.5 stars in cooling mode.
7. 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
8. New windows and doors must comply with AS 2047 and AS 1288.
9. New windows and doors must have at least a five year warranty.

### Pre-commitments

Pre-commitments are **required** for this incentive.

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Plumbing Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

### Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install a thermal efficient window or door:

1. Obtain all relevant approvals, including from the property landlord, body corporation, and Council (phone Development Assessment on (08) 8203 7185).



# Shading Devices

## Description/Categories

The purchase and installation of fixed outdoor shading devices to shade glass windows and doors is eligible for 50% of the out-of-pocket expenses up to \$2,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
4. Shading devices can include shutters, blinds, and vertical or horizontal building screens with blades, battens or slats.
5. External shading devices must be fixed to the building and be shading glass windows and doors.
6. If automated, external shading devices must comply with AS/NZS 60335.2.97
7. Shading devices must have at least a five year warranty.

## Pre-commitments

Pre-commitments are **required** for this incentive.

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Plumbing Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install an external shading device:

1. Obtain all relevant approvals, including from the property landlord, body corporation, and Council (phone Development Assessment on (08) 8203 7185).





# Insulation

## Description/Categories

The purchase and installation of insulation in an uninsulated ceiling space, under floor space, or wall is eligible for 50% of the out-of-pocket expenses up to \$2,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
3. a. Houses (Owner Occupied)  
b. Houses (Tenanted)  
c. Houses (Commonwealth Concession Card Holders)  
d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
4. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
5. Insulation must be installed in an area that previously had no insulation.
6. 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.
7. The insulation product must be installed in accordance with the National Construction Code BCA Section J1.

## Pre-commitments

Pre-commitments are **required** for this incentive.

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Plumbing Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install an external shading device:

1. Consider whether you are better applying under the Incentives for Sustainability or the Noise Management Incentives Scheme: [cityofadelaide.com.au/about-council/grants-sponsorship-incentives/noise-management-incentives](https://www.cityofadelaide.com.au/about-council/grants-sponsorship-incentives/noise-management-incentives). Note applicants can only apply for one scheme and not both for the same project.
2. Obtain all relevant approvals, including from the property landlord, body corporation, and Council (phone Development Assessment on (08) 8203 7185).



# Rainwater Tanks

## Description/Categories

The purchase, installation and plumbing of a rainwater tank to an appliance or fixture for private use with a minimum total capacity of 2,000 litres is eligible for a rebate of 50% up to \$500.

The purchase, installation and plumbing of a rainwater tank to an appliance or fixture for use in common areas or multiple premises (e.g. strata/community building) with a minimum total capacity of 10,000 litres is eligible for a rebate of 50% up to \$5,000.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
4. Single premise use rainwater tanks must be  $\geq 2,000$  litres total capacity and plumbed into a toilet, hot water service or washing machine.
5. 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.
6. Rainwater tanks installed for garden use alone are not eligible.

## Pre-commitments

Pre-commitments are available for:

Tenants or Commonwealth Concession Card holders

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 and installation of the system, demonstrating full payment, discounts, or other grants, OR for pre-commitments, quote/s for proposed work and supporting system information.
- Plumbing Certificate(s) of Compliance (CoC)

If applicable, a copy of your:

- Commonwealth Concession Card
- Written approval from your body corporation, landlord or equivalent
- Tenancy Agreement
- Decision Notification Form for Development Approvals (DA)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install a water saving device:

1. Use a licensed installer.
2. Obtain all relevant approvals, including from the property landlord, body corporation, SA Water and Council (phone Development Assessment on (08) 8203 7185).





# Greening

## Living Buildings

### Description/Categories

Consultant fees related to the design and installation of green wall or green roof features are eligible for 50% of out-of-pocket expenses up to \$5,000. Green walls or roofs are installations that are partially or completely covered by vegetation with a growing medium.

### Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
4. Applicants must demonstrate that an appropriate maintenance plan has been developed.
5. For green walls, evidence of a connected rainwater tank is required.

### Pre-commitments

Pre-commitments are **required** for this incentive.

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
- Design and maintenance plan for your green wall/ green roof.

If applicable, a copy of your:

- Plumbing Certificate of Compliance
- Commonwealth Concession Card (for precommitment)
- Tenancy Agreement (for precommitment)

## Development Approval (DA)

A Development Approval may be required.

For further details, refer to the Development Approvals Guidance on page 20.

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 have considered the following when deciding to install a green wall or green roof:

1. Familiarise yourself with the different types of green roofs and walls available using the following resources:
  - a. [watersensitivesa.com/resources/guidelines/design/design-green-roofs-walls](https://watersensitivesa.com/resources/guidelines/design/design-green-roofs-walls)
  - b. [d31atr86jnqrq2.cloudfront.net/docs/guidelines-green-infrastructure.pdf](https://d31atr86jnqrq2.cloudfront.net/docs/guidelines-green-infrastructure.pdf)
  - c. [yourhome.gov.au/materials/green-roofs-and-walls](https://yourhome.gov.au/materials/green-roofs-and-walls)
2. Work with an appropriate landscape practitioner to establish your design and maintenance plan to ensure success.



# Trees and Native Plants

## Description/Categories

The 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) is eligible for up to \$100.

## Rebate Specific Eligibility Criteria and Conditions

1. All General Eligibility Criteria and Conditions must be met
2. This rebate is available for the following property uses:
  - a. Houses (Owner Occupied)
  - b. Houses (Tenanted)
  - c. Houses (Commonwealth Concession Card Holders)
  - d. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category:
  - a. Residential – maximum of one application per rateable, rate exempt or rate rebated premises.
  - b. Landlords and body corporations – maximum one application per site record.
4. Applications can include up to two established mature trees and/or up to 10 tube stock.
5. Plants must be planted/grown on private land and not on the nature strip.
6. Plants must be selected from the City of Adelaide approved plant list (see below).

## Pre-commitments

Pre-commitments are not available for this incentive.

## 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:

- Commonwealth Concession Card
- Tenancy Agreement

## Development Approval (DA)

A Development Approval is not required for this incentive.

## Other Considerations

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 artemisiodies* 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*)

# 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. This rebate is available for the following property uses:
  - a. Residential Strata/Community/Body Corporation Buildings Shared Use areas or individual tenants
3. Limit per category: maximum one application per site record per twelve (12) month period for eligible projects.
4. Applications must address two or more of the following topics to be eligible:
  - a. Switchboard upgrades for electrification
  - b. Whole-of-building electrification
  - c. Shared Solar (sharing of solar electricity between tenants (>20 kW)).
    - i. Min 25% shared to individual tenants, not common areas.
  - d. Whole-of-building resource recovery systems
  - e. Whole-of-building active transport and EV Charging
  - f. Whole-of-building water saving devices
  - g. Whole-of-property greening
5. 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.
6. Incentives will not fund maintenance, or like-for-like replacements or renewals.
7. Buildings must be more than 24 months from certificate of occupancy.

## 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 20.

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 have considered the following when completing a Climate Smart Buildings Project:

1. Use licenced and approved contractors when applicable.

# 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.
  - d. Any solar PV system installed by an installer not recognised by the Minister (i.e. not a Clean Energy Council (CEC) Accredited Designer and Installer of Solar PV systems).
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.